For **LEASE** $17psf MG

Class A Matteson Office/Medical Units

Class A Space at Unbeatable Rates

Amenities:

- Abundant Parking
- Beautiful Window Lines
- Tenant Break Room/ Lounge
- Outside Patio
- Numerous Nearby Restaurants
- Onsite Management & Engineering
- 5-Day Janitorial Service
- HVAC Included
- Attractive Move-in Ready Offices
- VPD of 70,000 at the intersection of Lincoln Hwy (Rt-30)
- Population of 138,000 in a 5 Mile Radius
- Average Household Income of $94,058 in a 5 Mile Radius
- 20,500 Firms in a 10 Mile Radius
- Market Square Cross Planned Development Will Bring Over 600 Housing Units Adjacent to the Site East

Premier Location in Matteson: 4747-4749 Lincoln Mall Dr

IMPERIAL REALTY COMPANY
Since 1956

4747 W. Peterson Ave.,
Chicago, IL 60646
P: 773-736-4100
E: info@imperialrealtyco.com
www.imperialrealtyco.com

4749 Lincoln Mall Dr, Matteson, IL, 60443

Features Include: 4747 & 4749 Lincoln Mall Drive are two Class-A office and medical buildings available for lease in the south suburb of Matteson, Illinois. The buildings features abundant parking, beautiful window lines, tenant break room/lounge, outside patio, numerous nearby restaurants (Chipotle, Starbucks, Five Guys, Potbelly, Panera Bread, Giordano's, Panda Express, Rosati's Pizza, White Castle, Long John Silvers, Dairy Queen and many others). The buildings are just off I-57 (70,000 Vehicles Per Day "VPD") at the intersection of Lincoln Hwy (Rt-30) and Cicero Ave (55,000 VPD) the main thoroughfare for traffic linking Joliet, New Lenox, Frankfort, Mokena with Chicago Heights, Sauk Village, Schererville, Merrillville and Valparaiso. The properties have onsite management, engineering, 5-day janitorial service, included HVAC and beautiful move-in ready offices.

Please call to arrange a private viewing: *773-736-4100* info@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

Best Location in Matteson

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Popular Units Available for Lease

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Additional Information Population in a 5 mile radius of 138,000 expands to nearby half a million in the 10 mile radius with average household income of $94,058 and $93,644 respectively. The area supports a massive business community of over 20,500 firms in the 10 mile radius with the largest in service-producing industries followed by education/health services and trade transportation operations. Multiple hotels serve the intersection including Holiday Inn, Hampton Inn, Comfort Inn, Quality Inn and the new La Quinta Inn. Sam's Club and Amazon have open new fulfillment centers in town while Prairie State College opened its new center a block south. The Market Square Crossing planned development will bring over 600 housing units on the adjacent site to the east.

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