

for more information
April 19, 2024

Josh Budny

773.793.6600

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20857 South Cicero Avenue, Matteson, IL 60443

Cicero Ave. Redevelopment – 1.39 acres

Retail Property For Sale April 19, 2024



7820 Graphics Dr Suite 107 | Tinley Park, IL 60477 | 773.793.6600 | networkregroup.com

Cicero Ave. Redevelopment – 1.39 acres



PROPERTY OVERVIEW

Investment opportunity in Matteson! 10,000 SF building rests on a prime 1.39 acre site, presenting a redevelopment opportunity. With a full basement and plans in place for a full-service restaurant/bar, this property is tailor-made for retail, restaurant or a completely new development project. Located in a strong retail area with its ideal size, versatile layout, and strategic location, this property offers the perfect redevelopment opportunity. Currently owned by non-profit. Use due diligence on real estate taxes.

LOCATION OVERVIEW

1.39 Acre high visibility site. Across from Home Depot and Culver's. North and South access onto Cicero from site. Located in the thriving retail and entertainment district of Matteson, the area around the property features a bustling mix of dining, shopping, and entertainment options. With convenient access to major transportation routes, the location offers high visibility and access to a diverse customer base. The area's dynamic mix of residential and commercial activity creates an exciting opportunity for retail and restaurant investors to establish a vibrant presence in this prime location.

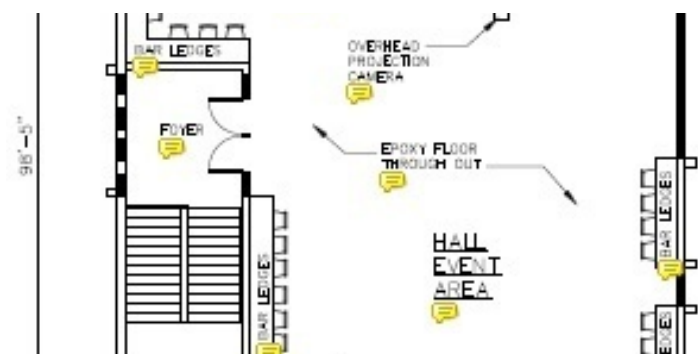
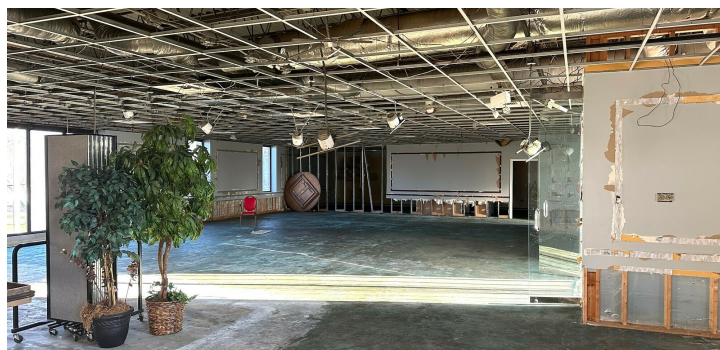
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NETWORK
Commercial Real Estate, LLC

