

Wilson Center Mall

📍 403-419 W Lincoln Hwy, Chicago Heights, IL 60411

LEASING NOW AVAILABLE



UNDER NEW OWNERSHIP



Josh Miller

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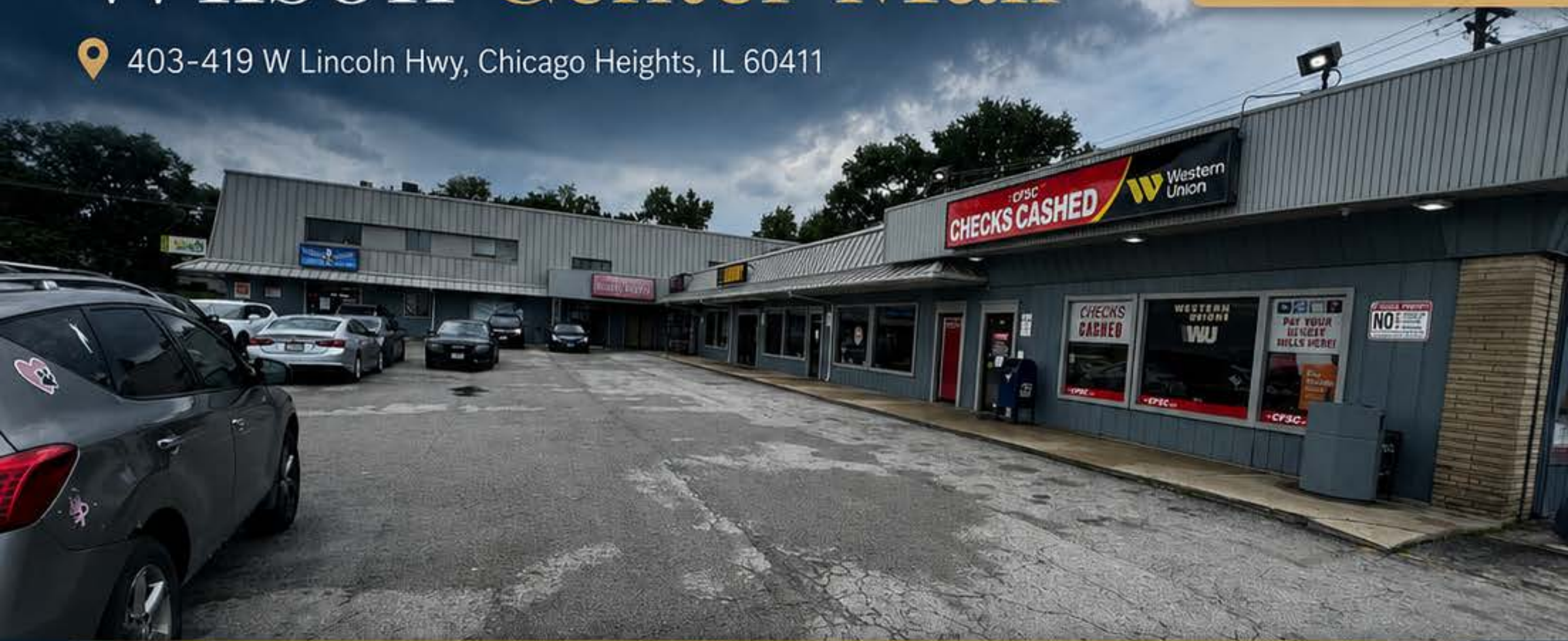
PROPERTY OVERVIEW

Wilson Center Mall

403-419 W Lincoln Hwy, Chicago Heights, IL 60411



UNDER NEW
OWNERSHIP



PROPERTY HIGHLIGHTS

- High-visibility neighborhood shopping center on W. Lincoln Hwy
- Under new ownership
- Ample surface parking
- Four suites currently available
- Excellent exposure along a major commercial corridor
- Ideal for retail, service, office, and neighborhood-oriented uses



PROPERTY DETAILS

Address: 403-419 W Lincoln Hwy,
Chicago Heights, IL 60411

Year Built: 1975

Lot Size: 2.27 Acres

GLA: Approx. 29,740 SF

Zoning: B-2 Limited Business
Service District

Parking: 113 Surface Parking Spaces
(3.8/1,000 SF of GLA)



AVAILABLE SPACES

1,272 SF

1,410 SF

3,848 SF

4,100 SF



MARKET SNAPSHOT


Traffic Count:
30,000+
vehicles per day


3-Mile Population:
Approx.
79,200


**Annual Consumer
Spending (3 Miles):**
\$640M+


**Population Within
15 Minutes:**
Approx.
228,000

Traffic, demographic and spending figures are estimates and should be independently verified.



