

Land For Sale

RETAIL/COMMERCIAL DEVELOPMENT OPPORTUNITY

PAD 1 - 1.2 ACRES (PREMIER CORNER EXPOSURE)
\$546,000





PAD 2 - 1.00 ACRE - STRONG RETAIL ADJACENCY
\$442,000

PAD 3 - 1.00 ACRE - SPECIAL INCENTIVE PRICING
\$198,000

OFFERING MEMORANDUM

21000 Olympian Way
Olympia Fields, IL 60461

U.S HWY 30
LINCOLN HIGHWAY

LEGEND	
	MULTI-FAMILY / SELF STORAGE (3.15 AC)
	RETAIL (3.20 AC)
	STORMWATER DETENTION AREA (1.10 AC)
	FLOODPLAIN AREA (ONSITE) (1.59 AC)
TOTAL SITE AREA (LOT 1) 10.38 AC	

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OFFERING SUMMARY

ADDRESS	21000 Olympian Way Olympia Fields IL 60461
COUNTY	Cook
LAND ACRES	10.33 acres (divisible)
ZONING TYPE	B-3
APN	31-23-200-017

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,150	71,072	159,590
2025 Median HH Income	\$86,513	\$79,035	\$78,666
2025 Average HH Income	\$105,755	\$101,769	\$100,773

Property Summary:

- 21000 Olympian Way represents one of the most strategically positioned commercial development opportunities in Chicago's South Suburbs. Situated at a fully signalized intersection with direct exposure to US-30 (34,000 VPD) and immediate access to I-57 (66,300 VPD), this ±10.33-acre site delivers the visibility, access, and traffic developers need to justify new retail/commercial construction.

The Village supports retail, QSR/drive-thru, medical office, self-storage, automotive, and general commercial uses. Multifamily is not permitted.

Ownership is releasing this site at exceptionally competitive pricing to encourage early commitments from qualified developers and national-brand operators.

If you are expanding in the South Suburban region — this is the opportunity to secure a premier corner before the corridor is fully built out.

- Site Details:

±10.33 acres — divisible

Zoned B-3 Commercial Service & Wholesale District

Surrounded by major national retailers

Outstanding frontage on US-30 (Lincoln Highway)

Immediate access to I-57 interchange

Signalized intersection

Heavy traffic volumes:

US-30: 34,000 VPD

I-57: 66,300 VPD

Olympian Way Corridor: 12,500–15,000 VPD

Positioned between CVS, Speedway, McDonalds, and high-performing commercial anchors

PIN: 31-23-200-017 | Taxes: \$45,755

- Qualified developers and operators are encouraged to review the site immediately.

The combination of signalized frontage, high traffic counts, competitive pricing, and flexible zoning makes 21000 Olympian Way an exceptional commercial development opportunity in a corridor that is rapidly maturing.

Secure your pad now while pricing is still in the early stage of the development cycle.

- PRICING SUMMARY:

Retail Pads (Divisible)

Pad 1 — 1.20 Acres (Premier Corner Exposure)
\$546,000

Pad 2 — 1.00 Acre (Strong Retail Adjacency)
\$442,000

Pad 3 — 1.00 Acre (Special Incentive Pricing)
\$198,000

*Available exclusively for the developer who secures the first national tenant.

Site Advantages:

High visibility and signage potential

Strong traffic flow at the I-57 / US-30 corridor

Large rooftops and multifamily density within 2–3 miles

- PERMITTED USES (ZONING: B-3):

Retail

QSR / Drive-Thru

Automotive / Service

Medical Office / Outpatient

General Office

Self-Storage (climate-controlled)

