



Offering Memorandum

Matteson, IL Land

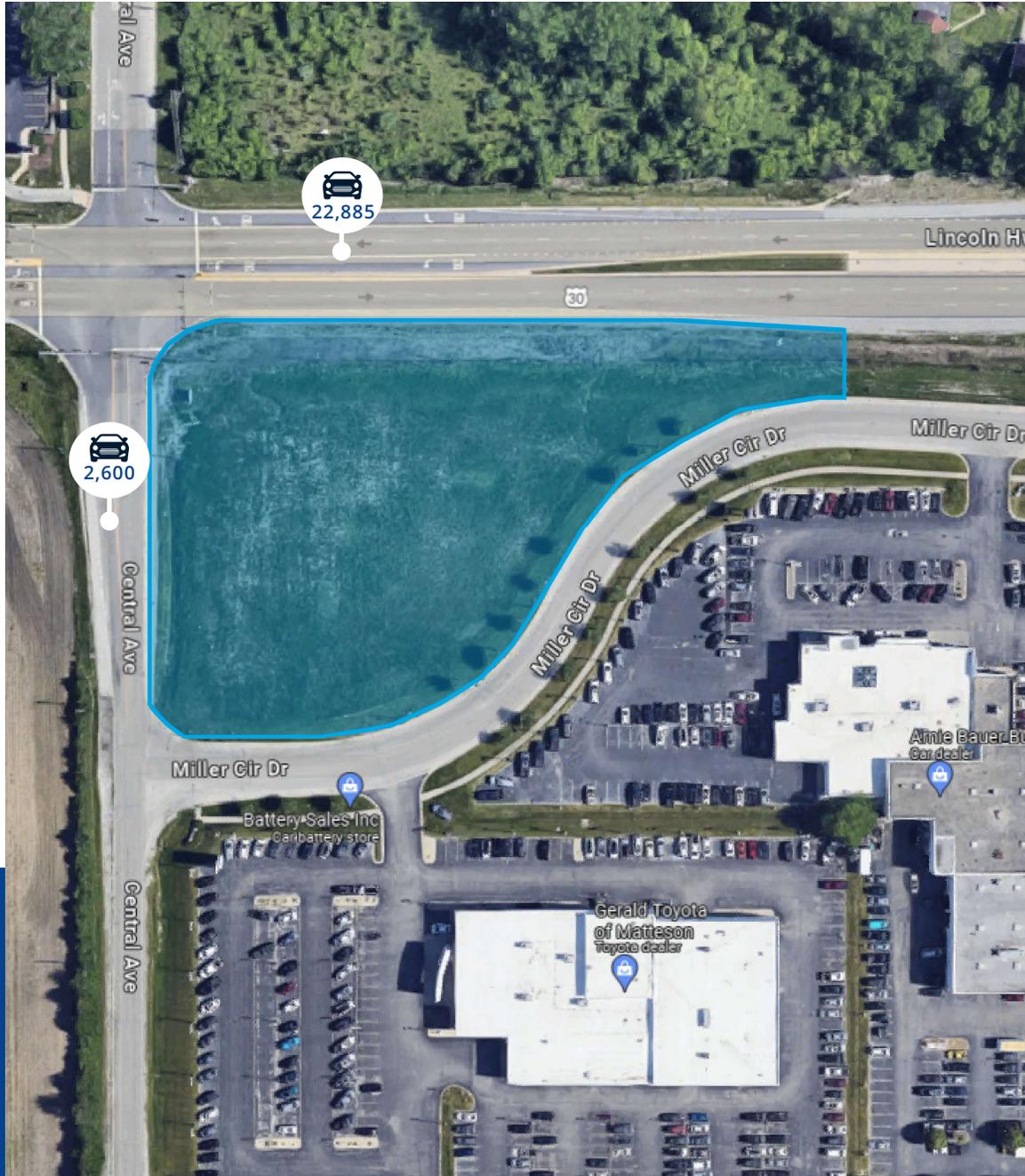
US 30 & Central Ave. | 1.76 AC

Peter Block

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Matteson, IL



Property Address:

US 30 & Central Ave
Matteson, IL



Offering Price
\$650,000

Land Size
1.76 Acre

Property Detail Profile

Strategic Location

- Hard corner of the lighted intersection
- Proximity to I-57 on/off ramp
- Multiple car dealerships around the site
- Across the highway from a dense retail corridor