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AVAILABLE SPACE

403 W Lincoln Highway, Suite 6-7

📍 Chicago Heights, IL 60411



4,100 SF



FIRST FLOOR



\$7.00 PSF



SUITE HIGHLIGHTS

- ✓ Large open layout
- ✓ Beautiful new LVP flooring
- ✓ Industrial-style exposed ceiling with a cool modern look
- ✓ High ceilings
- ✓ Bright lighting throughout
- ✓ Two restrooms
- ✓ Large storefront signage visible from Lincoln Hwy
- ✓ Excellent visibility and access



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3 / AVAILABLE SPACE

AVAILABLE SPACE

403 W Lincoln Highway, Suite 21

Chicago Heights, IL 60411



3,848 SF



SECOND FLOOR



\$7.00 PSF



SUITE HIGHLIGHTS

- ✓ Large front reception area with built-in desk
- ✓ Multiple private offices / separate rooms
- ✓ Flexible layout with open areas
- ✓ Great opportunity to transform the space
- ✓ Second-floor suite with character
- ✓ Landlord may be willing to offer TI
- ✓ Competitive lease terms available
- ✓ Ideal for office, service, or creative commercial use



VALUE-ADD OPPORTUNITY

Suite offered in rougher condition. Landlord may be willing to offer tenant improvements and competitive lease terms.



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AVAILABLE SPACE

407 W Lincoln Highway

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1,410 SF



FIRST FLOOR



\$7.00 PSF

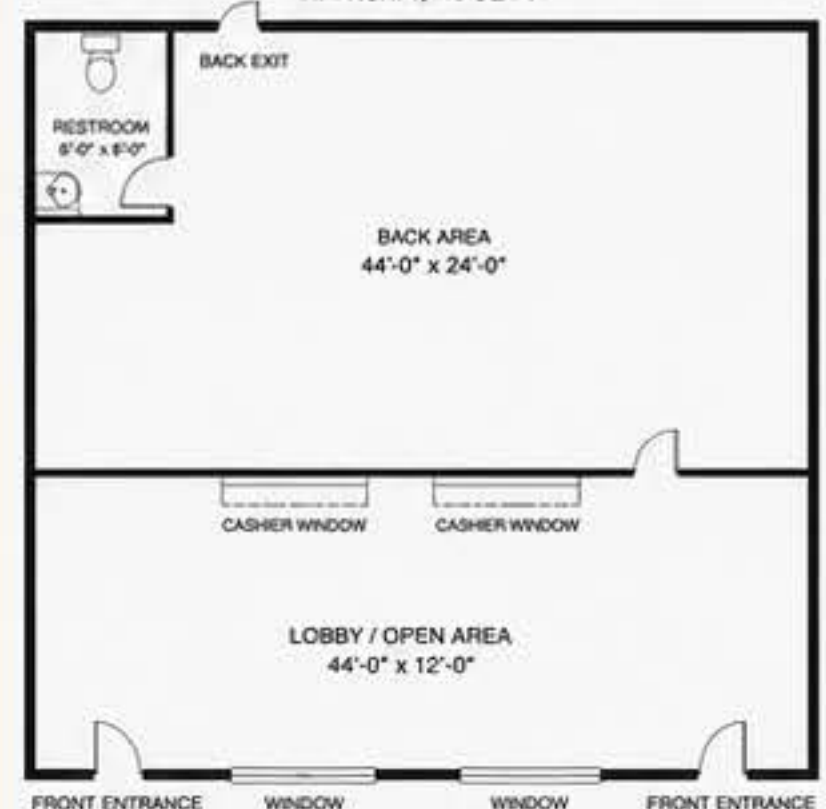


Distinctive former financial-services space with **two cashier windows**, **two front entrances**, and a **large flexible back area** with endless possibilities.



