



COMMERCIAL DIVISION

FOR SALE
PRIME DEVELOPMENT SITE
152,876 SF
1001 St. Charles Rd., MAYWOOD, IL



DAVID MCLENNAN
Broker - Commercial Division
Pearson Realty Group
312.925.7938
david@pearsonrealtygroup.com



PROPERTY DESCRIPTION AND LOCATION

This parcel is located on the NW corner of the intersection of 9th Ave. and St. Charles Rd. It encompasses 152,876 s.f. with 503' of frontage on St. Charles Rd., 253' of frontage on 9th Ave., and 573' of frontage on the rail spur of the Union Pacific freight line. This lot is currently zoned M-1, "Limited Mfg/Business Park District".

At one time, this parcel was part of a much larger 18 acre site which was used to house the American Can Company. At that time, American Can was one of the largest employers in Maywood, with several thousand workers employed at this site. The plant closed in 1975, with the property eventually being acquired by the Village. The previous structure was subsequently demolished, and the lot is currently devoid of any improvements.

The 2 large parcels directly to the west of this property were also part of the original American Can Company site. They are now occupied by Cintas (43,000 s.f. facility on a 227,373 s.f lot), and Aetna Plywood (177,000 s.f. facility on a 404,117 s.f. lot), respectively. There are several other manufacturing/warehouse/distribution type businesses in the immediate surrounding area.

The property is located approximately one mile north of the I-290 Eisenhower Expressway. With a west bound exit ramp, and an east bound entrance ramp at 9th Ave., the subject property is very easy to access via this major metropolitan expressway.

In addition, 1001 St. Charles Rd. is located approximately half way between Chicago's two main airports (9 miles to O'hare, 12 miles to Midway), as well as being 13 miles from the very heart of downtown Chicago.

SUBJECT PROPERTY LOCATED AT 1001 ST. CHARLES RD., MAYWOOD, IL.					
Subject Property	Dimensions*	S.F.	Zoning	PIN	
1001 St. Charles Rd.	503x253x573x120x70x217	152,876	M-1	15-10-226-007-0000	503' frontage on SCRd 253' frontage on 9th Av 573' frontage rail spur

ZONING

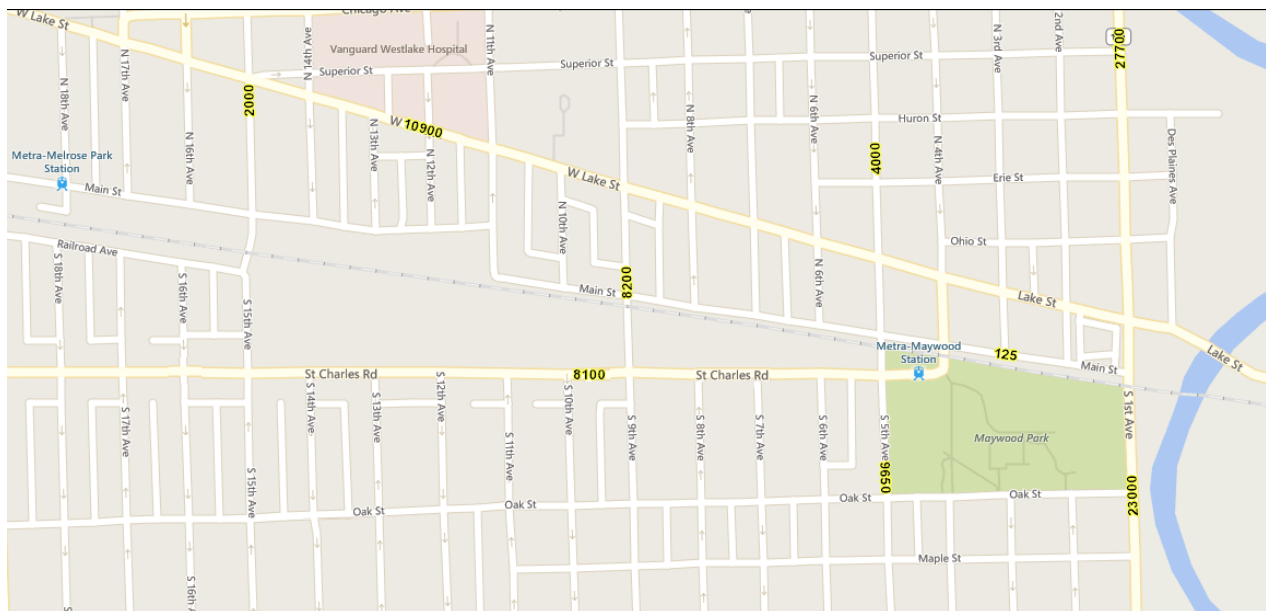
This parcel is currently zoned M-1, "Limited Mfg/Business Park District".

POTENTIAL PROPERTY USAGE

The subject property occupies a very desirable location for any type of light manufacturing/warehouse/ distribution facility.

*square footage figures from Realist do not match exactly the lot maps also provided by Realist.

