

3001 CHICAGO ROAD

STEGER, IL 60475

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- Excellent visibility and signage opportunity
- Corner location with convenient access
- Flexible layout suitable for retail, office, or service use
- Surrounded by established residential neighborhoods and local businesses

LOCATION OVERVIEW

Positioned along Chicago Road / IL-1, a primary north-south route
Convenient access to Metra Electric commuter rail service

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,206	20,825	44,897
Total Population	9,617	53,890	118,578
Average HH Income	\$65,357	\$78,821	\$86,151

SALE PRICE

\$350,000

OFFERING SUMMARY

Building Size:

5,000 SF

County:

Cook

Price / SF:

\$70.00

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

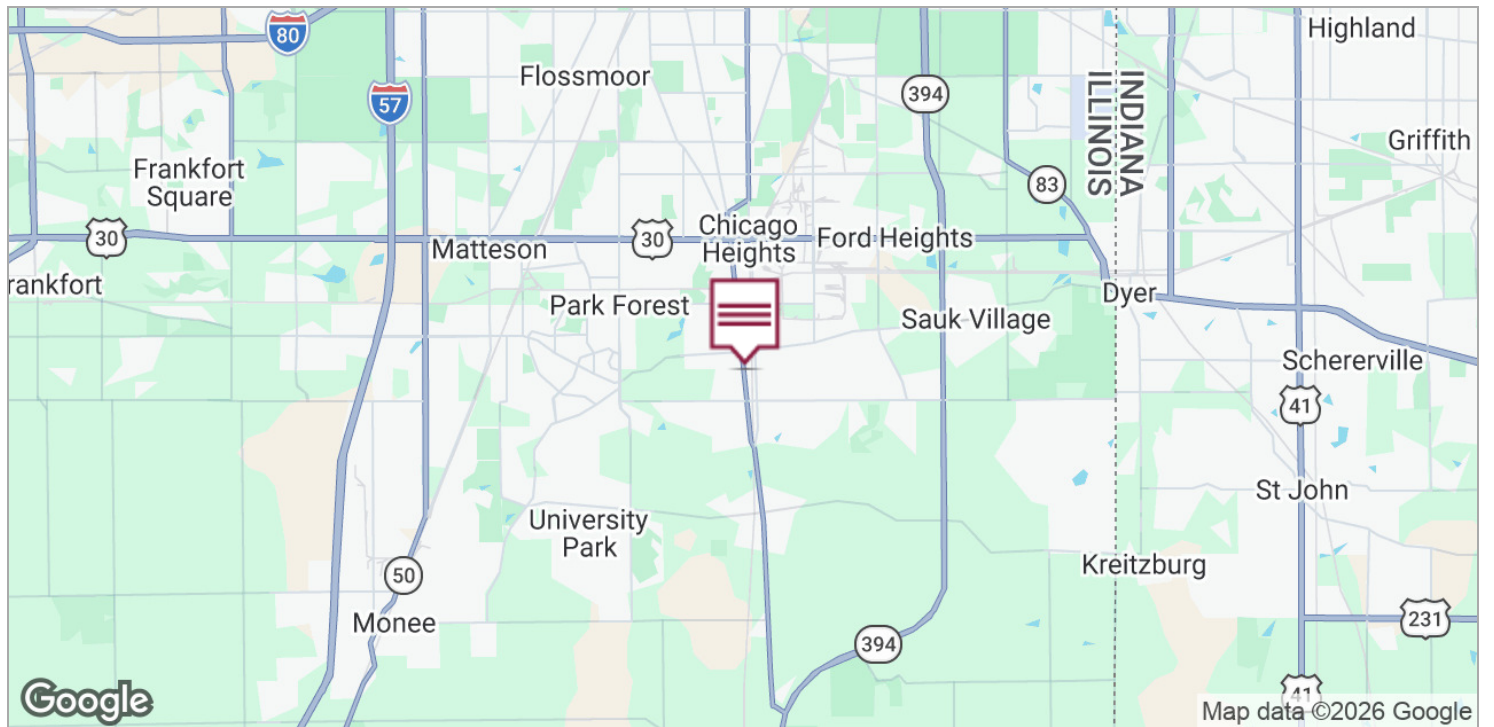
17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.