407 W LINCOLN HWY
CHICAGO HEIGHTS, IL 60411

APPROX. 1,410 SQ FT



LEGEND

— EXTERIOR WALL
— INTERIOR WALL

NOTES

- Ceilings Height: Approx. 9'-0"
- All dimensions are approximate
- Floor plan not to scale
- For marketing purposes only



SUITE HIGHLIGHTS

- ✓ Unique front lobby / open area with two cashier windows
- ✓ Large back room area with flexible layout
- ✓ Restroom already in place
- ✓ Two front entrance doors, one on each side of the unit
- ✓ Great first-floor access
- ✓ Strong signage visibility from Lincoln Hwy



FUNCTIONAL LAYOUT

Front lobby with two cashier windows, large back area, restroom, and multiple customer access points maximize flexibility and flow.



EXCELLENT FRONTAGE & EXPOSURE ON LINCOLN HWY

Ideal for service, office, retail, or specialty business use.



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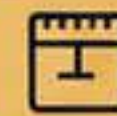
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5 / AVAILABLE SPACE

AVAILABLE SPACE

417 W Lincoln Highway

Chicago Heights, IL 60411



1,272 SF



FIRST FLOOR



\$7.00 PSF

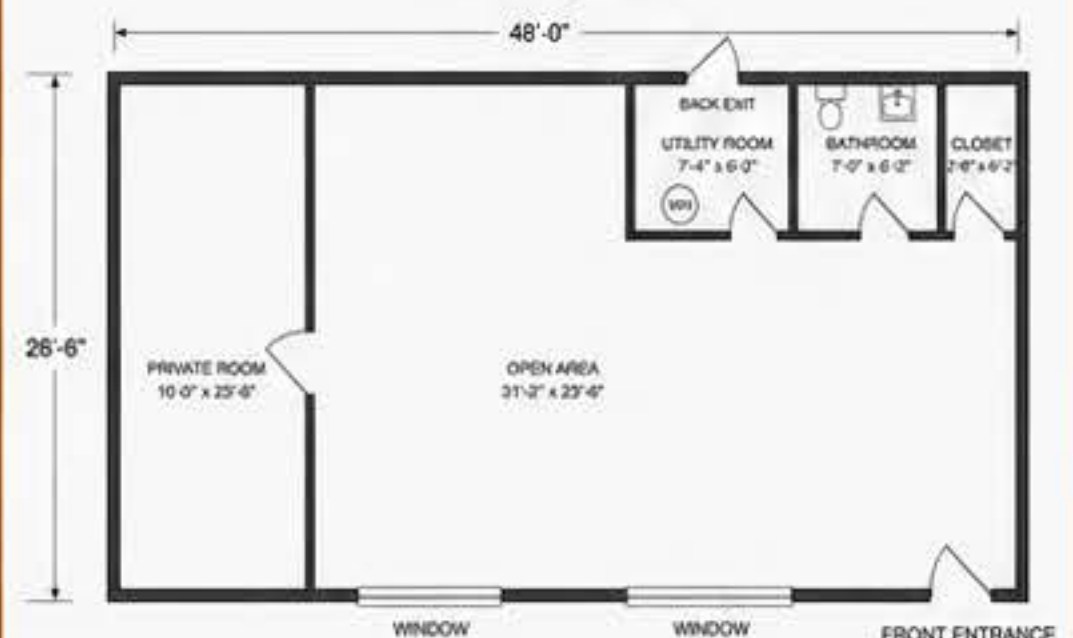


Attractive first-floor storefront with **excellent frontage**, new flooring, big open layout, and private room for flexible business use.



417 W LINCOLN HWY
CHICAGO HEIGHTS, IL 60411

APPROX. 1,272 SQ FT



LEGEND

— EXTERIOR WALL
— INTERIOR WALL

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SUITE HIGHLIGHTS

- ✓ Beautiful new LVP flooring
- ✓ Big open floor plan
- ✓ Great windows and natural light
- ✓ Private restroom
- ✓ First-floor access
- ✓ Great frontage for signage on Lincoln Hwy
- ✓ Flexible private room / separate room
- ✓ Functional layout with open area, restroom, utility/closet support space, and back exit shown on floor plan



FUNCTIONAL LAYOUT

Open main area, separate private room, private restroom, utility/closet support area, and excellent storefront visibility.



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6 / AVAILABLE SPACE