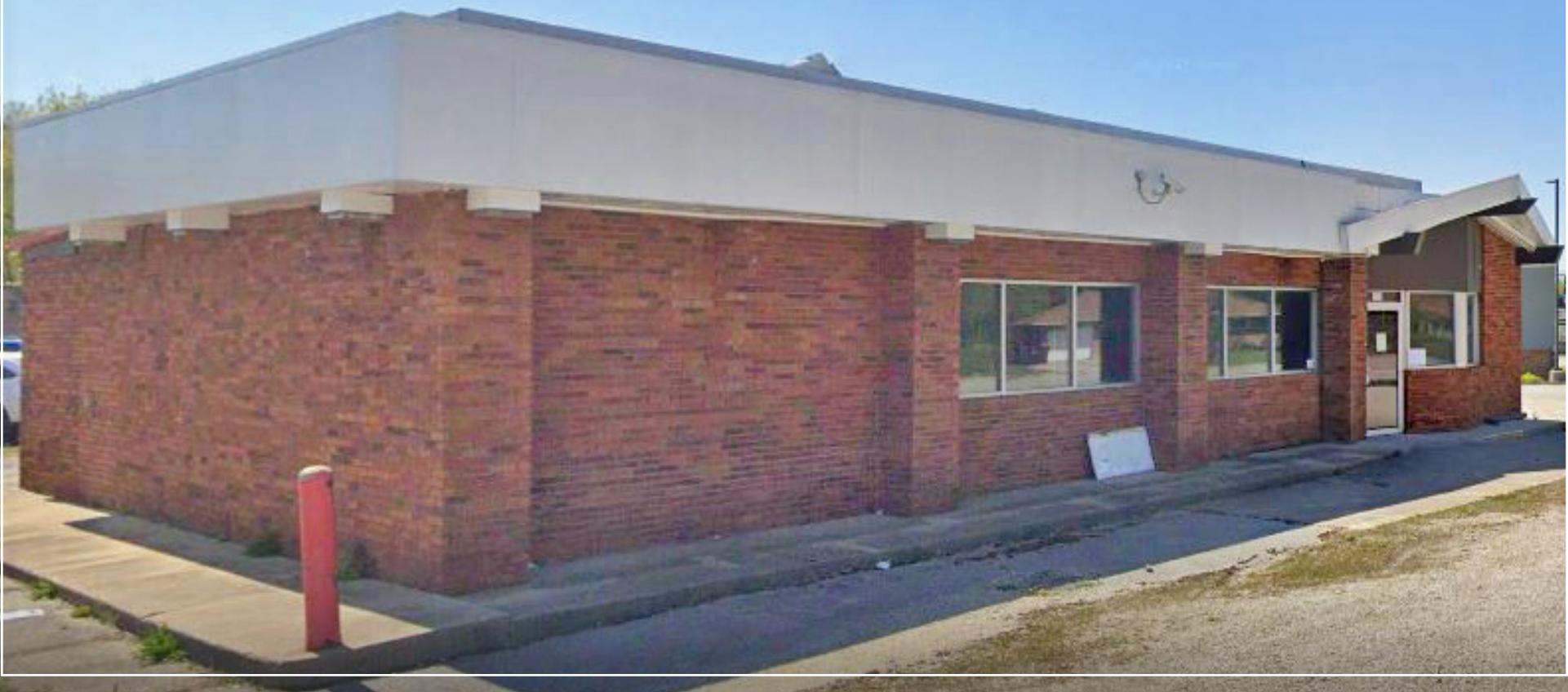


INVESTMENT OR OWNER-USER OPPORTUNITY
FREESTANDING RETAIL BUILDING FOR SALE

401 Sauk Trail • Park Forest, IL 60466

2,400 SF ON SIGNALIZED CORNER WITH 17,624 CPD



JAMES LONG • 833-262-3190 • DRE #471.008001

KWP
REAL ESTATE

FOR SALE | INVESTMENT/OWNER-USER OPPORTUNITY
401 Sauk Trail Parkway | Park Forest, IL 60466



DISCLAIMER

KWP Real Estate ("Broker"), exclusive marketing representative of the Ownership, Windy Landings, Inc. ("Seller"), is solely authorized to present this property investment offering (the "Offering").

