



Crossroads Plaza II

4800-4806 Lincoln Hwy, Matteson, IL 60443



DEMOGRAPHICS

1 MILE

 4,740
Estimated population

 4,768
Estimated daytime population

 \$101,048
Average household income

 1,826
Households

3 MILE

 54,366
Estimated population

 18,359
Estimated daytime population

 \$95,415
Average household income

 20,577
Households

5 MILE

 150,326
Estimated population

 48,085
Estimated daytime population

 \$99,896
Average household income

 56,437
Households

DRIVE TIME POPULATION

5
Min  16,437

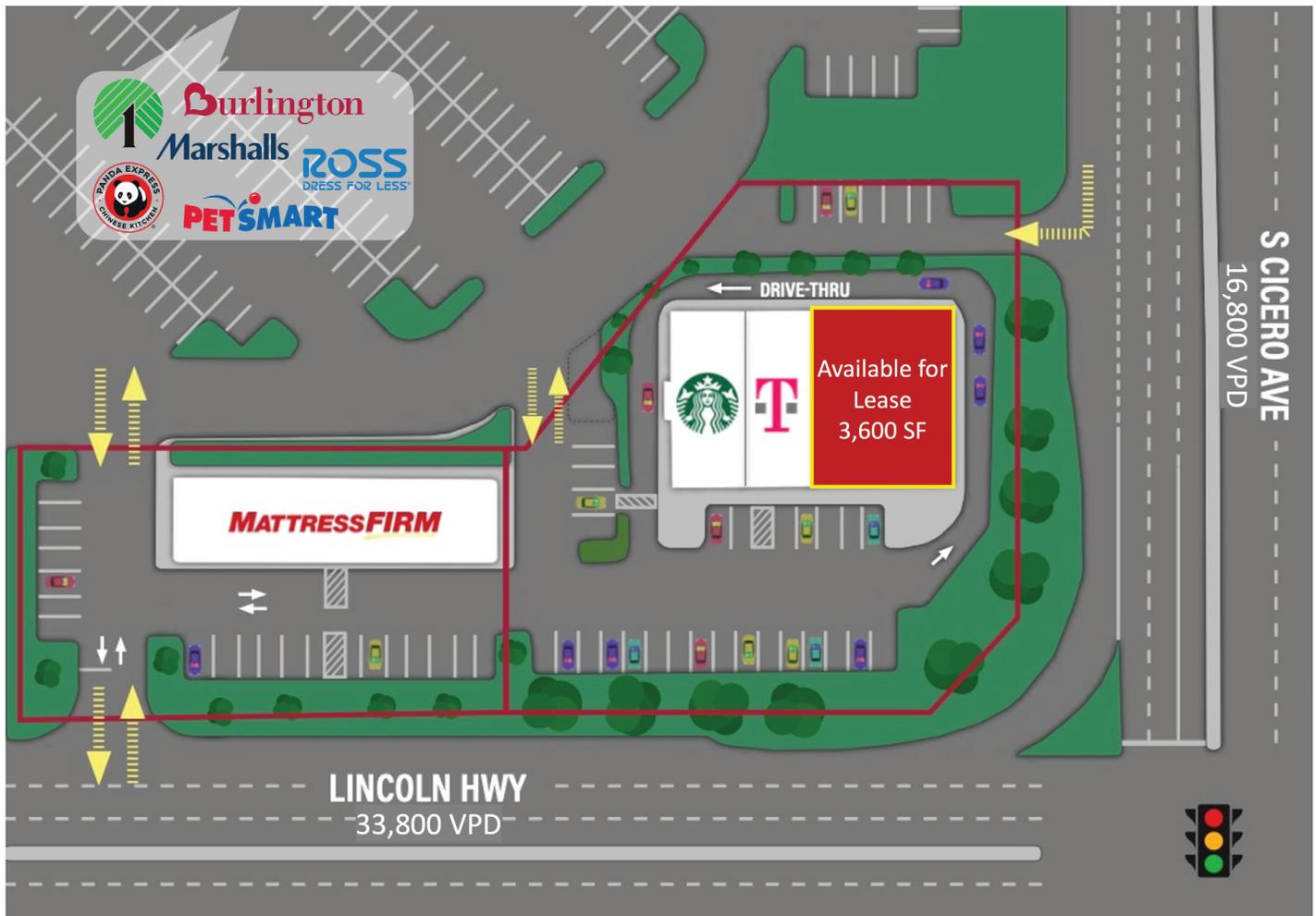
10
Min  100,068

15
Min  271,626

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

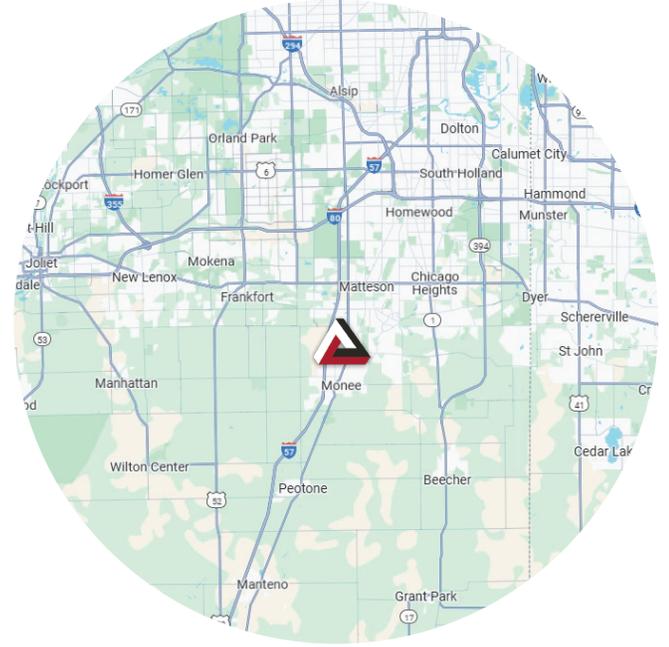
SUITE	TENANT	SIZE
4800 - A	Available	3,600 SF
4800 - C	T-Mobile	1,900 SF
4800 - D	Starbucks	1,902 SF
4806	Mattress Firm	4,504 SF



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HIGHLIGHTS

- 3,600 SF restaurant endcap with patio available.
- Neighboring tenants include Starbucks and T-Mobile.
- Close to the busy intersection of Lincoln Hwy (33,800 VPD) and Cicero Ave (16,800 VPD).
- The population is 100,068 within 10 minutes drive and the average household income within 1 mile is \$101,048.
- Minutes from Olympia Fields Country Club, a private club that has hosted PGA Championships and the US Open, features two 18-hole golf courses, and has one of the largest clubhouses in the world.



33,800 on Lincoln Hwy
16,800 on Cicero Ave



Right In/Right Out access from Lincoln Hwy
Cross access from Matteson Center



Monument and facade signage available.

