for lease

GATEWAY CENTER - NORTH

14710 Dixie Highway Harvey, IL 60469

DIXIE HWY MODERN RETAIL REDEVELOPMENT OPPORTUNITY

Offering Summary

AVAILABLE SF | 1,475-6200 SF
ASKING PRICE | $28-$32 SF/YR
CAM & TAX | $7.00 SF/YR

Traffic Count:

105,000 VPD (I-57)

Population:

282,959 (3 MILES)

Avg HH Income:

$69,763 (3 MILES)

#Households:

100,178 (3 MILES)

Come join the Gateway Center. This new 22,000 SF construction sits at the intersection of Harvey, Markham, Posen, and Dixmoor with 55,000+ VPD along Dixie Highway and 147th Street, plus visibility from I-57 with 105,000+ VPD. Strong exposure, modern design, flexible suites, and angled roofs with windows create an ideal setting for QSR, retail, and service tenants.

- ***High-Exposure Retail Pad:*** Prime Dixie Highway frontage with strong traffic, ideal access, and a drive-thru space available.
- ***Modern Multi-Tenant Layout:*** Flexible suites with angled roofs, clerestory windows for natural light, and brand-new storefronts.

Nearby Tenants:

O'Reilly
Wendy's
Dunkin' Donuts
McDonald's
ALDI
bp

MATANKY REALTY GROUP
200 N LASALLE ST, 2350
312-337-1001
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312-337-1001
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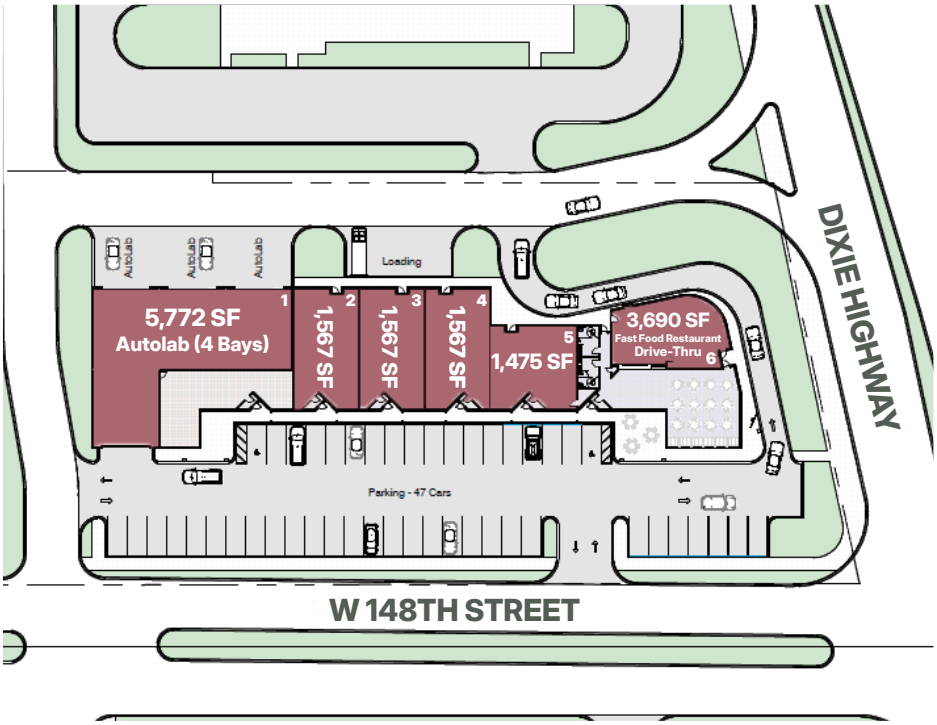
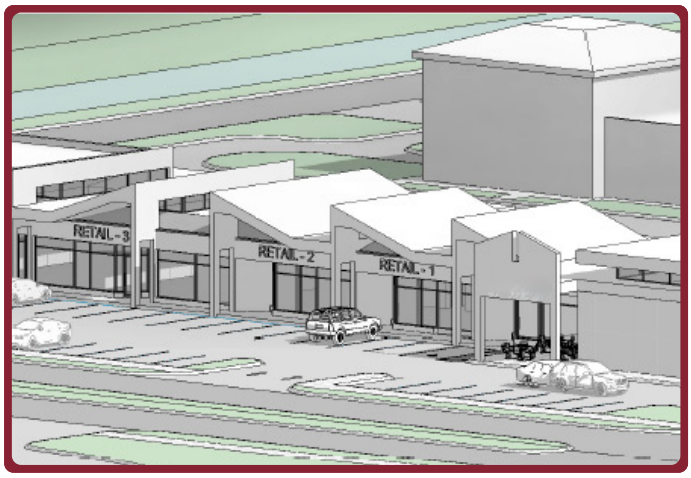


