

# 4340 LINCOLN HWY

4340 Lincoln Hwy | Matteson, IL

OFFERING MEMORANDUM



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*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	4340 Lincoln Hwy Matteson IL 60443
COUNTY	Cook
BUILDING SF	48,024 SF
LAND ACRES	5.37
YEAR BUILT	2007
APN	31-22-200-018-0000

## FINANCIAL SUMMARY

PRICE	\$4,500,000
PRICE PSF	\$93.70

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,514	63,523	160,378
2025 Median HH Income	\$85,053	\$83,184	\$82,746
2025 Average HH Income	\$103,120	\$105,217	\$105,027

## For Sale: 48,024 SF Commercial Building on 5.37 Acres | Prime Route 30 Frontage

- Exceptional opportunity to acquire a 48,024 SF commercial building on a 5.37-acre lot with premium visibility along Route 30 (37,300 vehicles per day). Ideally located just 1 mile from the I-57/Route 30 interchange, this property offers excellent accessibility and exposure.
- The building features a 29-foot height with 22.5-foot maximum clear ceiling heights, providing flexibility for a wide range of commercial, recreational, or retail uses. The site includes 226 parking spaces and is currently zoned C-4 Highway Commercial.



- A Class 8 tax incentive has been approved for a family fun center, offering significant tax savings for qualified users. Whether you're an owner-user or an investor, this property represents a rare opportunity to secure a large, high-visibility commercial asset in a strong south suburban location.