TRAFFIC COUNTS

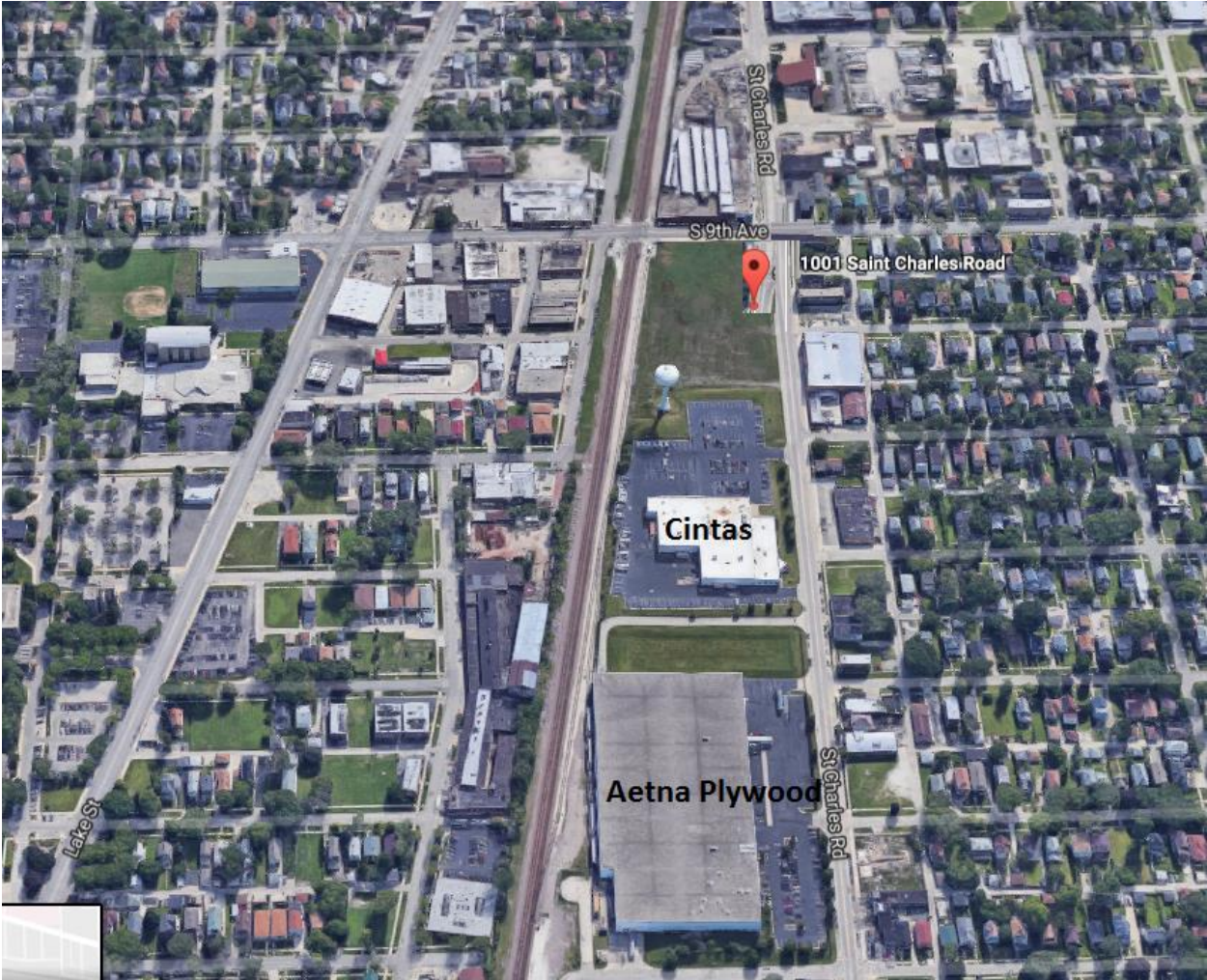


On an average daily basis, approximately 8,000 vehicles pass by this site in an east-west direction on St. Charles Rd., and another 8,000 traverse the site in a north-south direction on 9th Ave..

In addition, 11,000 vehicles travel daily on Lake St. (1 block north), and over 20,000 vehicles travel in a north-south direction on 1st Ave. (approx. one-half mile to the east).

** according to I..D.O.T, these figures are derived using a live camera set-up over a 24 hour period. The resulting traffic count is then adjusted using seasonal and other factors. The result is known as the annual average daily traffic count. The latest figures available are from 2015.