#	Tenant
1	Autolab (5,772 SF)
2	Retail 4 (1,567 SF)
3	Retail 3 (1,567 SF)
4	Retail 2 (1,567 SF)
5	Retail 1 (1,475 SF)
6	Fast Food - Drive Thru (3,690 SF)



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for lease

GATEWAY CENTER - SOUTH

14710 Dixie Highway Harvey, IL 60469

PRE-LEASING MULTI-FAMILY RETAIL IN NEW DEVELOPMENT

Offering Summary

AVAILABLE SF | 1,545-3,904 SF
ASKING PRICE | $28-$32 SF/YR
CAM & TAX | $7.00 SF/YR
UNITS | 12

Traffic Count:

105,000 VPD (I-57)

Population:

282,959 (3 MILES)

Avg HH Income:

$69,763 (3 MILES)

#Households:

100,178 (3 MILES)

Now Pre-Leasing | New Mixed-Use Development

Pre-leasing Mixed-Use Retail/Multi-Family units at a high-traffic, signalized intersection serving Harvey, Markham, Posen, and Dixmoor. 55,000+ VPD at Dixie Hwy & 147th St with 105,000+ VPD visibility from I-57, ±1.3 miles to new Metra Electric, and ~30 minutes to Downtown Chicago via I-57.

- ***Mixed-Use Development:*** 29,644 SF of Mixed-Use Retail/Multi-Family development joined by 22 townhomes
- ***Strategic Adjacency:*** Ideally positioned next to a newly constructed 22,000 SF retail redevelopment (north lot) featuring a drive-thru opportunity

Nearby Tenants:

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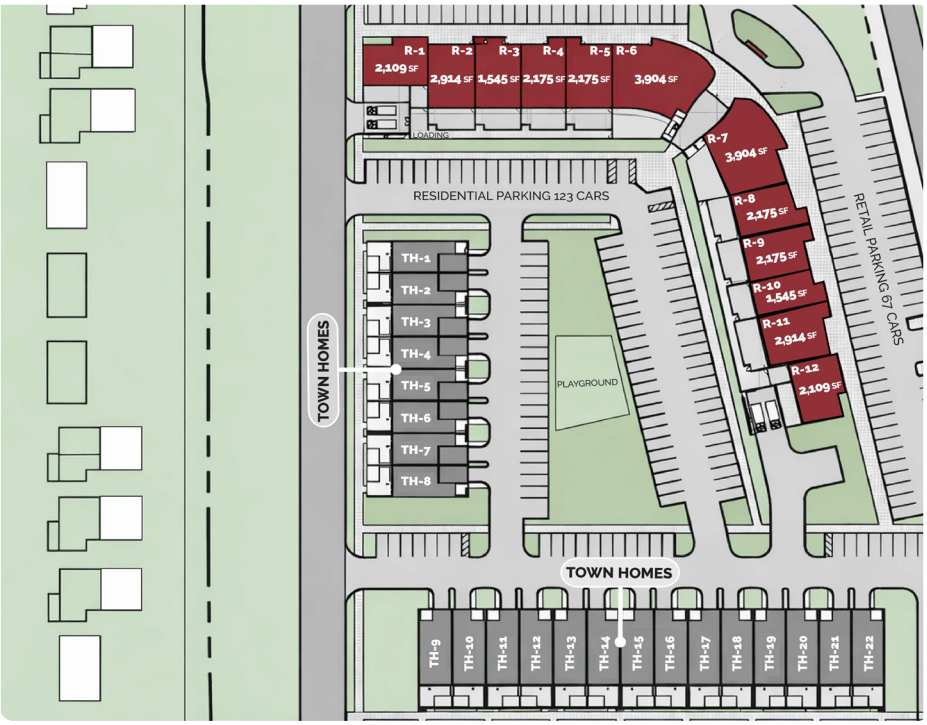

#	SF
R-1	2,109 SF
R-2	2,914 SF
R-3	1,545 SF
R-4	2,175 SF
R-5	2,175 SF
R-6	3,904 SF
R-7	3,904 SF
R-8	2,175 SF
R-9	2,175 SF
R-10	1,545 SF
R-11	2,914 SF
R-12	2,109 SF
Total:	29,644

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