Prior to submitting an offer to acquire the fee interest in **401 Sauk Trail Parkway, Park Forest, IL 60466** (the "Property"), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an "As Is, Where Is" basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

BROKER

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PROPERTY SUMMARY

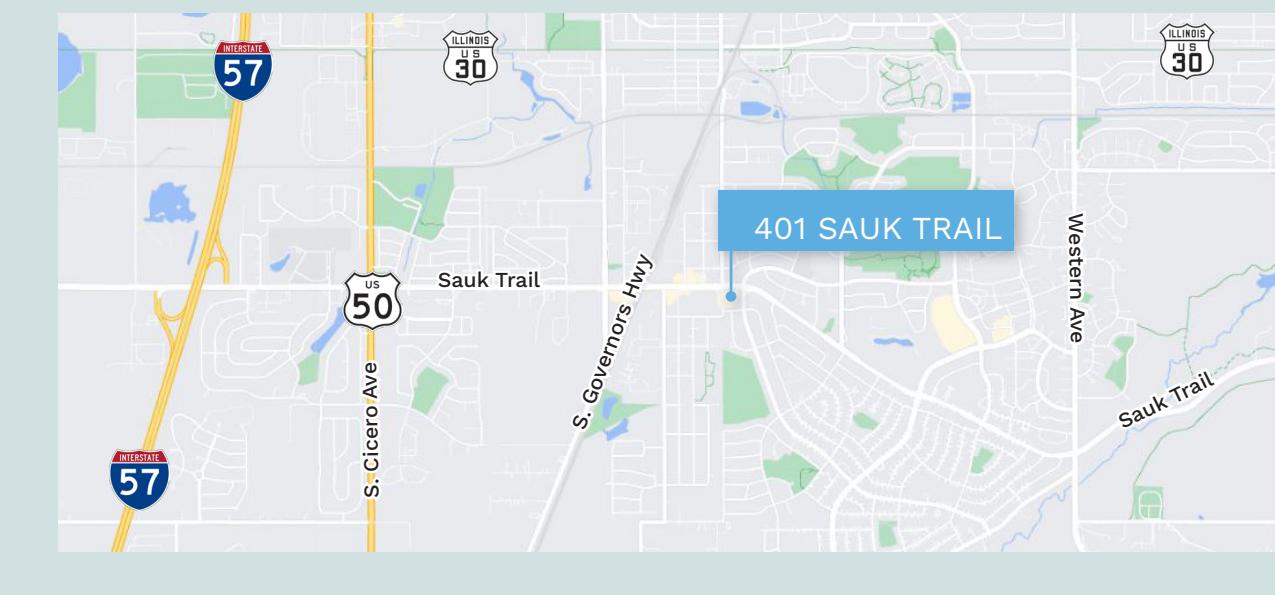
Product Type:	Retail
Price:	\$550,000
RBA:	2,400 SF*
Land Area:	33,361 SF / 0.77 acres*
Leased:	0%
Year Built:	1965
Parking:	±38 stalls (3.7/1,000 SF)
Stories:	1
APN:	31-35-202-013-0000

