



# for lease & sale



## DOLTON PLAZA

1024-48 E Sibley Blvd Dolton IL 60419

OPPORTUNITY ZONE RETAIL WITH INVESTMENT POTENTIAL

### Offering Summary



AVAILABLE SF | 3,850-30,000 SF  
ASKING PRICE | \$16 SF/YR  
CAM & TAX | \$9.25 SF/YR  
1 ACRE OUTLOT | \$800,000



Traffic Count:  
37,000+ VPD



Population:  
19,438 (1 MILE)



Avg HH Income:  
\$53,478 (1 MILE)



#Households:  
7,804 (1 MILE)

Dolton Plaza is a well-positioned site with over 80' of frontage on Sibley Blvd, seeing 37,000+ VPD. Anchored by Food 4 Less and Citi Trends, the 4.8-acre center offers retail suites from 3,850-30,000 SF and a 1-acre outlot for sale. Located in an Opportunity Zone near I-94, the property provides open layouts, overhead door access, and strong signage opportunities.

- **Anchor Traffic:** Food 4 Less and Citi Trends drive steady customer flow.
- **Flexible Space:** Suites from 3,850-30,000 SF with prominent frontage.
- **Outlot Sale:** 1-acre parcel at \$800,000 with excellent visibility.

### Nearby Tenants:



MATANKY REALTY GROUP  
200 N LASALLE ST STE 2350  
312-337-1001  
MATANKY.COM

TERRI COX  
773-517-9740  
TCOX@MATANKY.COM



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