



# Park Forest/211th Street Metra Station



## FEATURES

3200 LINCOLN HWY

- 34,700 AADT on US Hwy 30/Lincoln Highway and 6,600 AADT on Olympian Way
- Capitalize on daily commuters who come and go from the 211th Street Metra Station and Matteson Metra Stations
- Serve university student population at Governors State University (7,000 students & 1,500 staff)
- Major employer nearby State of Illinois Elisabeth Ludeman Center in Park Forest (640 staff)
- Retail and restaurants nearby: Walmart, Food 4 Less, Aldi, Ross, Marshalls, Red Lobster, Family Dollar, Shoppers World, McDonalds, Dunkin Donuts, White Castle, and CVS
- Nearby destinations: Rail Fan Park, Aqua Center, Tennis & Health Club, Village Green, Park Forest Library, Freedom Hall/Nathan Manilow Theatre, Theater 47, Central Park Wetlands and numerous golf courses
- The Cook County Class 8 Property Tax Incentive, which effectively reduces property taxes by nearly 60%, is available for commercial development
- Commercial and residential developments qualify for Enterprise Zone incentives—including 50% reduction in permit fees and 100% sales tax savings on building materials purchased in Illinois

## DEMOGRAPHICS

2019	3 mile radius	5 mile radius
Population	77,083	166,233
Households	28,088	60,604
Average Household Income	\$83,061	\$80,607
Median Disposable Income	\$49,834	\$49,222
Daytime Population	70,473	150,908

Data sources: Esri and Illinois Department of Transportation

## CONTACT INFORMATION

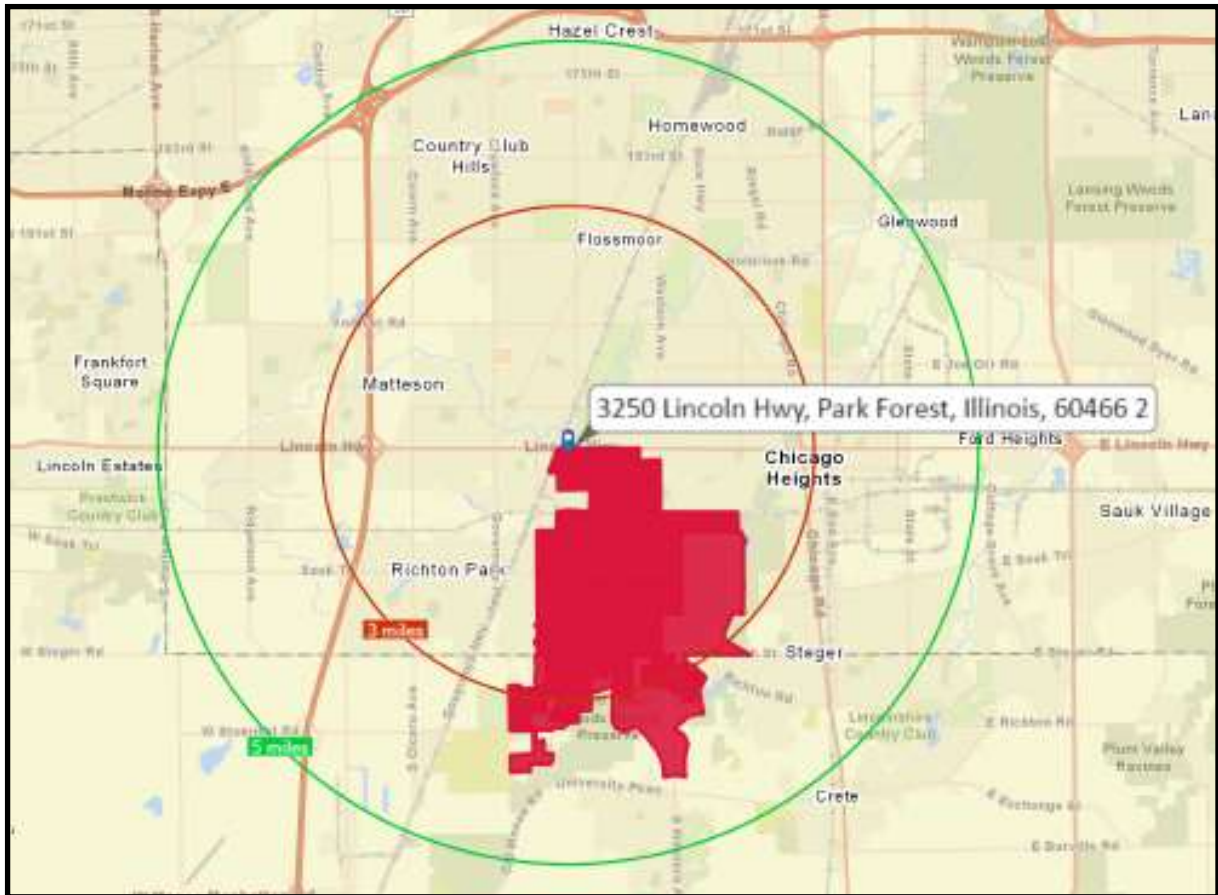
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3 parcels (1 & 3 owned by the Village of Park Forest)

