

4431-51 Lincoln Hwy., Matteson, IL

\$1,950,000



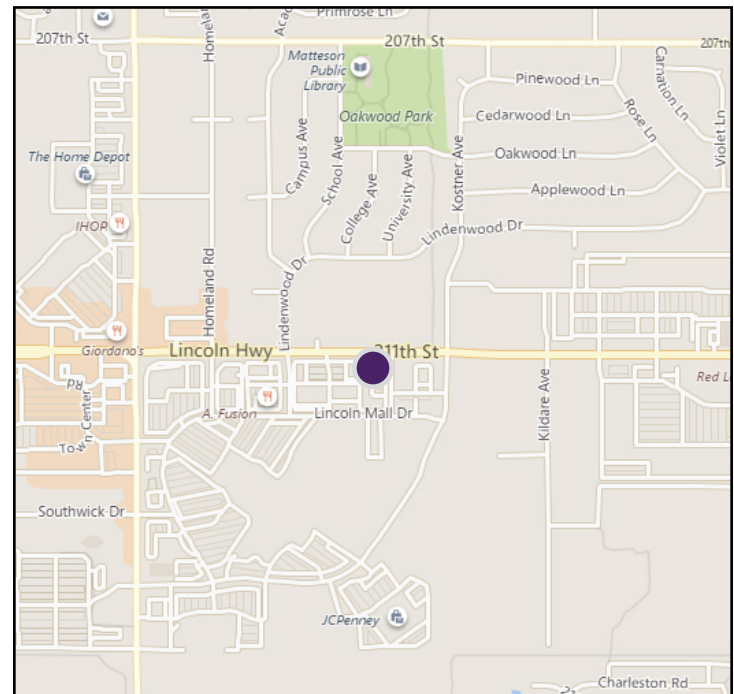
Property Highlights

- 25,520 SF retail strip center
- Currently 96.0% occupied
- Close to Cicero and Lincoln Hwy.
- Many long-term tenants
- Nearby businesses include Chase, DaVita, Dollar Tree, Giordano's, PetSmart, Marshalls and more
- Potential to add value thru leasing
- Est. Gross Income: \$458,907
- Est. 2018 NOI: \$224,909
- Est. Cap Rate: 11.5%
- Land Area: 2.34 acres
- Traffic Count: 34,400 cars daily
- Zoning: MXD, mixed-use

Property Overview

Lincoln Square Center is a 25,520 square foot retail center near the corner of Lincoln Hwy. and Cicero Ave. Currently, the center is 96.0% occupied, with many long-term tenants. These tenants include Pepe's Mexican Restaurant, a spa, a florist and more. The center is part of a strong commercial corridor near Cicero and Lincoln; nearby businesses include Chase, DaVita, Dollar Tree, Giordano's, PetSmart, Marshalls and more. This center is a great opportunity for an investor or user looking for retail opportunities in the south suburbs of Chicago.

With a vibrant commercial community as well as a strong residential consumer base Matteson is a growing suburb with tremendous potential for businesses. The corner of Cicero and Lincoln Hwy. is a strong commercial intersection, attracting a variety of national retailers.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	6,191	62,373	162,886
Households	2,311	23,328	59,218
Median Income	\$69,216	\$65,375	\$64,094

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