



**LINCOLN
CORRIDOR**



3250 LINCOLN HIGHWAY
PARK FOREST, IL

FOR LEASE - LOWEST RATES IN THE AREA

SITE OVERVIEW

3250 LINCOLN HWY

LAND: 217,800 SF

BUILDING: 49,800 SF

POPULATION

1 MILE: 9,008

3 MILES: 79,131

TRAFFIC

LINCOLN HWY: 40,000 VPD

ELECTRIC DISTRICT: 33,500 RPD

CONSUMER FOOD SPENDING

1 MILE: 22.5 MILLION

3 MILES: 190 MILLION

PROPERTY ATTRIBUTES

LOWEST RATES AROUND!

GREAT RESIDENTIAL AND OFFICE DEMOGRAPHIC

2 MILES TO I-57

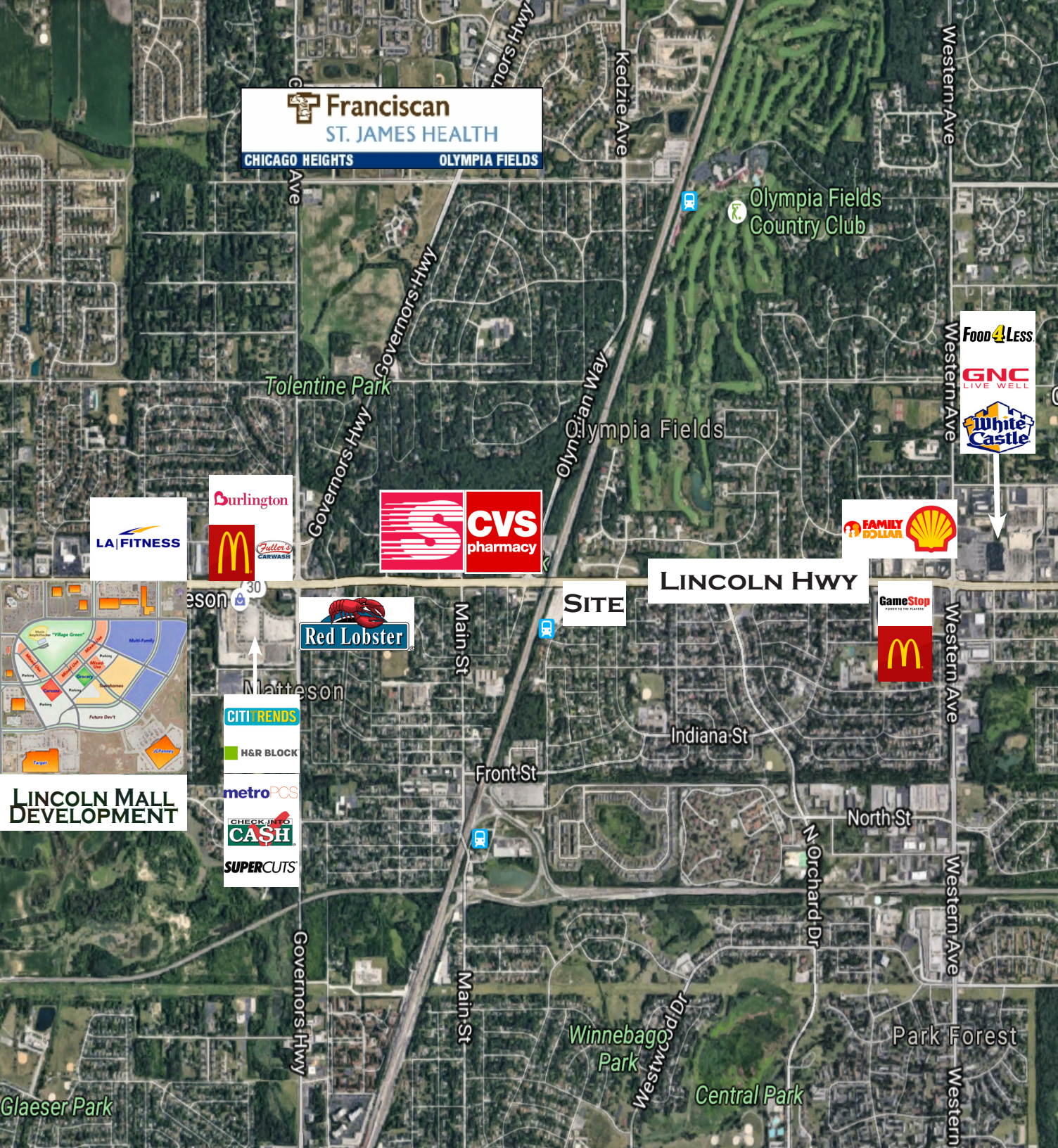
OUTLOT AVAILABILITY

EXCELLENT RETAIL REPURPOSE OPPORTUNITY

IMMEDIATELY ADJACENT TO THE ELECTRIC DISTRICT METRA LINE

EASY IN AND OUT ACCESS

MATTESSON ECONOMIC DEVELOPMENT PLAN TO ADD 200,000+ SF IN NEW HOUSING





WAYLS SURVEY LTD.
ALTA/ACSM LAND TITLE SURVEY
OF

LOGAN ROYER HALATHE
SURVEYOR
CHESAPEAKE, ILLINOIS
TEL: (708) 463-8844
CELL: (708) 700-1388
FAX: (708) 975-0071
KAL@WAYLSURVEY.COM

LEGAL DESCRIPTION:

PARCEL 2:
LOTS 16 AND 17 IN BLOCK 43 AND BLOCK 42 (EXCEPTING THEREFROM OUTLOT "B" AND ALSO EXCEPTING THEREFROM THE EAST 250 FEET) IN LINCOLNWOOD WEST, BEING A SUBDIVISION OF THE WESTERN PART OF THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE SOUTHWEST 1/4 OF SECTION 23, EASTWISLY OF THE ILLINOIS CENTRAL RAILROAD, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 30, 1999 AS DOCUMENT NO. 1779255 AND ALSO FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. LA 1801260, IN COOK COUNTY, ILLINOIS.
PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY DEED FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 9, 1964 AND KNOWN AS TRUST NUMBER 02650 TO EDGRO ILLINOIS HANDYMAN YDS, INC., CORPORATION OF ILLINOIS, DATED APRIL 11, 1975 AND RECORDED APRIL 23, 1975 AS DOCUMENT NO. 3267704 FOR INGRESS AND EGRESS OVER THE EAST 250 FEET OF BLOCK 42 AFORESAID, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 3050-3270 WEST LINCOLN HIGHWAY, PARK FOREST, ILLINOIS.