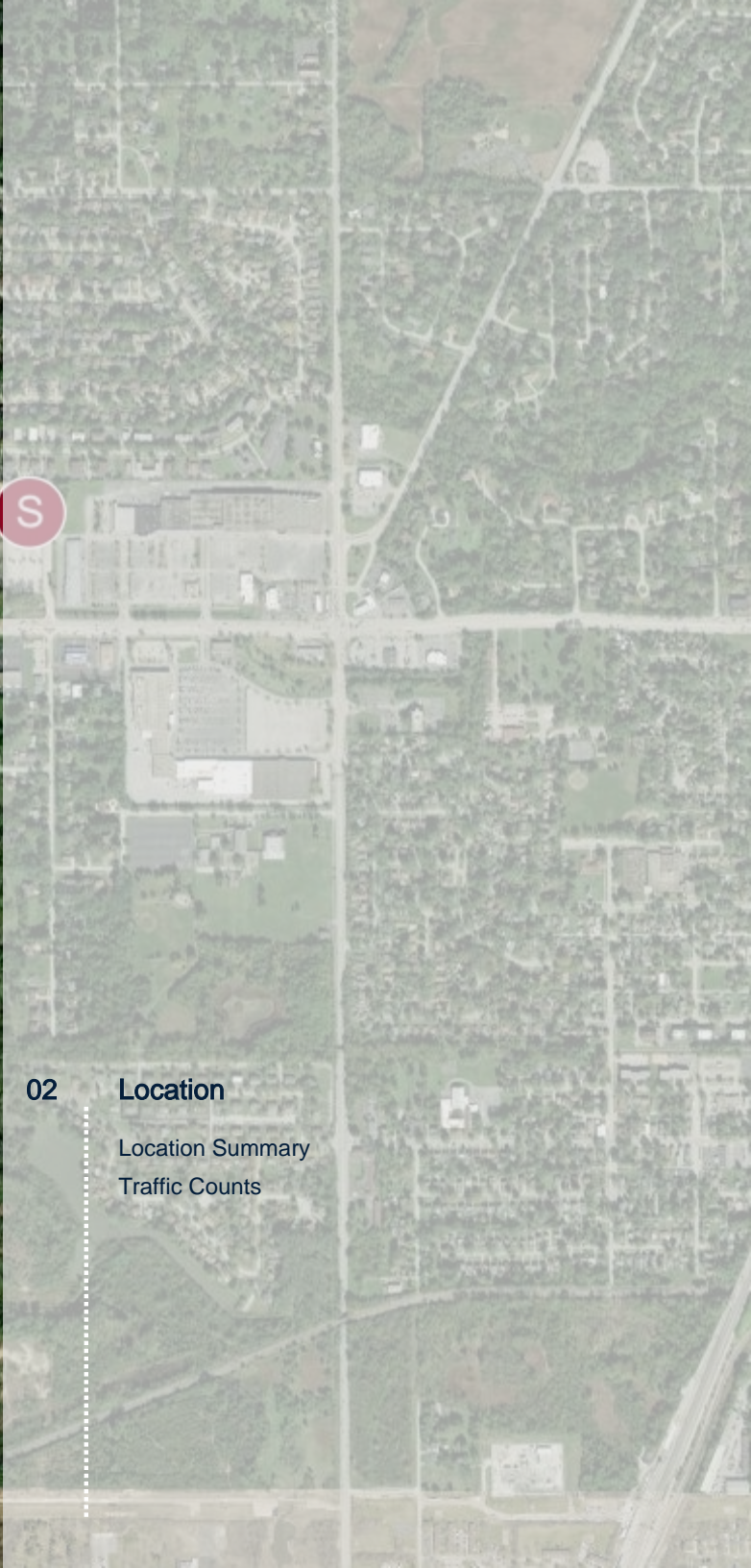


02

Location

Location Summary

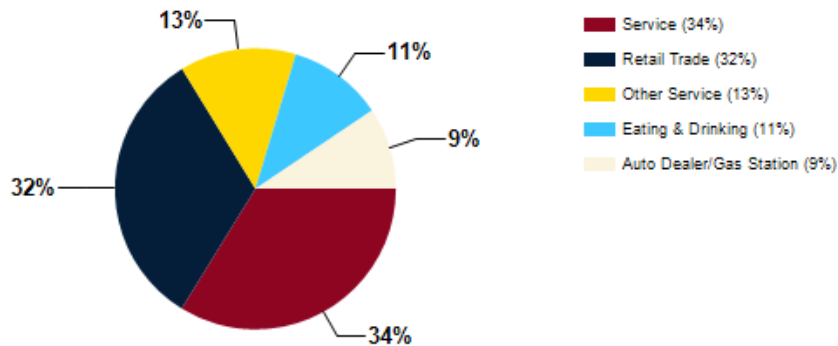
Traffic Counts



## Location Highlights

- The property is located on Rt. 30, a major road in Matteson, IL, known for its high traffic volume and visibility.
- Located in a dominant retail corridor of the town, anchored by Chick-fil-A, Chipotle Mexican Grill, Starbucks, Chase Bank, KFC, McDonalds, Walgreens, & Pete's Fresh Market among others.
- Matteson is a growing suburb with a diverse demographic, offering a promising customer base for businesses in the area.
- Excellent access, frontage and visibility.
- The location offers convenient access to major highways, such as I-57 and I-80, enhancing connectivity and accessibility for customers and businesses alike.

