

3601-3611 W Lincoln Hwy, Matteson, IL 60443

Route 30 & Main St



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.86 Acres
Zoning:	C-5
Market:	Matteson
Submarket:	Southwest Suburbs

PROPERTY OVERVIEW

For Sale, Ground Lease or Build to Suit. The 37,386sf site is located on the SWC of US Route 30 & Main Street. It has approximately 300ft of frontage on Rt 30 and approximately 125 ft of frontage on Main Street. C-5 zoning makes the site ideal for many different development ideas - retail, office, restaurant, car wash, gas station, and a variety of other uses.

LOCATION OVERVIEW

The site is one block west of the Metra Train Station. The area is densely populated. The Route 30 corridor is comprised of many retail and service businesses. Pete's Fresh Market is a few blocks west of the site along with many other national and regional businesses along Route 30. To the immediate south of the property is a residential subdivision with mid-scale homes. To the north is the village of Olympia Fields which is comprised of many upscale single-family residences.

for more information

Neil Haleem

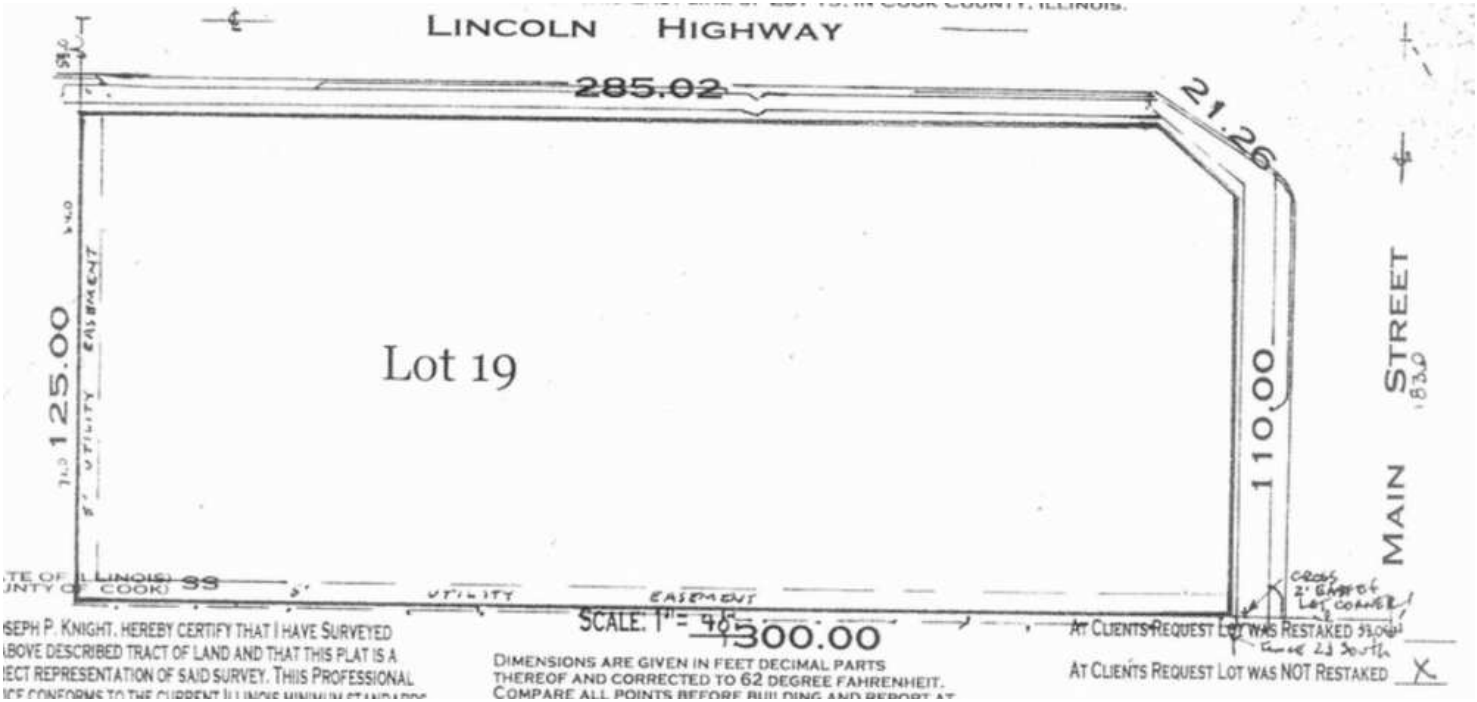
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Land For Sale September 28, 2024

