



|                     |              |
|---------------------|--------------|
| Zoning:             | Mixed Use    |
| Within City Limits: | Yes          |
| Site Dimensions:    | .            |
| Sale Price Note:    | negotiable   |
| Last Updated:       | Jul 11, 2025 |

Economic Development Contact

Priscilla Cordero  
Village of Matteson  
4900 Village Commons  
Matteson, IL 60443  
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Property and Area Description

Property is for lease at \$75,000/year ground lease. Proposed retail center up to ±13,000 SF (Divisible), approved for drive thru. Pylon signage. Signalized access at Lincoln Hwy and Cicero Ave.

Population

|  |                                  |                                    |                                    |
|--|----------------------------------|------------------------------------|------------------------------------|
|  | <b>467,847</b><br>10 Mile Radius | <b>1,423,339</b><br>20 Mile Radius | <b>2,013,061</b><br>30 Mile Radius |
|--|----------------------------------|------------------------------------|------------------------------------|

Source: ESRI®, 2024

Households

|  |                                  |                                  |                                  |
|--|----------------------------------|----------------------------------|----------------------------------|
|  | <b>205,792</b><br>10 Mile Radius | <b>623,249</b><br>20 Mile Radius | <b>876,181</b><br>30 Mile Radius |
|--|----------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2024

Transportation

Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

Utilities

Electric: ComEd  
Natural Gas: Nicor