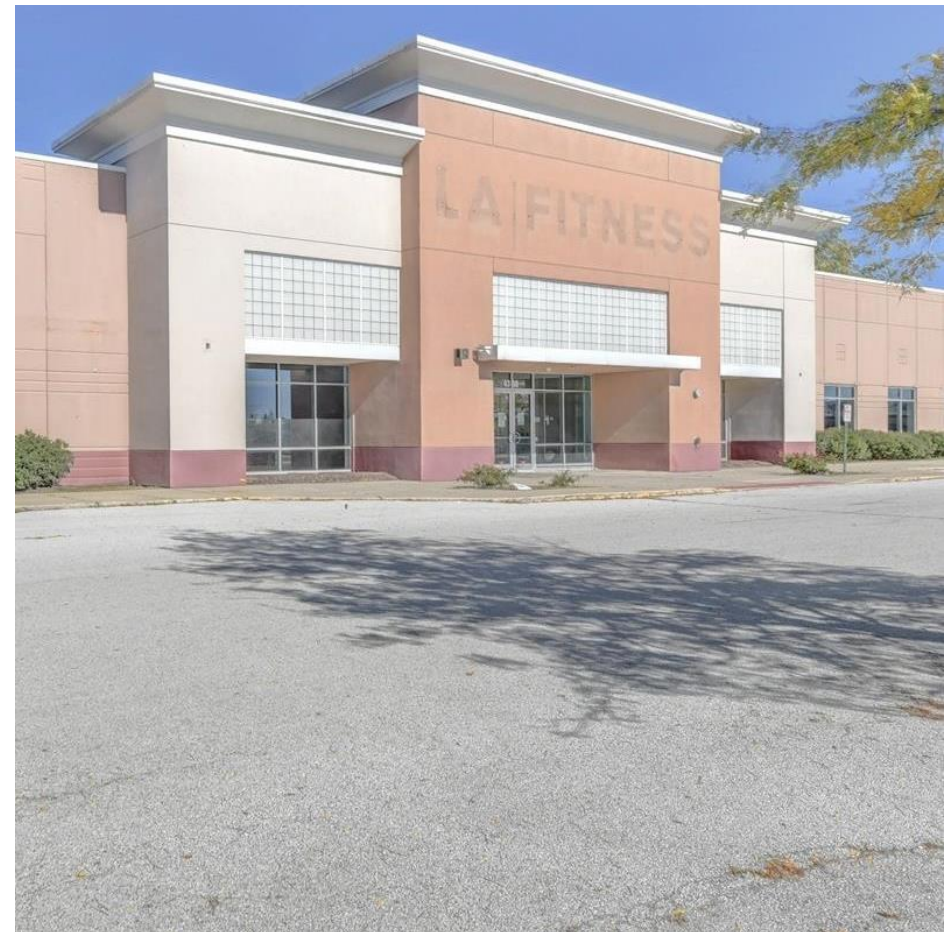
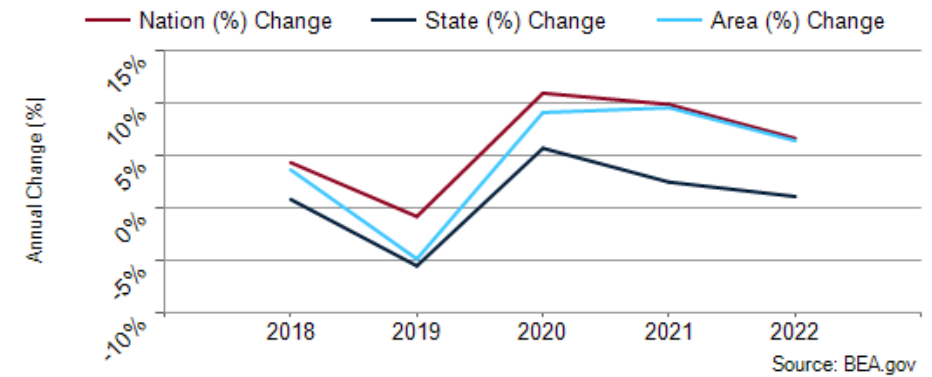
## Major Industries by Employee Count

