

# Discover!



## Park Forest/211th Street Metra Station



### FEATURES

- 28,800 AADT on US Hwy 30/Lincoln Highway
- Capitalize on nearly 1,200 daily commuters who come and go from the Park Forest/211th Street Metra Station
- Governors State University nearby (7,750 students & 1,000 staff) nearby
- Other major employers nearby St. James Hospital, Advocate South Suburban Hospital, and State of Illinois (640 staff)
- Retail and restaurants nearby: Ultra, Food 4 Less, Aldi, Carson Pirie Scott, Ross, Marshalls, Red Lobster, McDonalds, Dunkin Donuts, Taco Bell, White Castle, CVS, and Walgreens
- Nearby destinations: new Rail Fan Park, Aqua Center, Tennis & Health Club, Village Green, Park Forest Library, Freedom Hall/ Nathan Manilow Theatre and Central Park Wetlands
- The Village of Park Forest will consider a phased project proposal
- The Cook County Class 8 Property Tax Incentive, which effectively reduces the property taxes by nearly 60%, is available for commercial development

### DEMOGRAPHICS

	5-minutes	10-minutes	15-minutes
Population	30,315	140,883	274,945
Average Household Income	\$72,016	\$71,758	\$71,119
Daytime Population	10,419	43,454	93,409
Total Retail Expenditures	\$249,037,939	\$1,170,216,470	\$2,265,689,156
Eating & Drinking	\$26,075,957	\$139,026,864	\$268,472,083

Demographic Data 2013, Sites to Do Business and U.S. Census Bureau

### CONTACT INFORMATION

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# Park Forest/211th Street Metra Station

## REGIONAL MAP



### CURRENT & PROPOSED USES

SITE AREA 10.9 ac

#### EXISTING USES

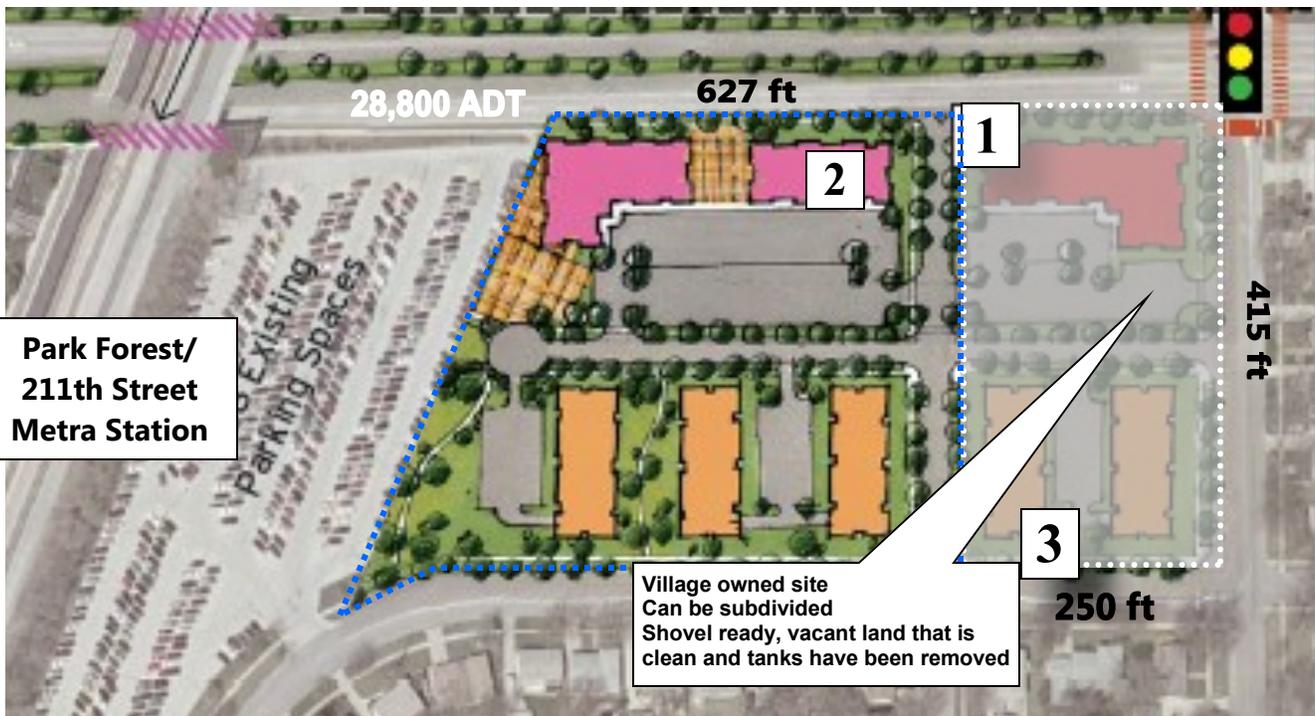
- 1 Vacant land 2.4 ac
- 2 Vacant bldg 2\* 49,800 SF
- Commuter Parking 458 spaces  
(counting existing space in Park Forest only)

#### PROPOSED DEVELOPMENT

KEY	LAND USE	TOTAL AREA
1	RETAIL	38,000 SF
2	OFFICE/RETAIL	20,000 SF
3	APARTMENTS	60-90 UNITS

Seeking buyer(s) and/or developer(s) for residential, restaurant, retail, office and/or medical uses

## Conceptual Site Plan



**Park Forest/  
211th Street  
Metra Station**

Village owned site  
Can be subdivided  
Shovel ready, vacant land that is  
clean and tanks have been removed

**Additional information for Site 2:** Please contact Steven Kohn, Senior Vice President, Chicago office of Colliers International at 847-341-6048 or [steven.kohn@colliers.com](mailto:steven.kohn@colliers.com).