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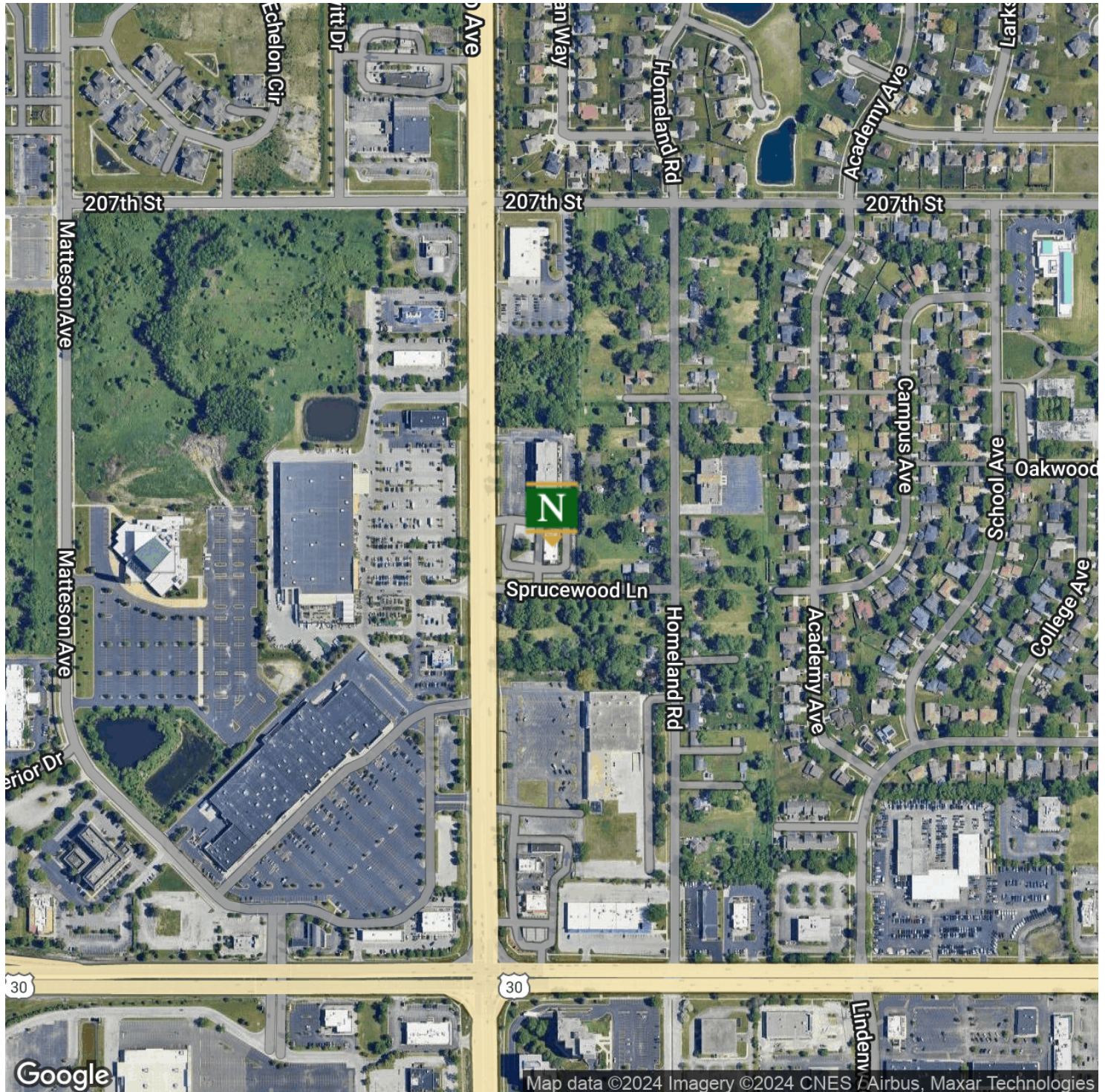
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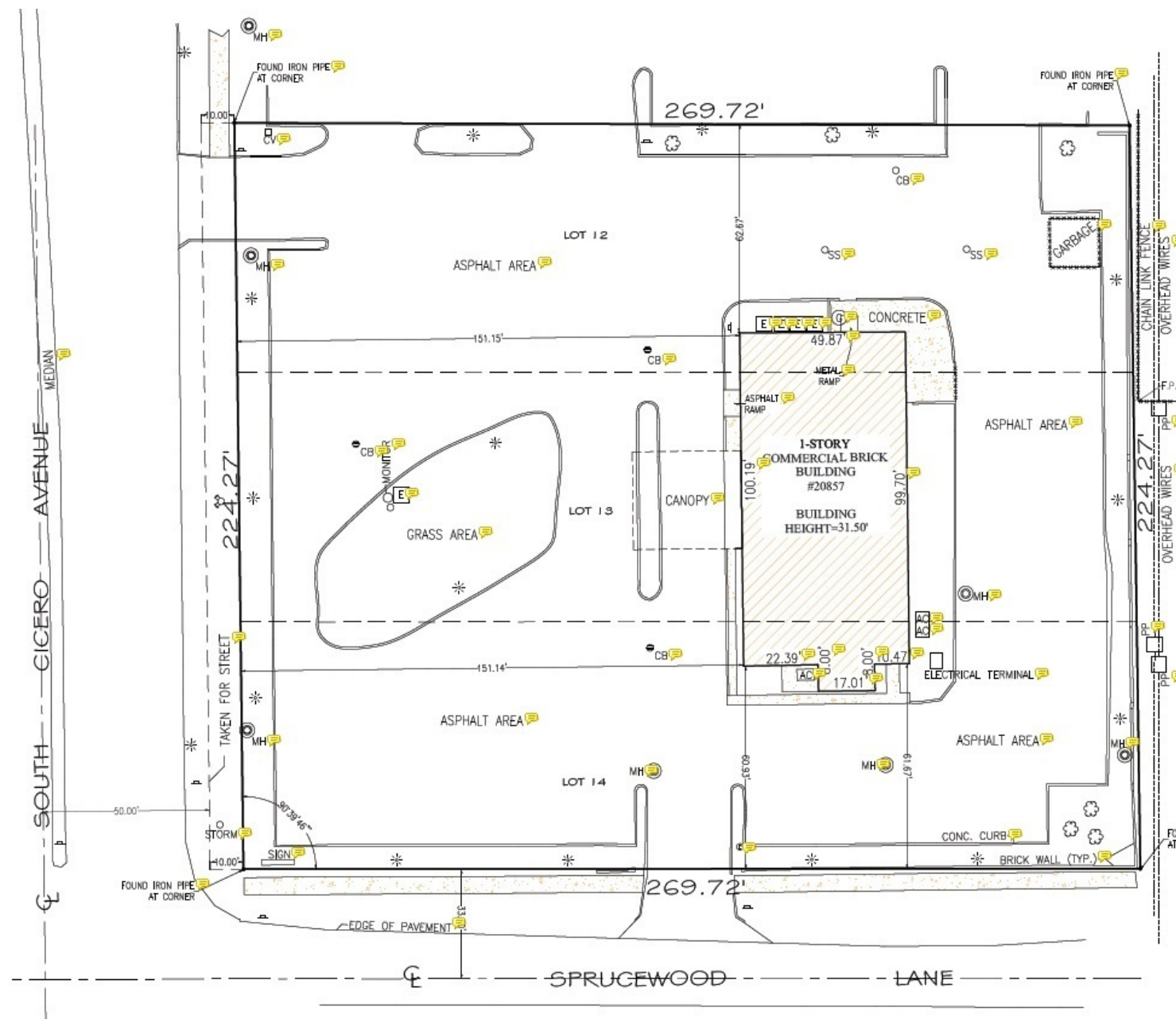