VICINITY MAP (NOT TO SCALE)

- = MARK
- = STAKE MARK
- = BENCH
- = BENCH SIGN
- = SINK MARK
- = GAS METER
- = WATER METER
- = FIC FRONT
- = WATER METER
- = GAS METER
- = TELEPHONE MARK
- = TELEPHONE MARK
- = CITY ELECTRIC MARK
- = CABLE MARK
- = CABLE MARK
- = LIGHT POLE
- = TRAFFIC SIGNAL LIGHT
- = POWER POLE/UTILITY
- = TELEPHONE SIGN
- = TRAFFIC SIGN
- = TREE
- = RAIL ROAD TRACK
- = TOP OF CURB ELEVATION
- = BOTTOM OF CURB ELEVATION
- = EDGE OF ROAD ELEVATION



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A REGISTERED SURVEYOR.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE ELEVATION ONLY, NOT FOR ELEVATIONS. THERE IS NOT AN ASCE SURVEY.

LEGAL DESCRIPTION SHOWN ON THIS PLAT DEEDS GRANT IS SUBJECT TO THE PLAT THEREOF AND SUBJECT TO THE DEEDS AND NOT TO BE ADDED FROM RECORDS.

FOR BUILDING LINES, EASEMENTS AND OTHER MATTERS REFER TO THE DEEDS AND LOCAL ORDINANCES, ETC.

WE HEREBY CERTIFY THAT AN EXAMINATION HAS BEEN MADE OF THE RECORDS AND THAT THE PLAT DEEDS GRANT IS CORRECTLY SET OUT AND THAT THE SURVEY IS ACCORDING TO THE DEEDS AND NOT TO BE ADDED FROM RECORDS.

IT IS MY DUTY TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE BEST SURVEYING PRACTICES AND STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS AS ESTABLISHED BY THE ILLINOIS SURVEYING BOARD AND THE ILLINOIS SURVEYING BOARD'S REGULATIONS AND THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ILLINOIS.

THE FIELD WORK WAS COMPLETED ON MARCH 21, 2017.