Fitness / Wellness

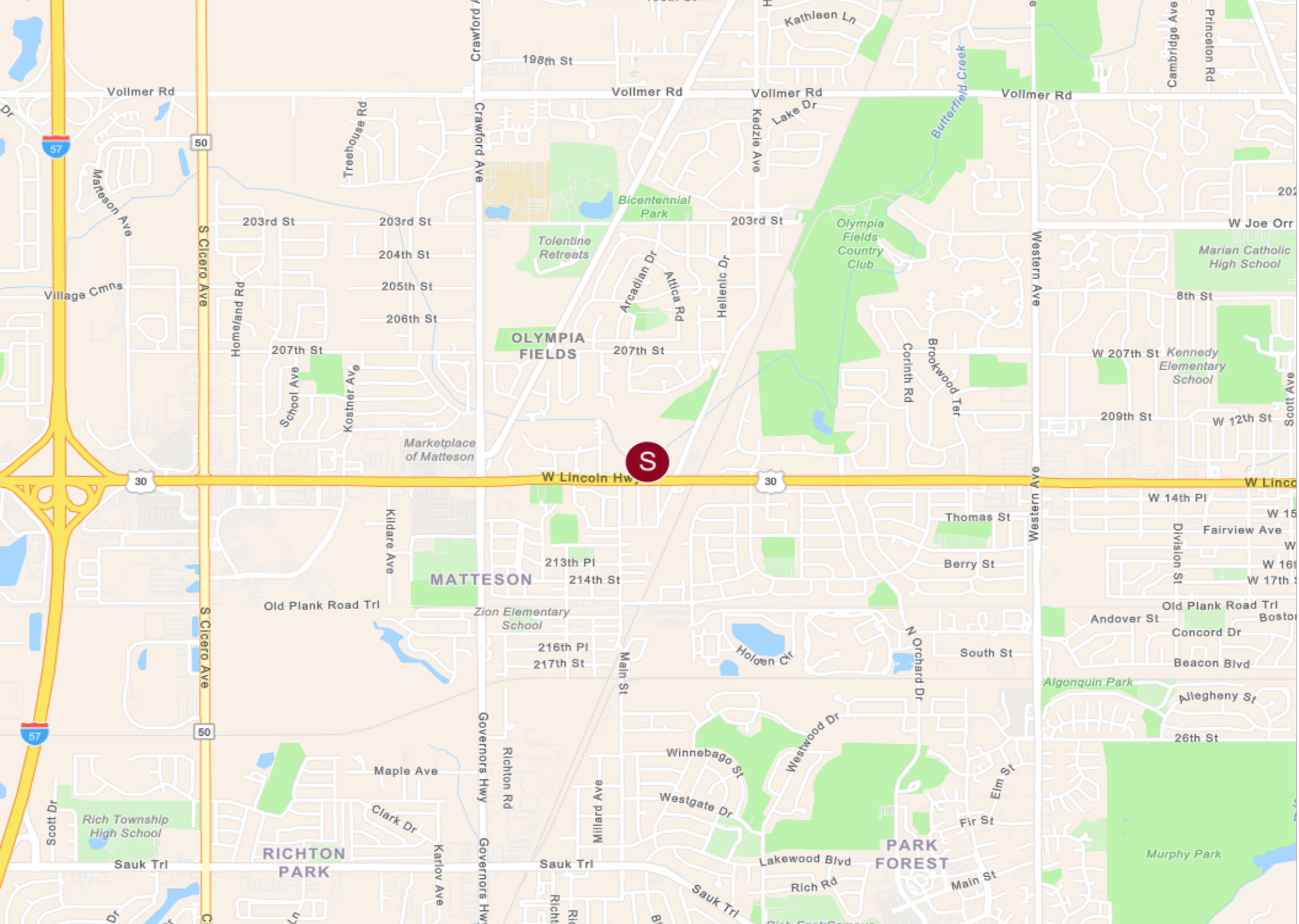
Senior Services (non-residential)

