

# Lincoln Crossing

Lincoln Hwy. & Western Ave.  
Chicago Heights, IL 60411  
Cook County



## key features

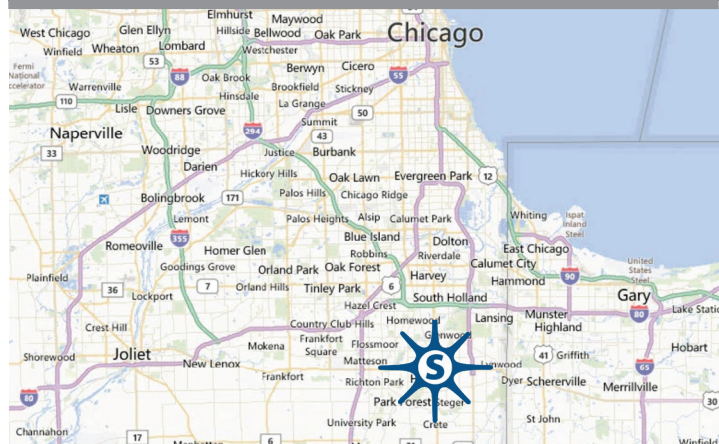
- long-term leasehold interest
- fully occupied
- 101,485 sf
- ±0.38-acre pad site also available
- anchored by Kroger-owned Food 4 Less (NAP)
- tenants include Rainbow, Boost Mobile, and Subway
- excellent visibility and high traffic flow

## demographics

	1 mile	3 miles	5 miles
population	11,789	81,863	168,815
households	3,992	31,259	63,970
avg. household income	\$90,344	\$92,057	\$97,505
daytime population	6,662	53,491	115,189

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

for sale \$4,500,000 cap rate 8.60%



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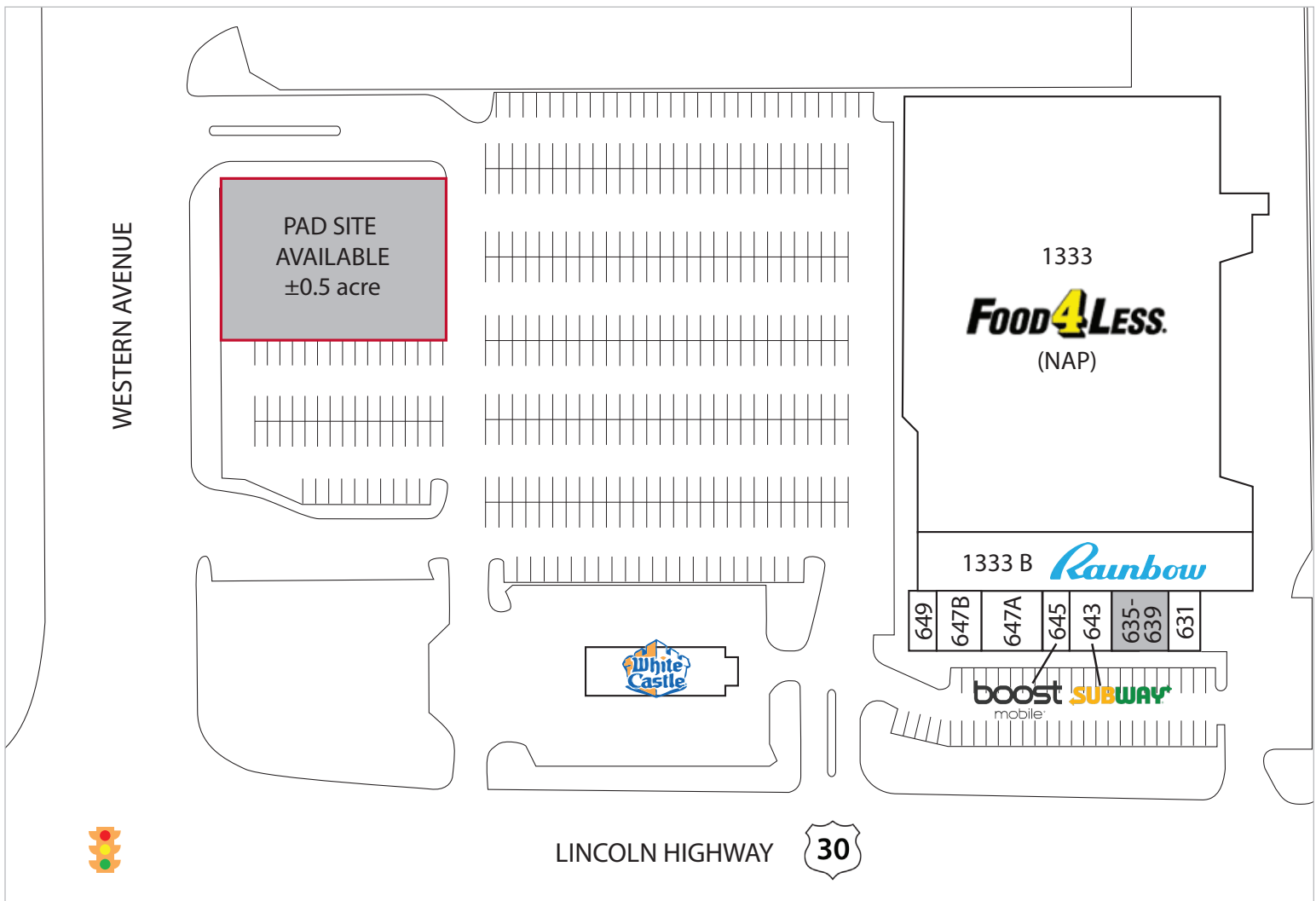
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UNIT	TENANT	DIMS.	S.F.
1333	FOOD 4 LESS (NAP)	340 x 250 IRR	82,126
1333B	RAINBOW	40 x 241	9,640
649	FRED LOYA INSURANCE	24.5 x 46	1,104
647B	MANGRAM DENTAL	34.8 x 46	1,600
647A	PENNY'S PLACE	42 x 46	1,931
645	BOOST MOBILE	21.7 x 46	1,000
643	SUBWAY	29.3 x 46	1,350
635-639	AVAILABLE	43.4 x 46	1,997
631	CITY NAILS	21 x 46	972

## future development

	DIMS.	SIZE
PAD SITE AVAILABLE (< 4,000 SF BUILDING)	90 x 178	0.38 AC



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