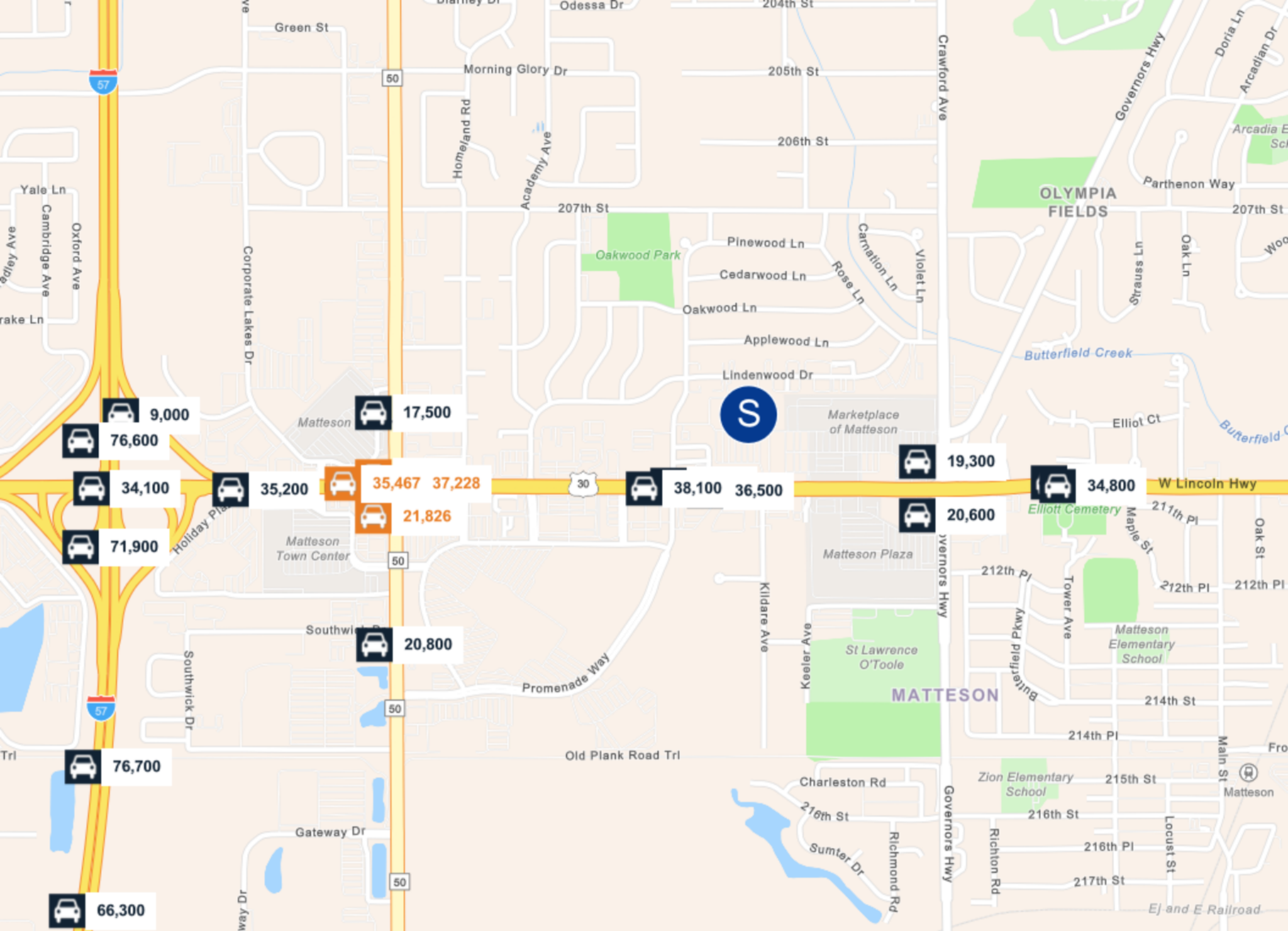


## Largest Employers

LA Fitness	1,000
Express Employment Professionals	500
Heights Finance	200
KBS Medical Staffing	150
Matteson Plaza	100
Express Employment Professionals	100
Matteson School District 159	100
Matteson Village Hall	50