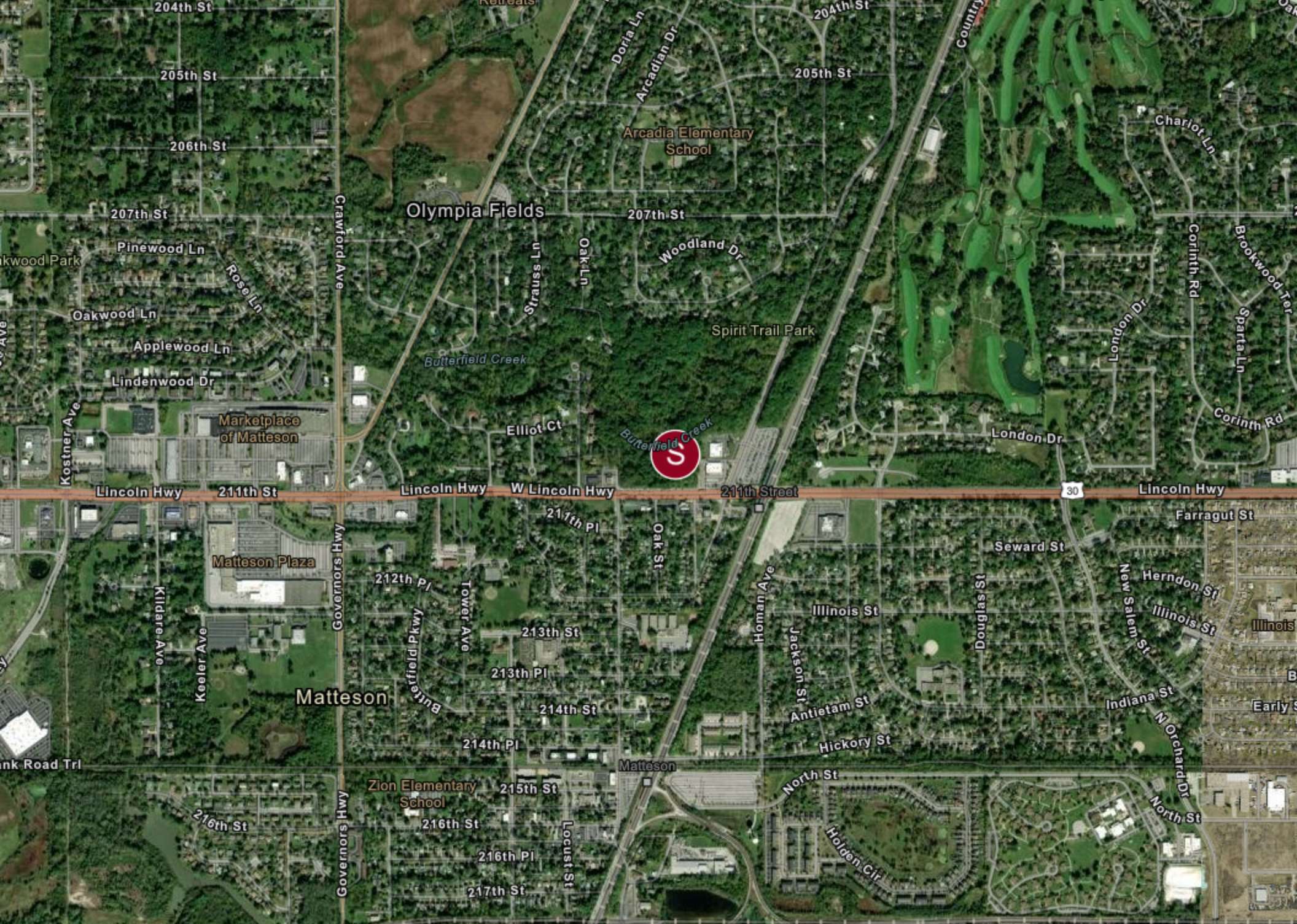
Hospitality alternatives

Neighborhood service commercial

Not Permitted:

Multifamily Residential





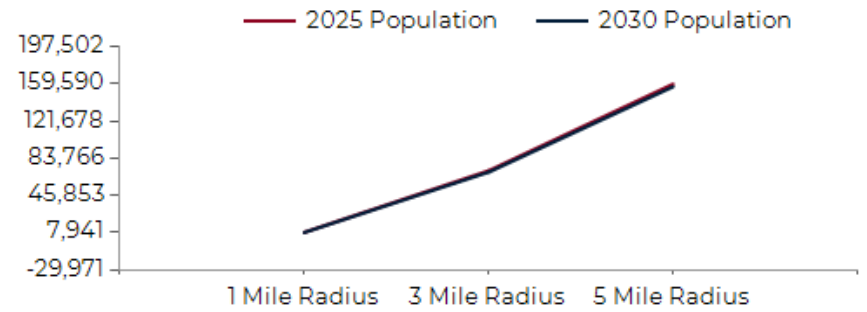
PROPERTY FEATURES

LAND ACRES	10.33 acres (divisible)
ZONING TYPE	B-3
TRAFFIC COUNTS	US-30: 34,000 VPD I-57: 66,300 VPD Olympian Way Corridor: 12,500-15,000 VPD

