

PRICE REDUCED

4 ACRES AT FULLY SIGNALIZED INTERSECTION

NEC MORNING GLORY & CICERO AVE, MATTESON, IL 60443

LM
Lagestee-Mulder
Commercial Real Estate

LAND FOR SALE



PROPERTY HIGHLIGHTS

- Major price reduction on stoplight corner
- Within 1 mile of several major retailers: Target, PetSmart, Home Depot, Starbucks and more
- 475 ft. of frontage on Cicero

LOCATION OVERVIEW

Close to I-57 interchange

SALE PRICE **\$320,000**

OFFERING SUMMARY

Lot Size: 4.0 Acres

County: Cook

Zoning: C-4 Highway Commercial

Price / SF: \$1.84

TAD LAGESTEE

President & Managing Broker
630.560.2800
TAD@LMTEAM.COM

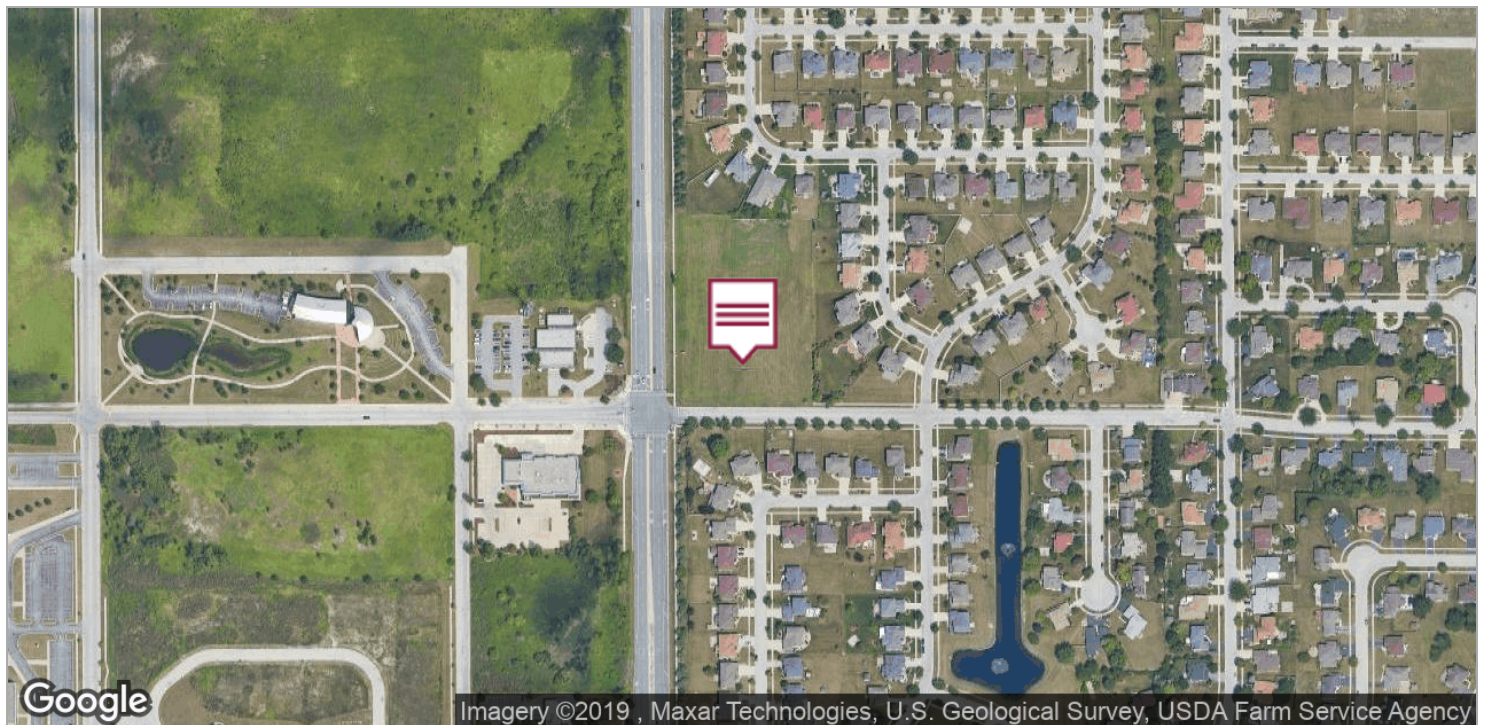
Office Address: 361 S. Frontage Rd,
Suite 126
Burr Ridge, IL 60527
630.325.8338
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Tad Lagestee represent(s) the Seller only, and not the Buyer.

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LAND FOR SALE

	1 MILE	3 MILES	5 MILES
Total population	5,841	49,964	161,146
Median age	44.6	41.3	39.0
Median age (Male)	43.7	39.7	36.9
Median age (Female)	45.0	42.9	40.7
	1 MILE	3 MILES	5 MILES
Total households	2,091	18,977	60,002
Total persons per HH	2.8	2.6	2.7
Average HH income	\$87,040	\$75,578	\$73,735
Average house value	\$251,029	\$229,274	\$230,370

** Demographic data derived from 2010 US Census*

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