## Cook County GDP Trend





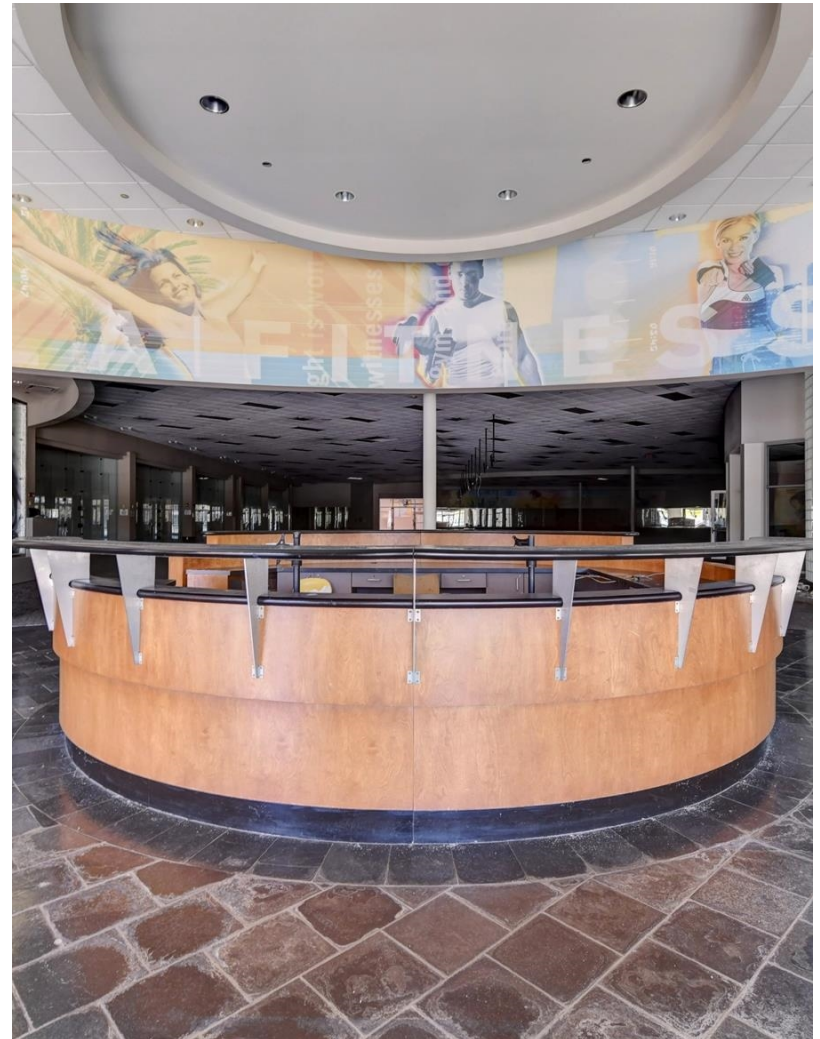


03 **Property Description**

- Property Features
- Site Plan
- Property Images

## PROPERTY FEATURES

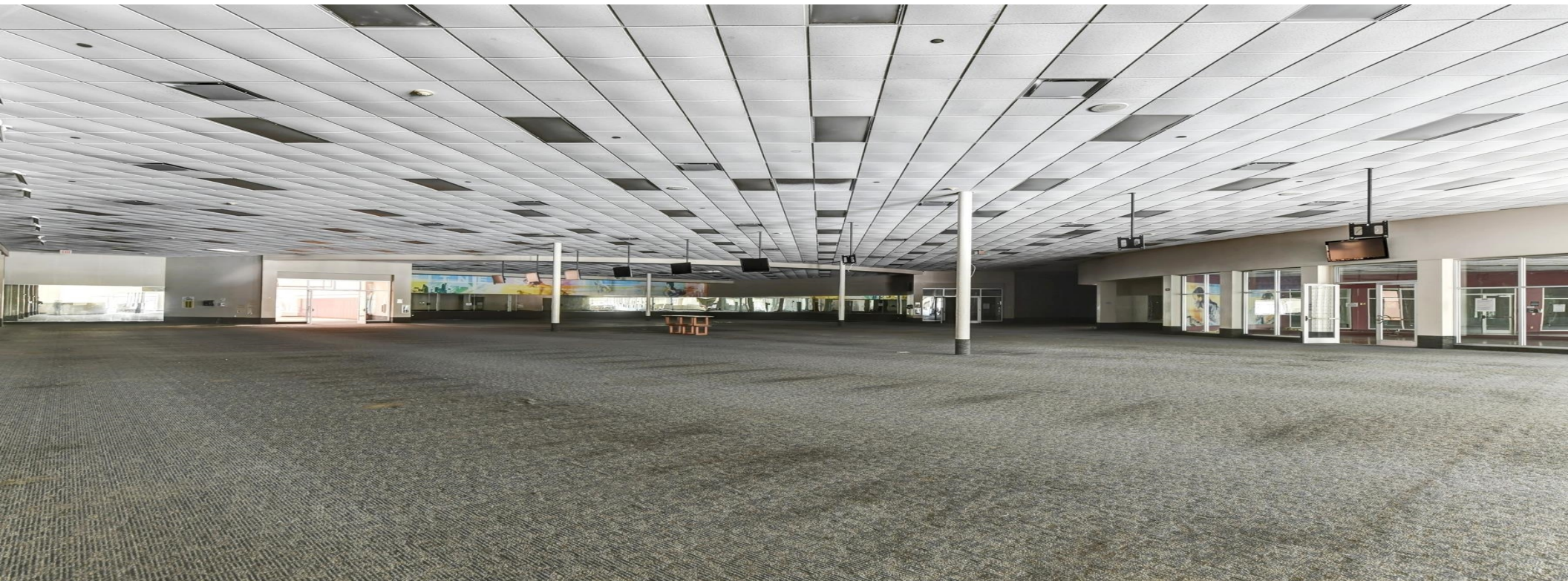
BUILDING SF	48,024
LAND ACRES	5.37
YEAR BUILT	2007
# OF PARCELS	1
ZONING TYPE	C-4 Highway Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	226
STREET FRONTAGE	255
TRAFFIC COUNTS	37300
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3