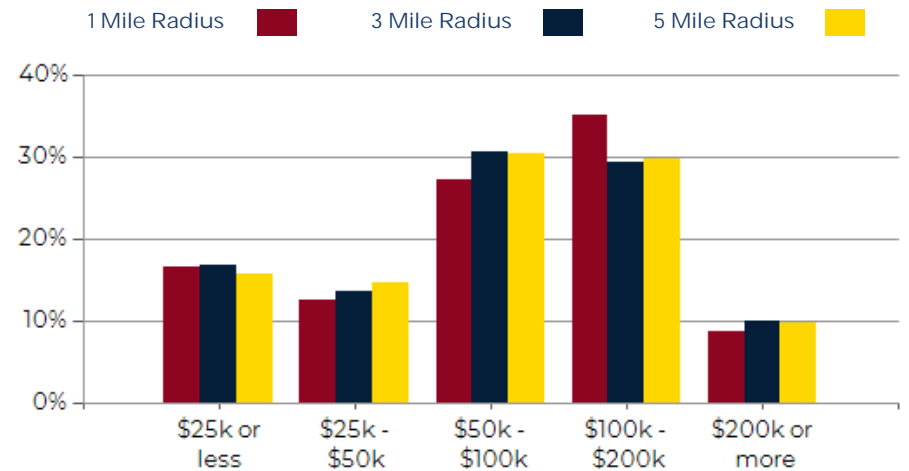


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,476	74,511	167,047
2010 Population	8,973	76,651	171,363
2025 Population	8,150	71,072	159,590
2030 Population	7,941	69,673	156,941
2025 African American	6,137	49,532	98,958
2025 American Indian	27	314	748
2025 Asian	81	668	1,544
2025 Hispanic	541	8,516	23,374
2025 Other Race	259	4,754	12,488
2025 White	1,194	11,241	34,105
2025 Multiracial	452	4,523	11,681
2025-2030: Population: Growth Rate	-2.60%	-2.00%	-1.65%

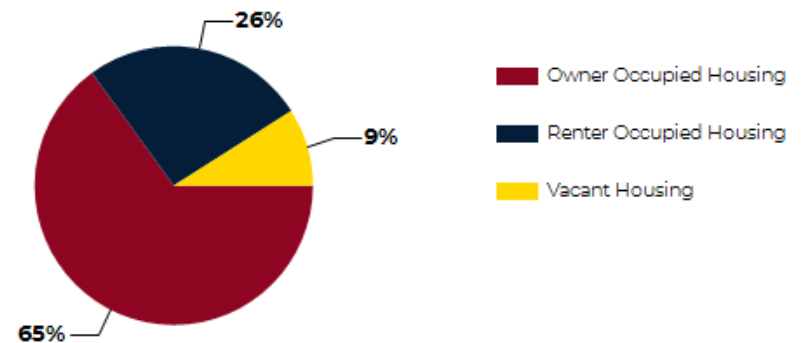
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	357	3,116	6,355
\$15,000-\$24,999	161	1,555	3,358
\$25,000-\$34,999	199	1,420	3,249
\$35,000-\$49,999	197	2,369	5,793
\$50,000-\$74,999	437	4,761	10,657
\$75,000-\$99,999	421	3,783	8,082
\$100,000-\$149,999	598	5,173	12,121
\$150,000-\$199,999	506	3,046	6,258
\$200,000 or greater	273	2,770	5,962
Median HH Income	\$86,513	\$79,035	\$78,666
Average HH Income	\$105,755	\$101,769	\$100,773