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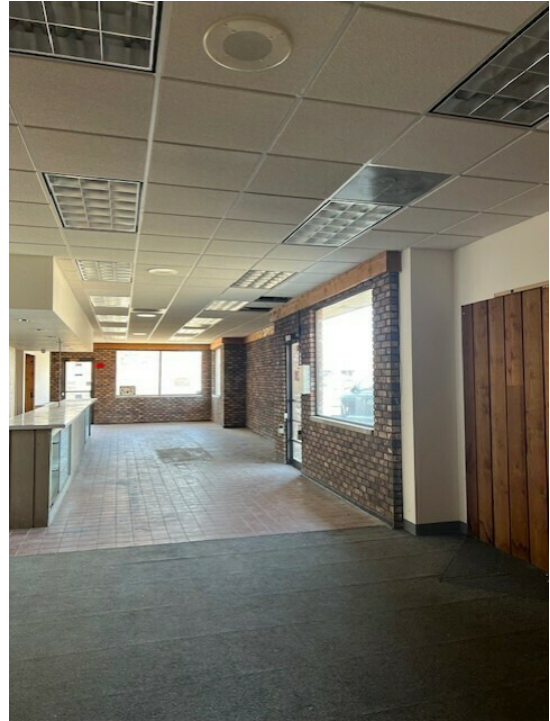
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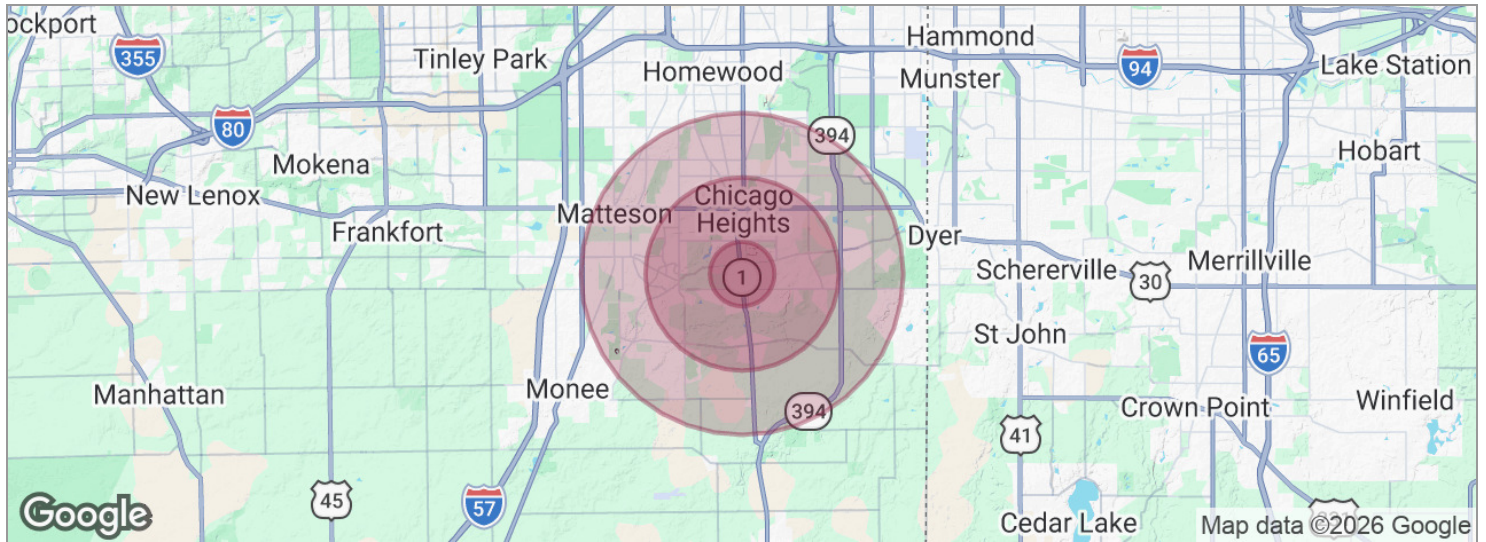
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,617	53,890	118,578
Median age	39.5	38.4	39.3
Median age (male)	40.6	36.4	36.2
Median age (Female)	39.7	40.1	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,206	20,825	44,897
# of persons per HH	2.3	2.6	2.6
Average HH income	\$65,357	\$78,821	\$86,151
Average house value	\$129,538	\$144,148	\$171,559

* Demographic data derived from 2020 ACS - US Census

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