DATE OF PLAT OR MAP: MARCH 20, 2017

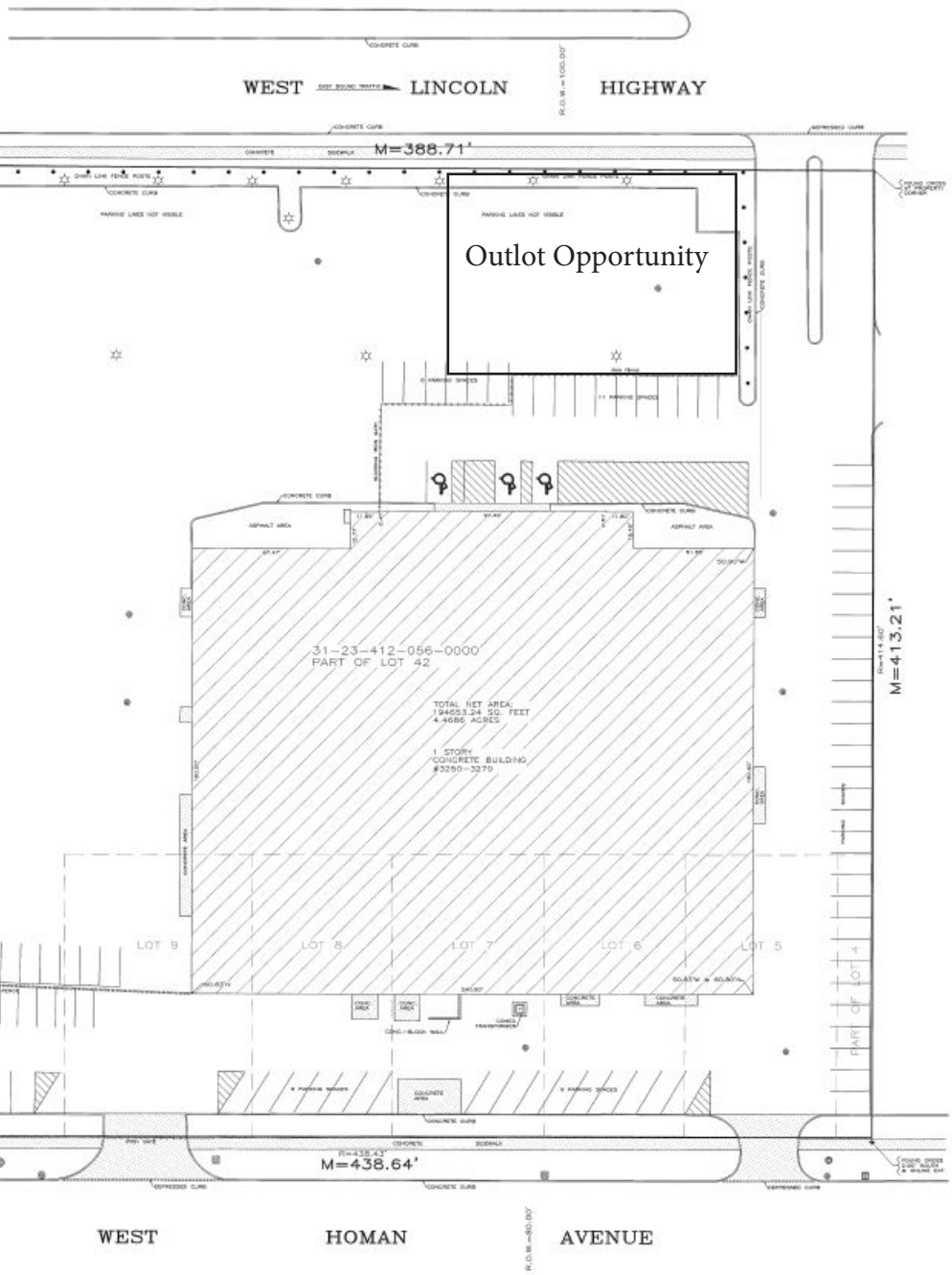
REVISIONS: *None*

PROFESSIONAL LAND SURVEYOR NO. 0030-00009
MY LICENSE EXPIRES 11/30/2024



FILED IN: 1A 22
PAGE: 22

BOOK NO. 0317-00 22
PAGE NO. 22 OF 22
RECORDED BY: COOK COUNTY, ILL.



Outlot Opportunity

31-23-412-056-0000
PART OF LOT 42

TOTAL NET AREA:
194653.24 SQ. FEET
4.4686 ACRES

1 STORY
CONCRETE BUILDING
#3250-3270

WEST HOMAN AVENUE

P.L.D.M. #850.007

FOR MORE INFORMATION

ADAM BELL

E: ABELL@IMPERIALREALTYCO.COM

D: 773-736-6574

M: 773-397-7625

WWW.IMPERIALREALTYCO.COM

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