04

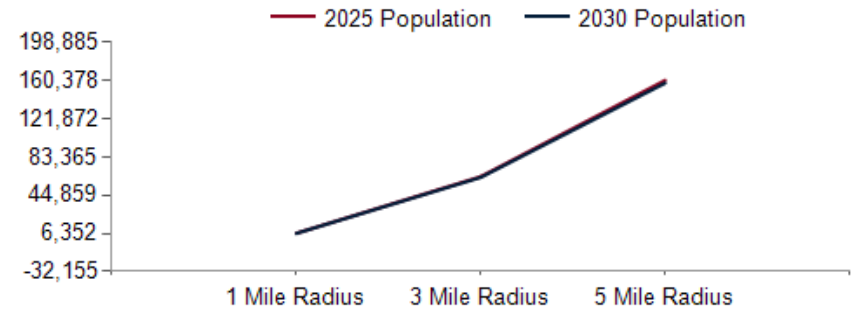
**Demographics**

General Demographics

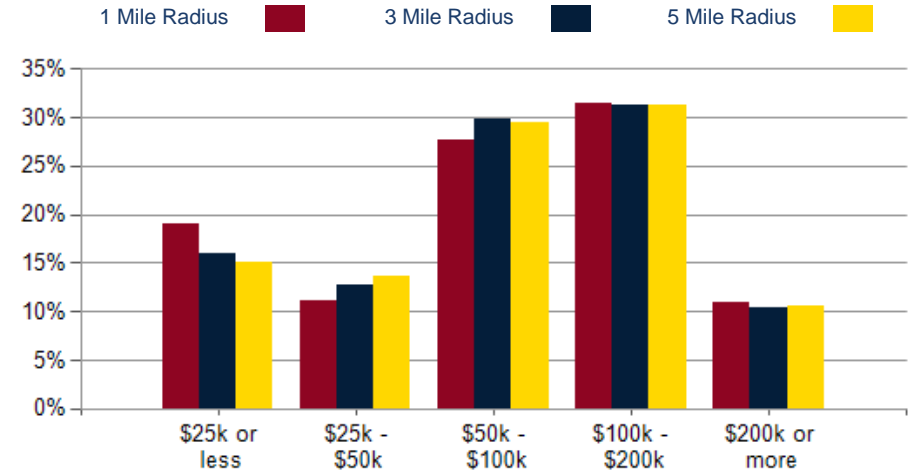
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,166	61,140	163,213
2010 Population	7,137	67,946	170,941
2025 Population	6,514	63,523	160,378
2030 Population	6,352	62,718	157,702
2025 African American	5,149	48,795	93,627
2025 American Indian	15	173	734
2025 Asian	62	629	2,017
2025 Hispanic	366	4,617	22,624
2025 Other Race	196	2,326	11,849
2025 White	793	8,210	40,498
2025 Multiracial	299	3,371	11,585
2025-2030: Population: Growth Rate	-2.50%	-1.25%	-1.70%

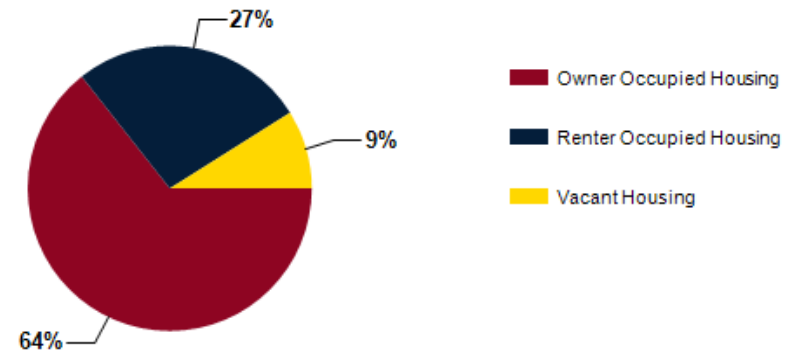
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	300	2,730	6,080
\$15,000-\$24,999	176	1,314	3,271
\$25,000-\$34,999	159	1,138	3,061
\$35,000-\$49,999	117	2,065	5,465
\$50,000-\$74,999	324	3,973	10,189
\$75,000-\$99,999	369	3,535	8,156
\$100,000-\$149,999	557	4,762	12,489
\$150,000-\$199,999	229	3,111	6,915
\$200,000 or greater	271	2,598	6,587
Median HH Income	\$85,053	\$83,184	\$82,746
Average HH Income	\$103,120	\$105,217	\$105,027