Zoned

Mixed Use

BP Deed Restriction

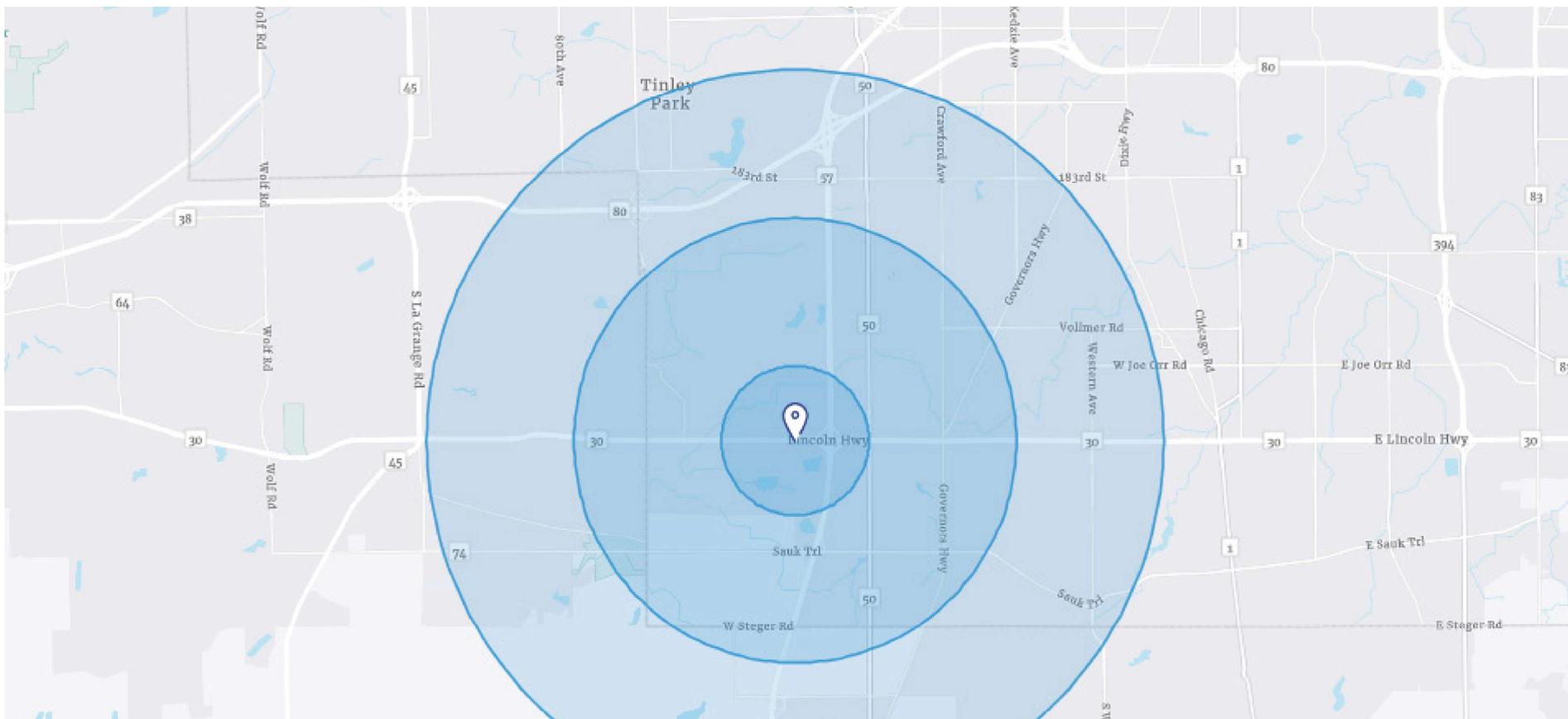
Traffic Counts

77K on I-57
22K+ on Lincoln Hwy
2K+ on Central Ave

Matteson, IL



Demographics



1 mile



4,808
people



4,766
daytime pop



\$115,972
average HHI

3 mile



44,726
people



40,309
daytime pop



\$99,326
average HHI

5 mile



131,529
people



123,665
daytime pop



\$107,139
average

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Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of Matteson, IL. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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