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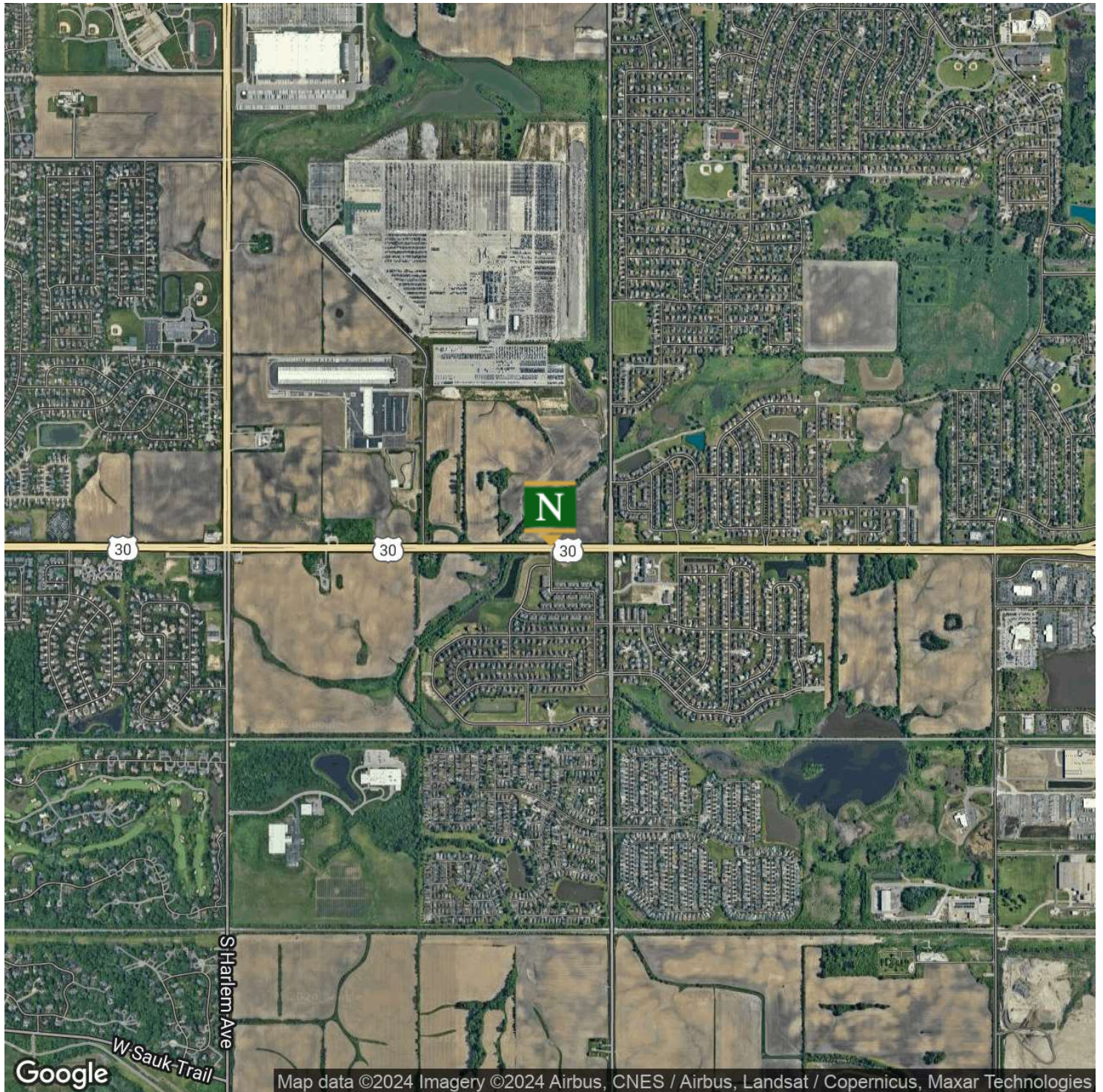
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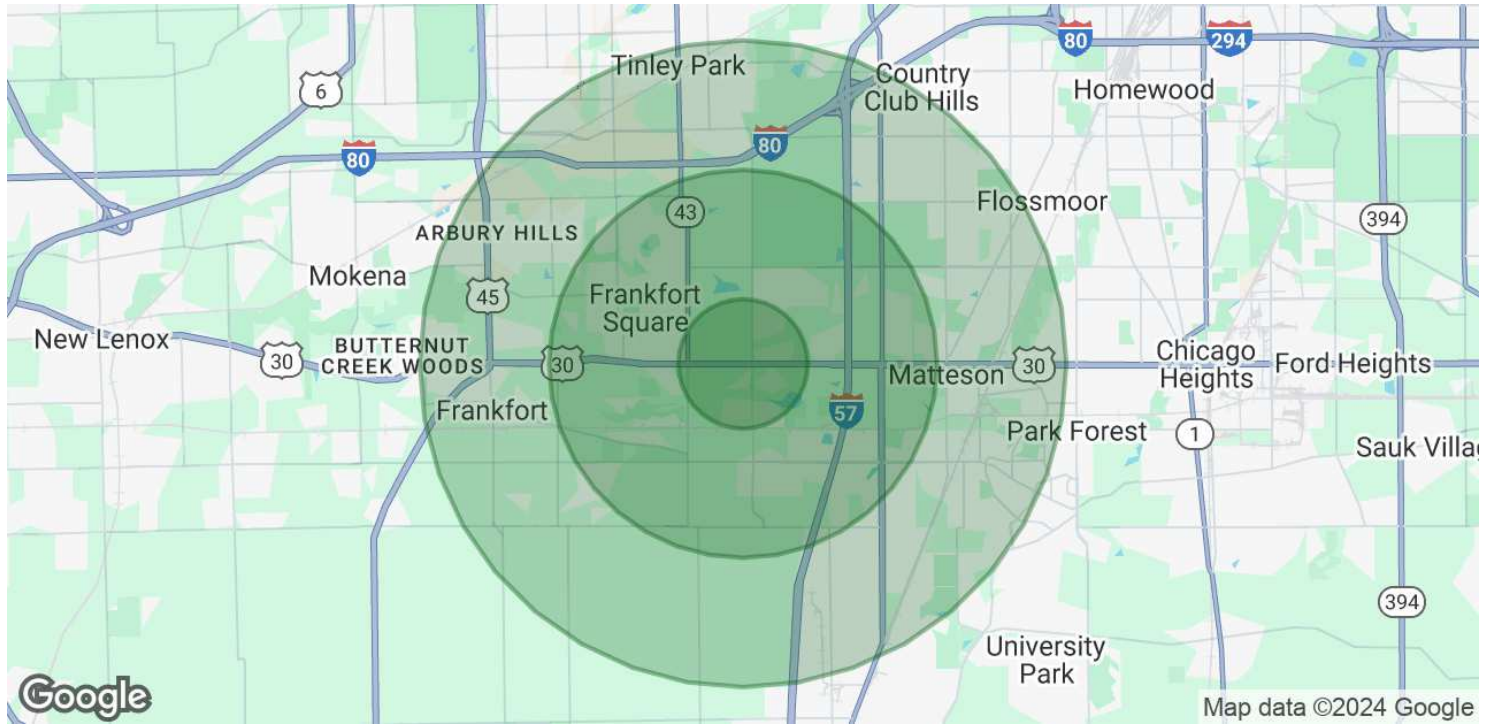
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,863	43,286	112,168
Average Age	42.6	39.6	39.7
Average Age (Male)	37.3	37.5	37.9
Average Age (Female)	46.1	41.3	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,345	15,761	41,065
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$63,376	\$81,923	\$81,609
Average House Value		\$272,207	\$272,751
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.0%	2.8%	4.4%
RACE	1 MILE	3 MILES	5 MILES