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

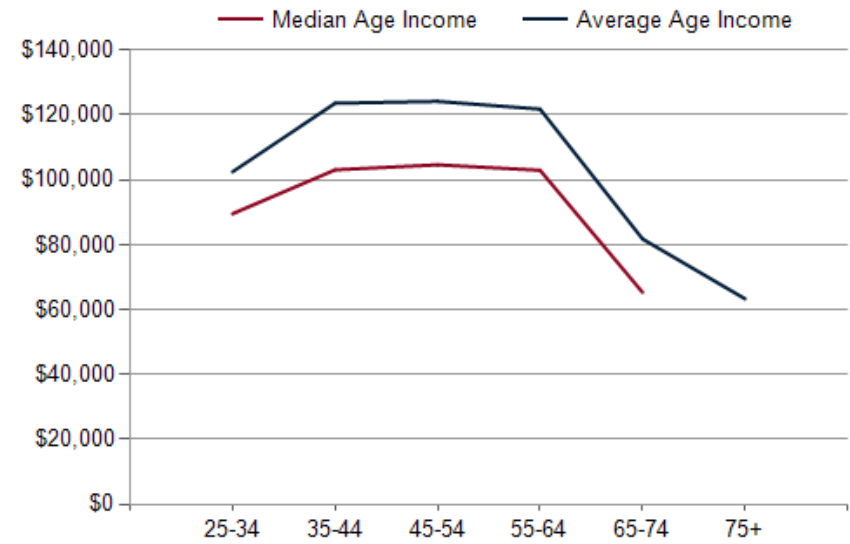
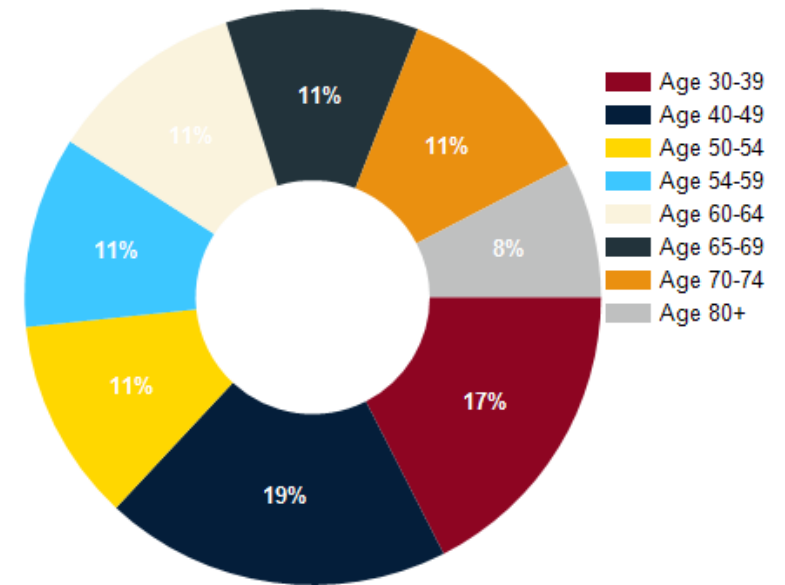


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	381	4,047	9,985
2025 Population Age 35-39	322	3,454	9,148
2025 Population Age 40-44	373	3,628	9,630
2025 Population Age 45-49	409	3,774	9,758
2025 Population Age 50-54	458	4,281	10,389
2025 Population Age 55-59	432	4,168	9,996
2025 Population Age 60-64	444	4,340	10,643
2025 Population Age 65-69	434	4,291	10,418
2025 Population Age 70-74	460	3,615	8,446
2025 Population Age 75-79	306	2,743	6,307
2025 Population Age 80-84	161	1,626	3,691
2025 Population Age 85+	182	1,324	3,248
2025 Population Age 18+	5,325	51,238	127,255
2025 Median Age	45	43	41
2030 Median Age	46	43	42