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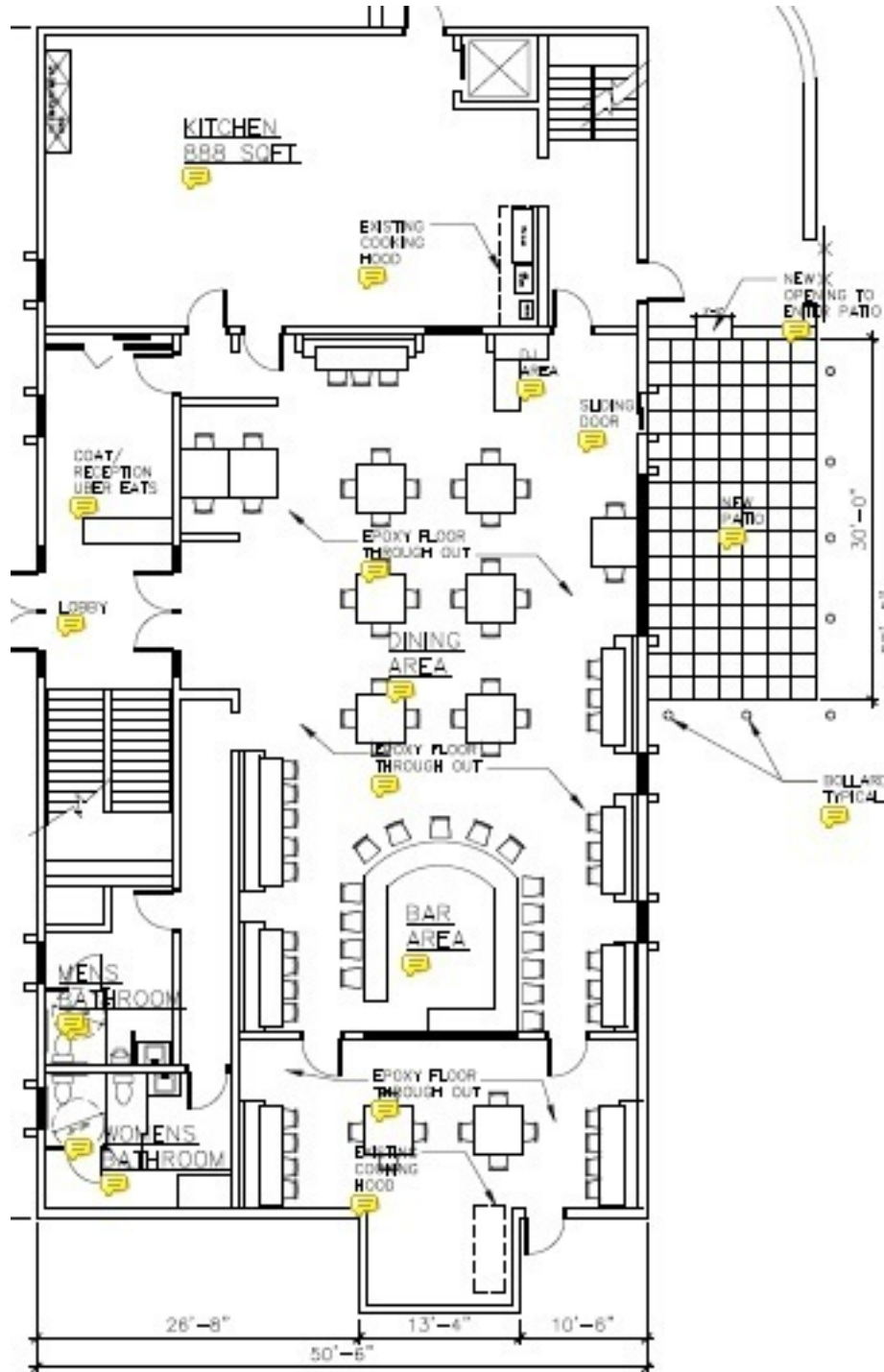
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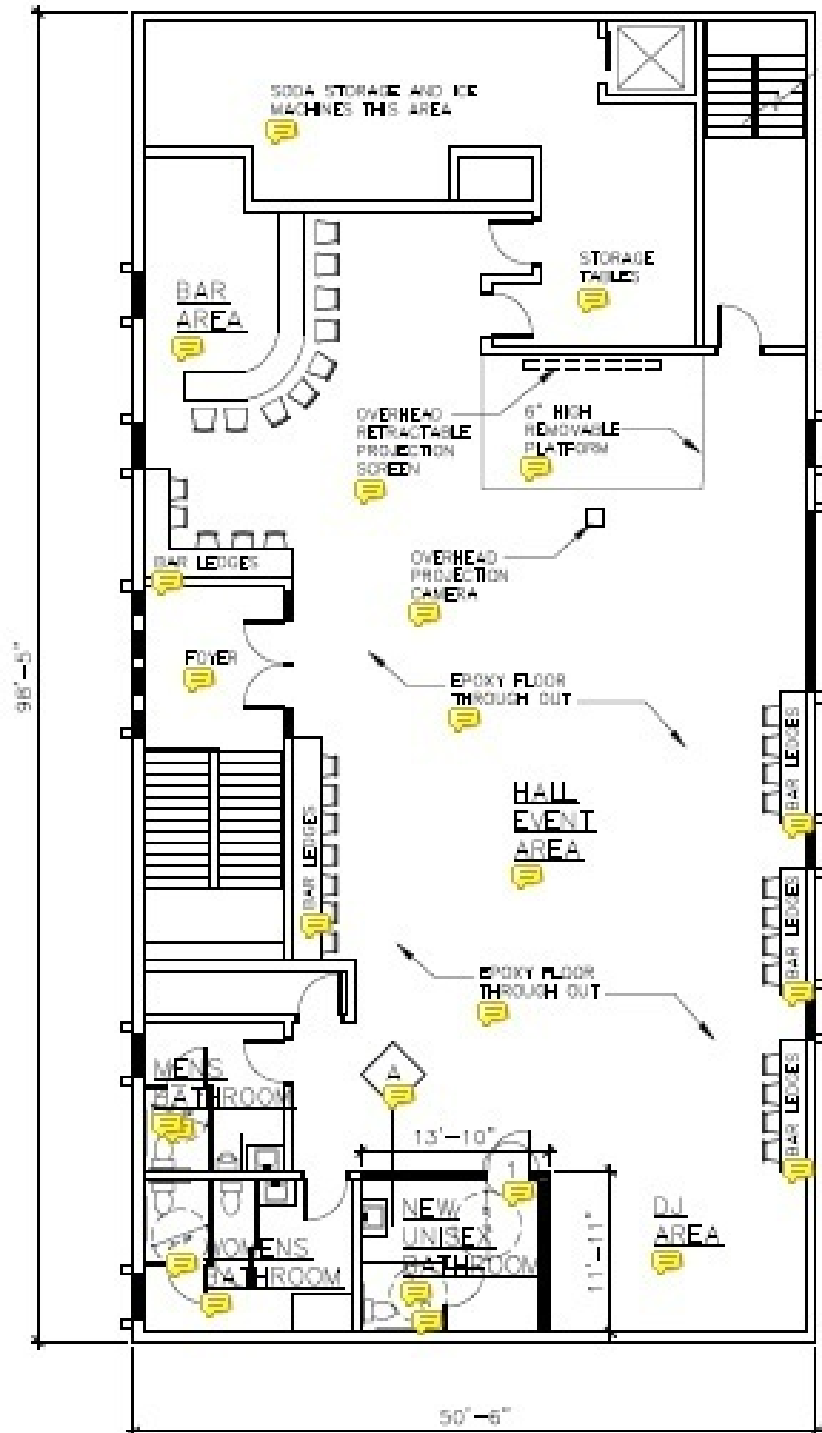
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