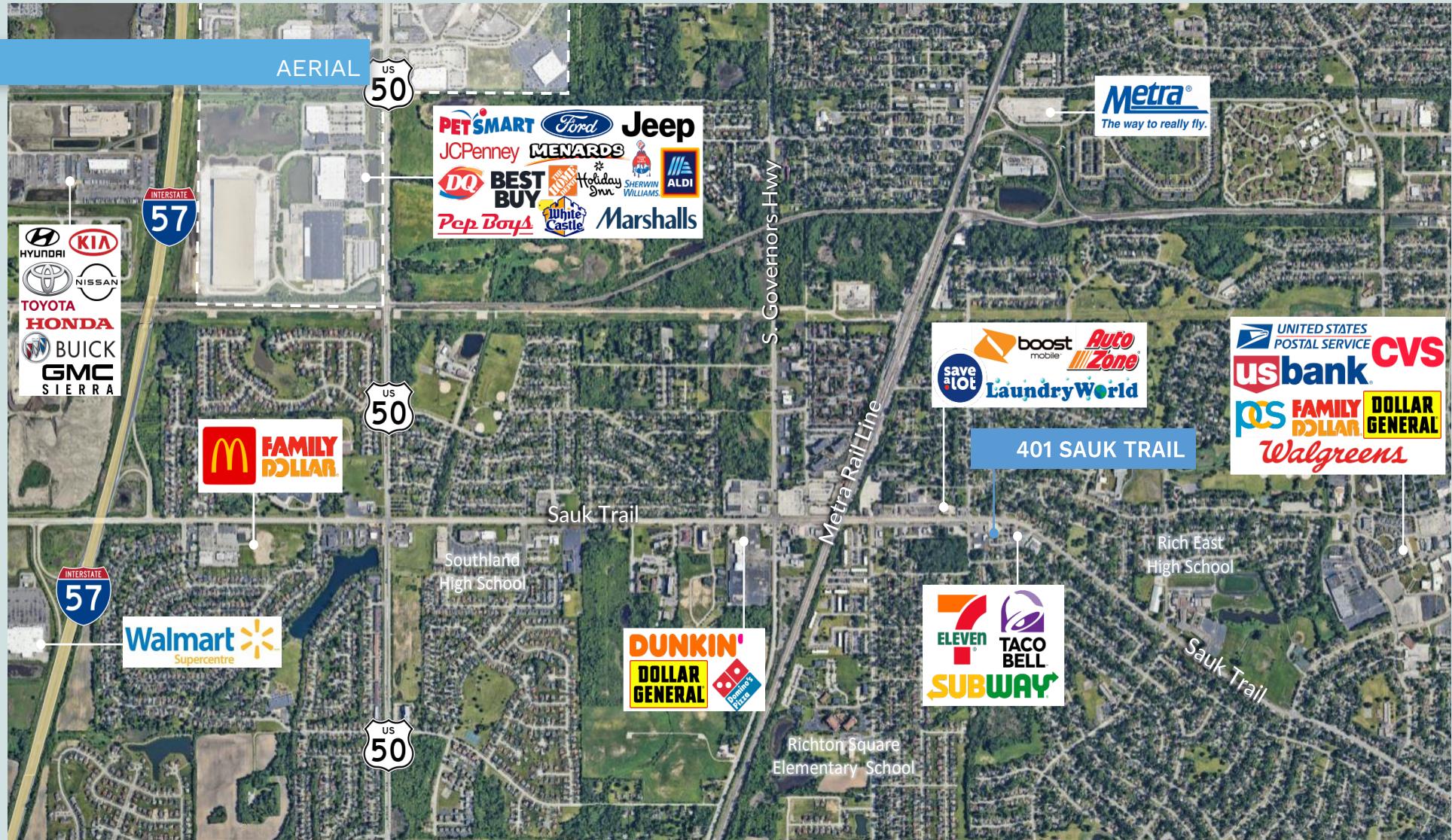
* Per title



INVESTMENT HIGHLIGHTS

- Former Speedway, single-tenant building delivered vacant
- Conveniently located off of the main thoroughfares Sauk Trail & Blackhawk Drive
- Location is in a growing neighborhood suburb of Park Forest
- Good visibility to the street on large corner lot
- Close proximity to Menards, Sam's Club, The Home Depot, ALDI and many more
- Less than 2 miles to I-57 and less than 5 miles to the Indiana border
- Signalized corner with 17,624 CPD
- No C-Store or fuel uses allowed





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401 Sauk Trail Parkway | Park Forest, IL 60466



PARK FOREST/CHICAGO

PARK FOREST/CHICAGO MAJOR EMPLOYERS

Company	Employees
1 U.S Food Holdings	300,000
2 Boeing	142,000
3 Abbott Laboratories	107,000
4 United Airlines	84,100
5 Mondelez	79,000
6 Allstate	45,780
7 Exelon	31,518
8 W.W Grainger	24,200
9 Motorola	18,700
10 Discover	17,600



401 Sauk Trail is located in Park Forest, IL which is 30 miles south of downtown Chicago and is within the Chicago submarket. It is bordered by Chicago Heights, Matteson, Olympia Fields and University Park. Both Midway and O'Hare airports are less than an hour away and Park Forest residents have easy access to three Metra commuter rail line stations. Chicago, known as a legacy market, has been leaning into its

strengths and won, for the 10th year in Q1 2023, the nation's top metropolitan area for business investment. Similarly strong, smaller retail spaces (less than 5,000 SF) are pledged to have strong traction that are led by restaurants, fast food, auto-related and service related tenants and will account for roughly 12% of all projected square footage newly occupied through 2023 and early 2024, per CoStar Group.





	1 Mile	2 Mile	5 Miles
POPULATION			
2023 Estimated Population	11,897	35,711	137,834
2028 Projected Population	11,735	35,399	136,748
2010 Census Population	12,797	37,520	144,337
Projected Annual Growth 2023 to 2028	-1.36%	-0.87%	-0.79%
Historical Annual Growth 2010 to 2023	-7.03%	-4.82%	-4.51%
2023 Median Age	38.4	38.9	39.2
HOUSEHOLDS			
2023 Estimated Households	4,591	13,828	50,001
2028 Projected Households	4,525	13,697	49,539
2010 Census Households	4,961	14,593	52,767
Projected Annual Growth 2023 to 2028	-1.44%	-0.95%	-0.92%
Historical Annual Growth 2010 to 2023	-7.46%	-5.24%	-5.24%
RACE & ETHNICITY			
2023 Estimated White	31.9%	31.1%	41.7%
2023 Estimated Black or African American	62.2%	63.1%	53.2%
2023 Estimated Asian or Pacific Islander	1.17%	1.52%	1.65%
2023 Estimated American Indian or Native Alaskan	0.70%	0.47%	0.58%
2023 Estimated Other Races	4.14%	3.65%	2.71%
2023 Estimated Hispanic	7.79%	7.81%	14.67%
INCOME			
2023 Estimated Average Household Income	\$66,515	\$67,888	\$82,899
2023 Estimated Median Household Income	\$56,769	\$58,401	\$66,099
EDUCATION			
2023 Estimated High School Graduate	24.16%	23.90%	24.84%
2023 Estimated Some College	39.60%	39.78%	33.91%
2023 Estimated Associates Degree Only	2.17%	3.22%	4.79%
2023 Estimated Bachelors Degree Only	18.47%	16.85%	16.55%
2023 Estimated Graduate Degree	8.45%	10.10%	11.70%



R E A L E S T A T E

Presented by:

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