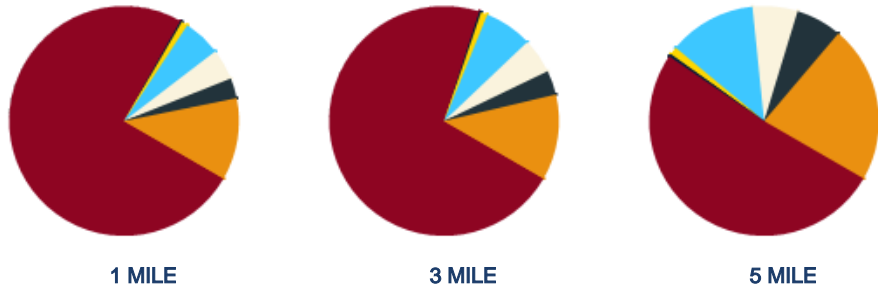
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,543	\$93,660	\$94,381
Average Household Income 25-34	\$102,490	\$105,939	\$108,079
Median Household Income 35-44	\$103,079	\$96,325	\$97,159
Average Household Income 35-44	\$123,628	\$117,843	\$117,620
Median Household Income 45-54	\$104,651	\$102,882	\$103,059
Average Household Income 45-54	\$124,201	\$124,510	\$125,326
Median Household Income 55-64	\$102,963	\$96,274	\$94,171
Average Household Income 55-64	\$121,825	\$118,510	\$115,997
Median Household Income 65-74	\$65,326	\$65,927	\$66,343
Average Household Income 65-74	\$81,784	\$90,725	\$91,226
Average Household Income 75+	\$63,319	\$72,227	\$70,337

Population By Age



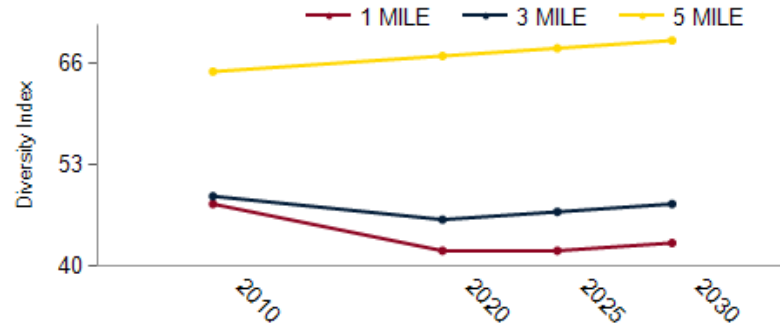
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	43	48	69
Diversity Index (current year)	43	47	69
Diversity Index (2020)	42	46	67
Diversity Index (2010)	48	49	65

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	75%	72%	51%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	5%	7%	12%
Multiracial	4%	5%	6%
Other Race	3%	3%	6%
White	12%	12%	22%

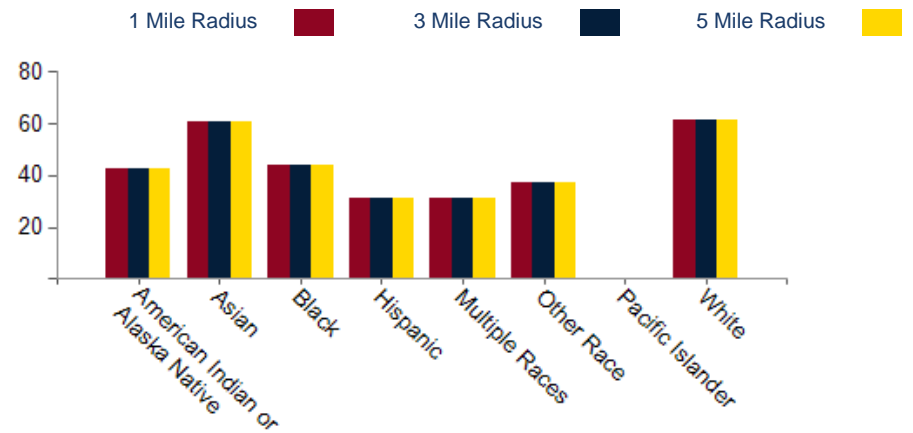
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	36	35
Median Asian Age	61	57	47
Median Black Age	44	41	39
Median Hispanic Age	31	30	30
Median Multiple Races Age	31	32	30
Median Other Race Age	37	32	31
Median Pacific Islander Age	0	34	34
Median White Age	61	62	54

2025 MEDIAN AGE BY RACE



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