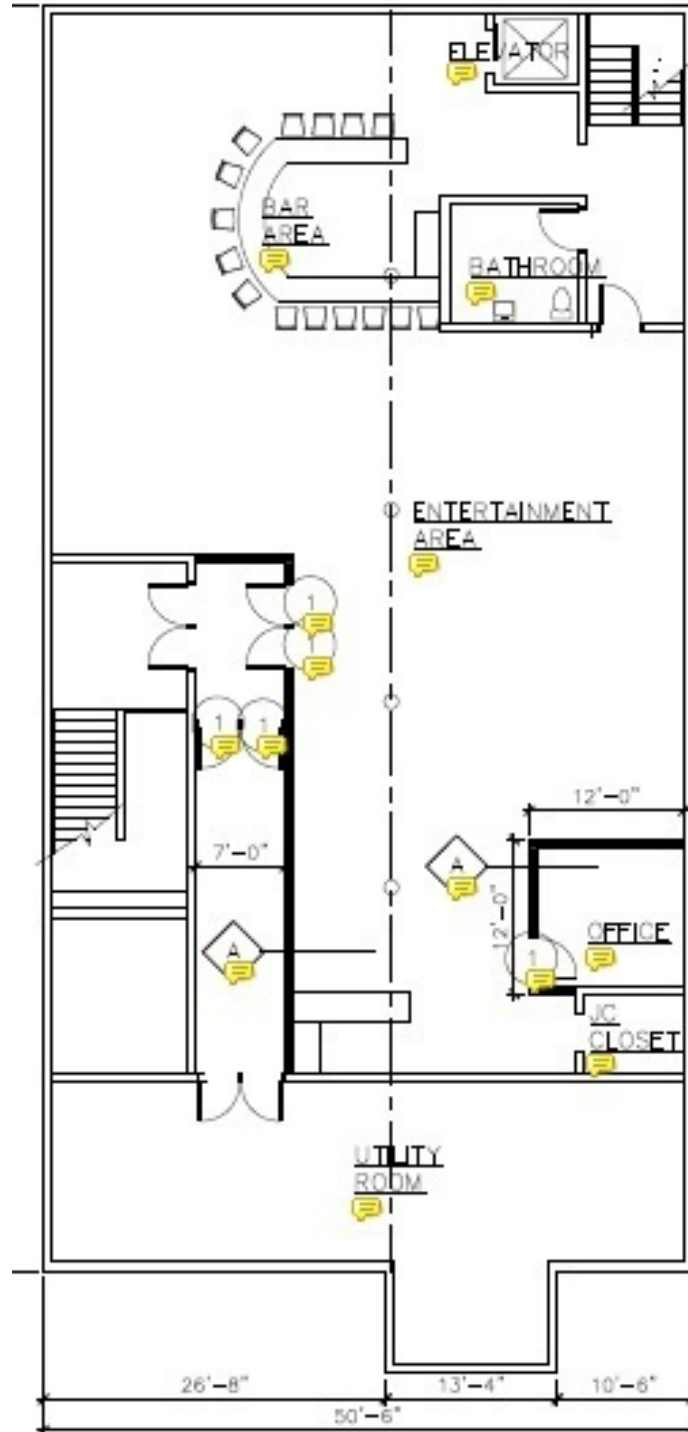
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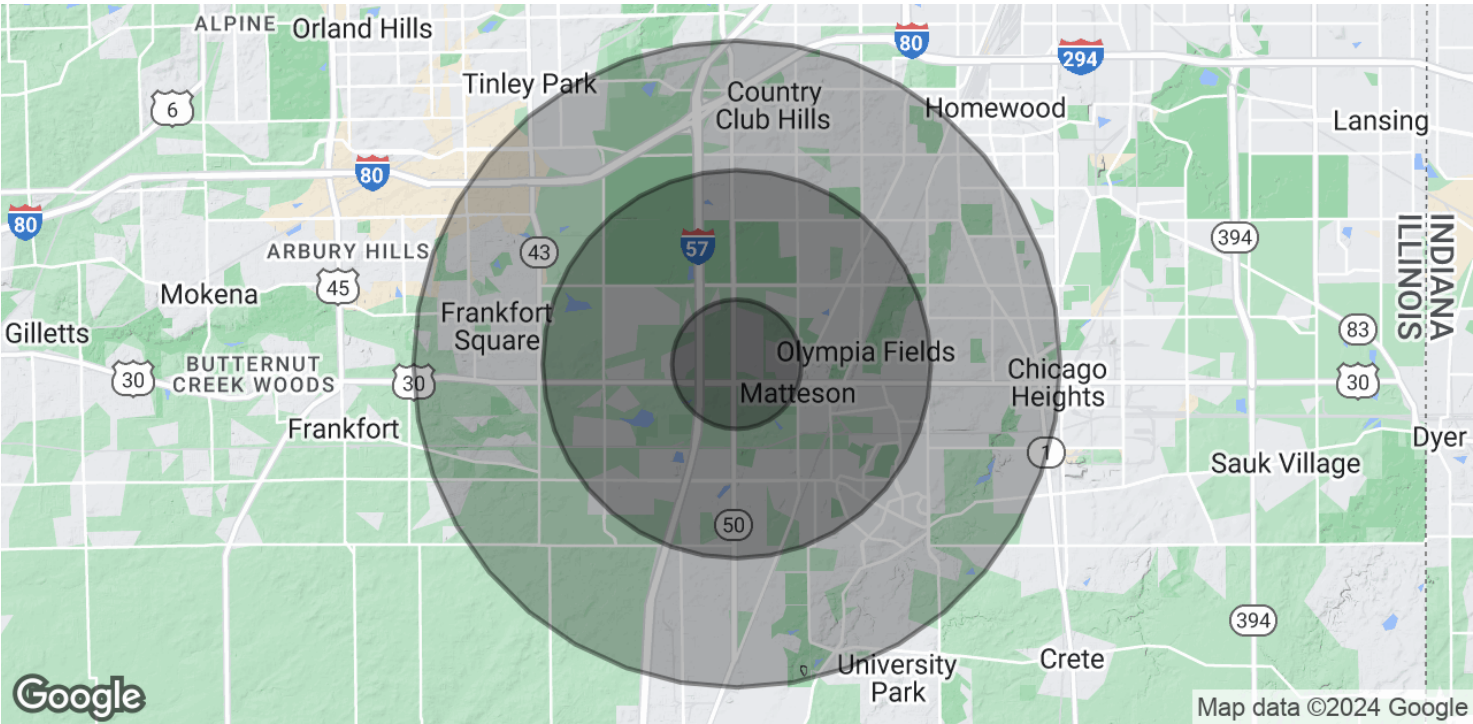
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,326	56,335	159,225
Average Age	42.4	41.9	40.3
Average Age (Male)	39.0	37.2	37.1
Average Age (Female)	43.2	45.0	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,272	23,382	63,411
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$90,010	\$82,695	\$82,539
Average House Value	\$185,728	\$166,792	\$168,006

2020 American Community Survey (ACS)

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