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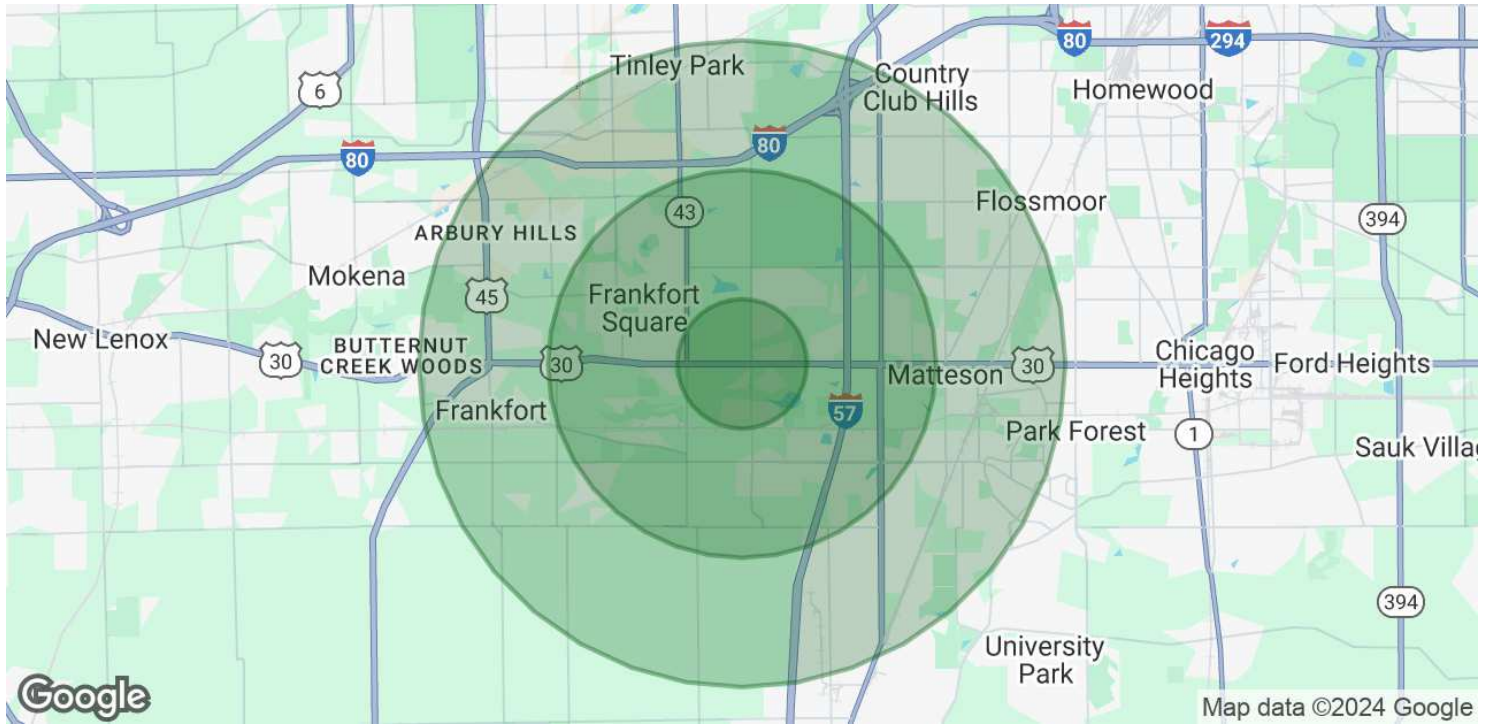
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Total Population - White	1,458	18,115	56,237
% White	24.9%	41.8%	50.1%
Total Population - Black	4,280	23,489	50,391
% Black	73.0%	54.3%	44.9%
Total Population - Asian	20	619	2,159
% Asian	0.3%	1.4%	1.9%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	6	71	166
% American Indian	0.1%	0.2%	0.1%
Total Population - Other	43	490	1,805
% Other	0.7%	1.1%	1.6%

* Demographic data derived from 2020 ACS - US Census

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