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

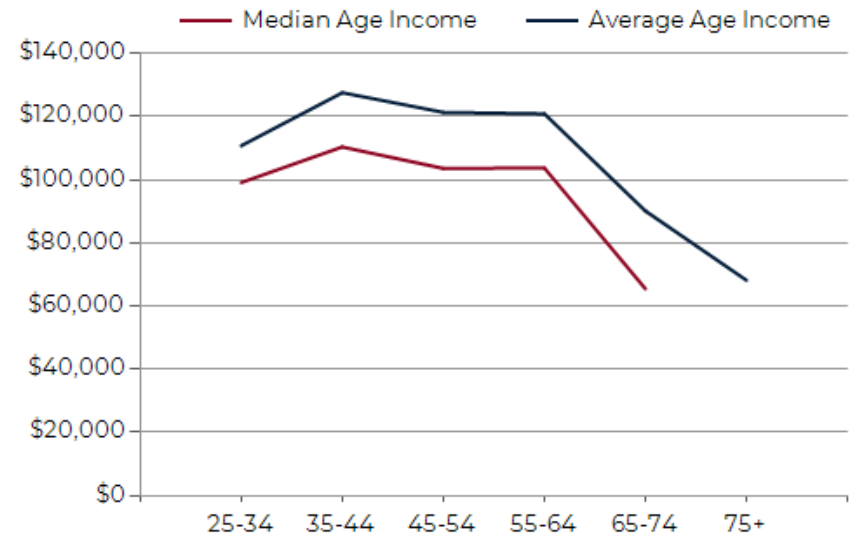
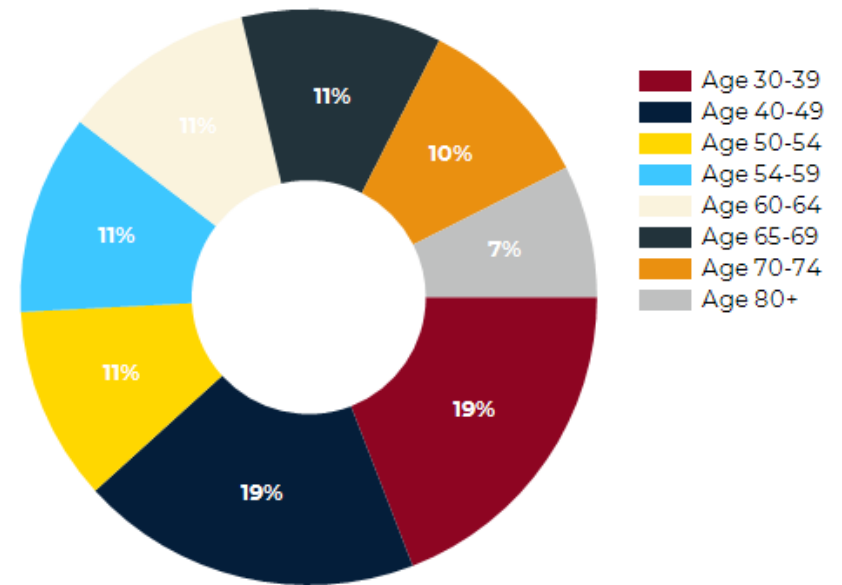


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	529	4,616	9,946
2025 Population Age 35-39	421	3,949	9,071
2025 Population Age 40-44	473	4,170	9,601
2025 Population Age 45-49	478	4,248	9,648
2025 Population Age 50-54	542	4,708	10,290
2025 Population Age 55-59	558	4,521	9,782
2025 Population Age 60-64	538	4,687	10,528
2025 Population Age 65-69	558	4,699	10,357
2025 Population Age 70-74	501	3,888	8,427
2025 Population Age 75-79	369	2,913	6,221
2025 Population Age 80-84	228	1,740	3,585
2025 Population Age 85+	240	1,506	3,129
2025 Population Age 18+	6,656	56,842	126,475
2025 Median Age	44	42	41
2030 Median Age	45	43	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,057	\$91,210	\$88,992
Average Household Income 25-34	\$110,747	\$103,818	\$103,287
Median Household Income 35-44	\$110,350	\$88,397	\$90,312
Average Household Income 35-44	\$127,532	\$110,324	\$111,948
Median Household Income 45-54	\$103,558	\$96,930	\$97,671
Average Household Income 45-54	\$121,321	\$119,610	\$118,885
Median Household Income 55-64	\$103,700	\$89,160	\$87,736
Average Household Income 55-64	\$120,872	\$114,859	\$111,127
Median Household Income 65-74	\$65,427	\$62,918	\$63,488
Average Household Income 65-74	\$90,069	\$89,062	\$88,608
Average Household Income 75+	\$68,127	\$71,213	\$69,043

