



# MARKET SQUARE CROSSING

# SITE PLAN 2022



Lot 1	170,227 SF	Lot 8	84,047 SF
Lot 2	195,979 SF	Lot 9	186,370 SF
Lot 3	148,161 SF	Lot 10	395,535 SF
Lot 4	166,433 SF	Lot 11	269,939 SF
Lot 5	82,007 SF	Lot 12	349,301 SF
Lot 6	121,928 SF	Lot 13	221,996 SF
Lot 7	121,838 SF	Public Square	72,000 SF +/-

\*Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.

[marketsquarecrossing.com](http://marketsquarecrossing.com)



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## MATTESON, IL FACTS

### MUNICIPAL ADDRESS

Village of Matteson  
4900 Village Commons, Matteson, IL 60443  
villageofmatteson.org  
facebook.com/thevillageofmatteson  
twitter.com/matteson1855

### GOVERNMENT

Village President, Sheila Y. Chalmers-Currin  
6 Board of Trustees & Village Clerk

### VILLAGE ADMINISTRATOR

Anthony Burton, 708-283-4916  
aburton@villageofmatteson.org

### POPULATION (YEAR)

Matteson: 19,073 (2020 U.S. Census)

### MUNICIPAL GENERAL BUDGET

\$29 million

### MEDIAN HOUSEHOLD INCOME

\$84,611 Matteson

### 5-MILE DAYTIME POPULATION

171,201

### EDUCATION ATTAINMENT

Matteson has an above average educated market and surpasses all other areas:  
38% Bachelor's Degree or higher- US 32.9%

### MEDIAN HOME VALUE

\$175,000

### HOMEOWNERSHIP

80% owner-occupied

### HOUSEHOLD BUDGET EXPENDITURE

\$3.9 billion (5-mile radius)

### PLANNED DEVELOPMENT

Amazon Fulfillment Center, Manheim Auto Auction expansion, RLR Trucking, Alexi Hospice, Gleneagle and Echelon residential developments, South Suburban Humane Society, Central Park Trucking Project, Matt 57 Class A Warehouse/ Logistics facility, Prairie State College converted into Fire and Science Academy, Market Square Crossing-Mixed-Use redevelopment, SD 159 Administration and STEM Building

### PERMITTING DATA

Last five years approximately 5,500 residential and commercial improvement permits and 250 single family permits issued

### INCENTIVES AVAILABLE

Business Districts, Enterprise Zone, Façade Improvements, Tax Increment Financing, Cook County property tax reduction

### AREA MAJOR EMPLOYERS

Amazon  
Rogers & Holland Corporation  
Sherwin Williams/Paint Division  
Manheim Auto Auction  
Governor State University  
St. Franciscan Hospital  
Matteson Auto Mall  
CN Rail Road Company  
Pete's Fresh Market  
School Districts 159,162, & 227

### NUMBER OF BUSINESSES

Approximately 300

### PUBLIC TRANSIT AVAILABILITY

Metra and PACE

### AREA COMMUNITY ATTRACTIONS

Governors State Performing Arts Center, Olympia Fields Golf Course, Multi-purpose Community Center which host numerous sporting events and over 400 programming, Matteson Summer Concerts, Annual 5K Runs, regional shopping area

### MAJOR TRAFFIC ARTERIES

I-57; U.S. Rt. 30 (Lincoln Highway); IL 50 (Cicero Ave.); I-80/I-294

### OTHER INFORMATION

The Village of Matteson is nestled in the heart of the southern suburbs and is one of the most thriving residential, business, and commercial hub conveniently located right off I-57 just 25 minutes from downtown Chicago. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. Matteson also offers a great quality of life with access to scenic forest preserves, walking & biking trails, a nearby golf course, and excellent public safety response. Matteson is also accessible from all directions and by many modes of transportation. These attributes make Matteson a great home for businesses and a heart for family.

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