GENERAL SURROUNDING AREA OVERVIEW





MAYWOOD OVERVIEW

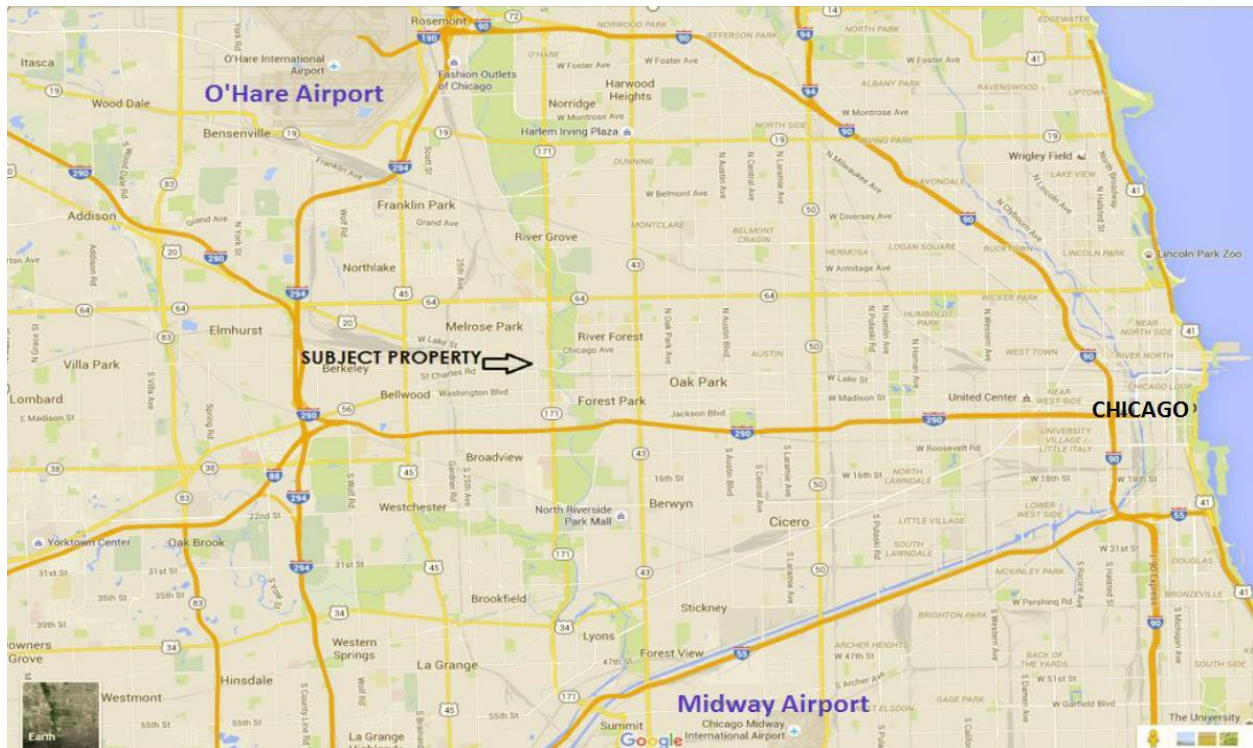
The Village of Maywood was established in 1869. It is located approximately 13 miles due west of downtown Chicago. The Village is connected directly to Downtown Chicago via the I-290 Eisenhower Expressway. Depending on time of day, and day of week, this distance can typically be transited in approximately 25-40 minutes.

In addition to the entrance/exit ramps off I-290 at 1st Ave., Maywood has access points at 9th Ave., 17th Ave., and 25th Ave. These access points not only provide easy access from downtown Chicago to Maywood, they also allow easy access from Suburbs located further west.

1st Ave. and 25th Ave. are the two busiest North-South access points off the Eisenhower Expressway. There is an avg. daily traffic count of 16,000 vehicles on the stretch of 1st Ave. just north of the Eisenhower, and 25th Ave. has an avg. daily traffic count of 18,600, also on the north side of the expressway.** In addition to the excellent surface access that the Village enjoys, there are also two Metra train stops in Maywood. The cultural museum, a performing arts center, Maywood Park, The Maywood Public Library, and many other local attractions are within short walking distance of the 5th Ave. Metra Stop.

Maywood sits approximately halfway between Chicago's two major airports, and in fact many residents in the general area use 1st Ave. as a favored route to reach these destinations. Again, depending on time of day, and day of week, both airports are approximately 30-40 minutes by car from Maywood.

Thatcher Woods Glen and G.A.R. (Grand Army of the Republic) Woods, which straddle the Des Plaines River, separate Maywood from River Forest and Forest Park on the east. Maywood is bordered by Melrose Park on the north, Bellwood on the west, and Broadview on the south.



MAYWOOD DEMOGRAPHICS

*Population****

Population estimates, July 1, 2015, (V201)
N/A

Population estimates, July 1, 2014, (V2014)
24,133

Population estimates base, April 1, 2010, (V2015)
N/A

Population estimates base, April 1, 2010, (V2014)
24,090

Population, percent change - April 1, 2010 (estimates base) to July 1, 2014, (V2014)

0.2%

Population, Census, April 1, 2010
24,090

*Housing****

Housing units, July 1, 2014, (V2014)
N/A

Housing units, April 1, 2010
8,393

Owner-occupied housing unit rate, 2010-2014
62.0%

Median value of owner-occupied housing units, 2010-2014
\$141,300

*** U.S. Census Bureau