Population By Age

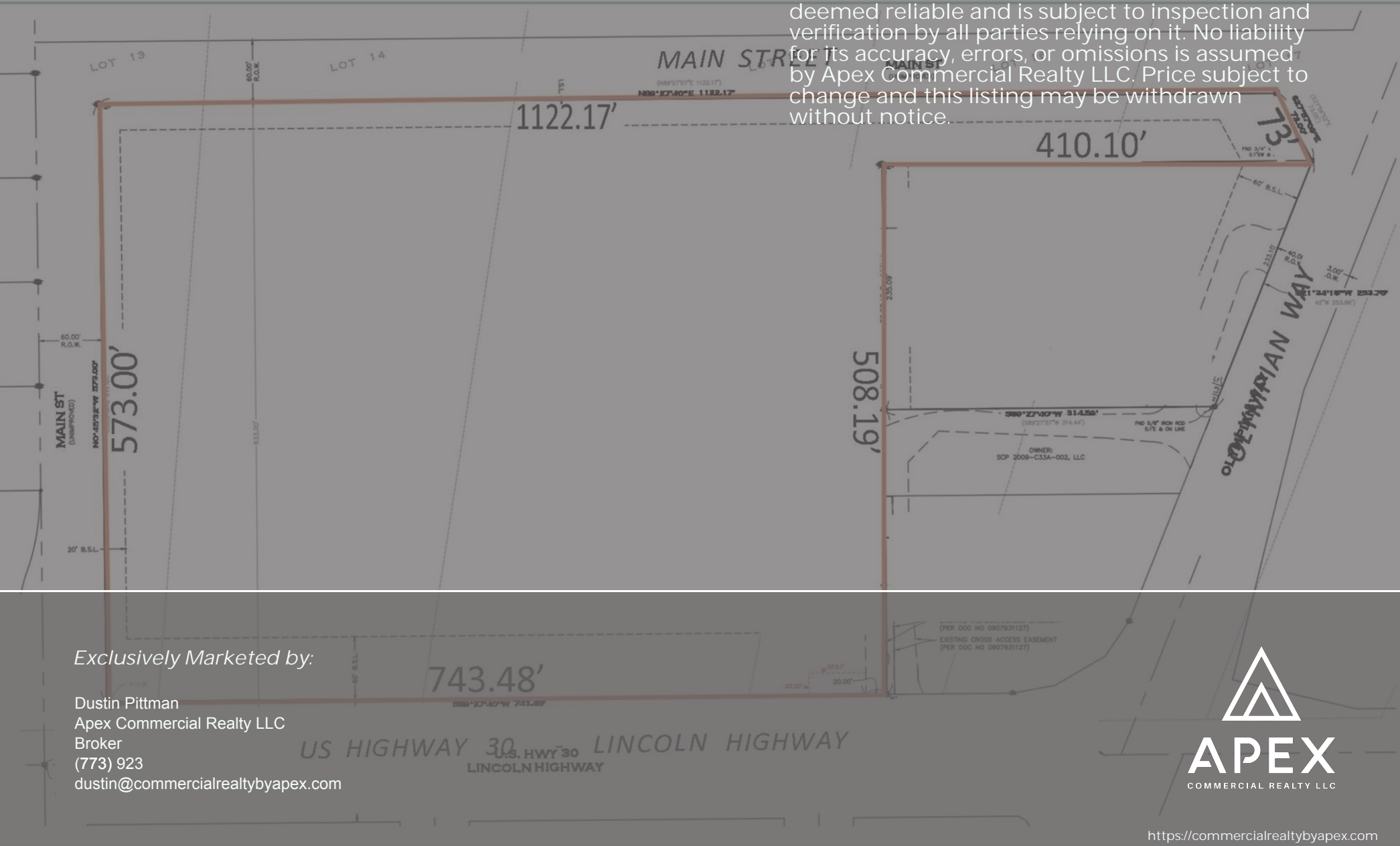


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