

7300 S Harlem Ave, Bridgeview, IL 60455

Offering Memorandum



MATTHEWS™

391,059+ Residents
Within a 5-Mile Consumer Base

±12 Miles
From Chicago, IL

Retail/Development
Opportunity

Exclusively Listed By



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391,059+
Population (5-Mi)

133,940+
Households (5-Mi)

\$99,182
Avg HH. Income (5-Mi)



MATTHEWS™

| Offering Summary

EXECUTIVE SUMMARY

Matthews™ is pleased to present this Retail/NNN opportunity located at 7300 S Harlem Avenue, Bridgeview, Illinois 60455. The subject property consists of approximately 2,135 square feet and is situated on roughly ± 0.47 acres within an established commercial corridor in Cook County. Positioned along South Harlem Avenue, the asset benefits from strong vehicular exposure with traffic counts exceeding 20,000 vehicles per day, supporting visibility and convenient consumer access. The property is located within an active retail corridor experiencing new construction and broader commercial development along Harlem Avenue Broker Provided Information. This surrounding investment activity reinforces the strength of the corridor and supports continued retailer

interest in the immediate trade area. In addition, the site offers convenient access to major regional transportation routes, including Interstate 55 and Interstate 294, enhancing connectivity for both local traffic and the broader commuter base. Proximity to Midway Airport serves as an additional regional demand driver, supported by nearby employment concentration, accessibility, and consistent area activity. The combination of strong frontage, high daily traffic counts, and access to key transportation infrastructure positions the property well within the Bridgeview retail landscape.

INVESTMENT HIGHLIGHTS

- Strong vehicular exposure along Harlem Avenue, with traffic counts exceeding 20,000 vehicles per day, supporting visibility and consumer access.
- Located within an active corridor of new construction and commercial development along Harlem Avenue, positioning the property to benefit from ongoing area investment and leasing momentum.
- Convenient access to major regional transportation routes, including Interstate 55 and Interstate 294, enhancing connectivity for both local and commuter traffic.
- Situated in proximity to Midway Airport, providing additional demand drivers through access, employment concentration, and regional accessibility





Portfolio Map

Available Individually or as Part of a Portfolio



Financial Overview

\$2,900,000
List Price

±2,135 SF
Total GLA

±0.47 AC
Acreage

C
Zoning



Property Summary

Address	7300 S Harlem Avenue
City	Bridgeview
State	Illinois
Zip	60455
County	Cook
Building SF	±2,135 SF
Acreage	±0.47 AC
Zoning	C
Parking Spaces	65





PET SMART
THE HOME DEPOT
BEST BUY
FLOOR DECOR

Walmart Supercenter
sam's club
ALDI
TARGET

Chicago Midway Airport
±870 Municipal Workers
±230,000 aircraft operations per year

Argo Community High School
±1,845 Students

Bridgeview SPORTS DOME

Walmart Supercenter
TARGET
COSTCO WHOLESALE
THE HOME DEPOT
Guitar Center

Subject Property

McDonald's
Wendy's
Starbucks
ALDI
Speedway
White Castle
Huntington

SeatGeek STADIUM

KOHL'S
FORMAN MILLS
FIND IT. LOVE IT. OWN IT.
BEST BUY
HARBOR FREIGHT
Quality Tools at Remarkably Low Prices

Reavis High School
±1,890 Students

Burr Ridge
LIFETIME FITNESS
brookhaven MARKET
CYCLEBAR PREMIUM INDOOR CYCLING
COOPER'S HAWK WINERY & RESTAURANTS
WHIBM WHITEHOUSEBLACKMARKET
STARBUCKS
J.Jill
SEPHORA
Eddie Merlot's PRIME AGED BEEF AND SEAFOOD

George T. Wilkins Elementary
±420 Students

McDonald's
7 ELEVEN
Super 8
bp
DUNKIN'
AutoZone

Jewel-Osco

Chicago Ridge Mall
KOHL'S
AMC
DICK'S SPORTING GOODS
BOOKS-A-MILLION

LaGrange Rd ±23,000 VPD

Joliet Rd ±18,400 VPD

Archer Rd ±159,000 VPD

±76,000 VPD

Archer Rd ±27,900 VPD

79th St ±30,600 VPD

Harlem Ave ±39,500 VPD

95th St ±43,000 VPD



Interior Photos



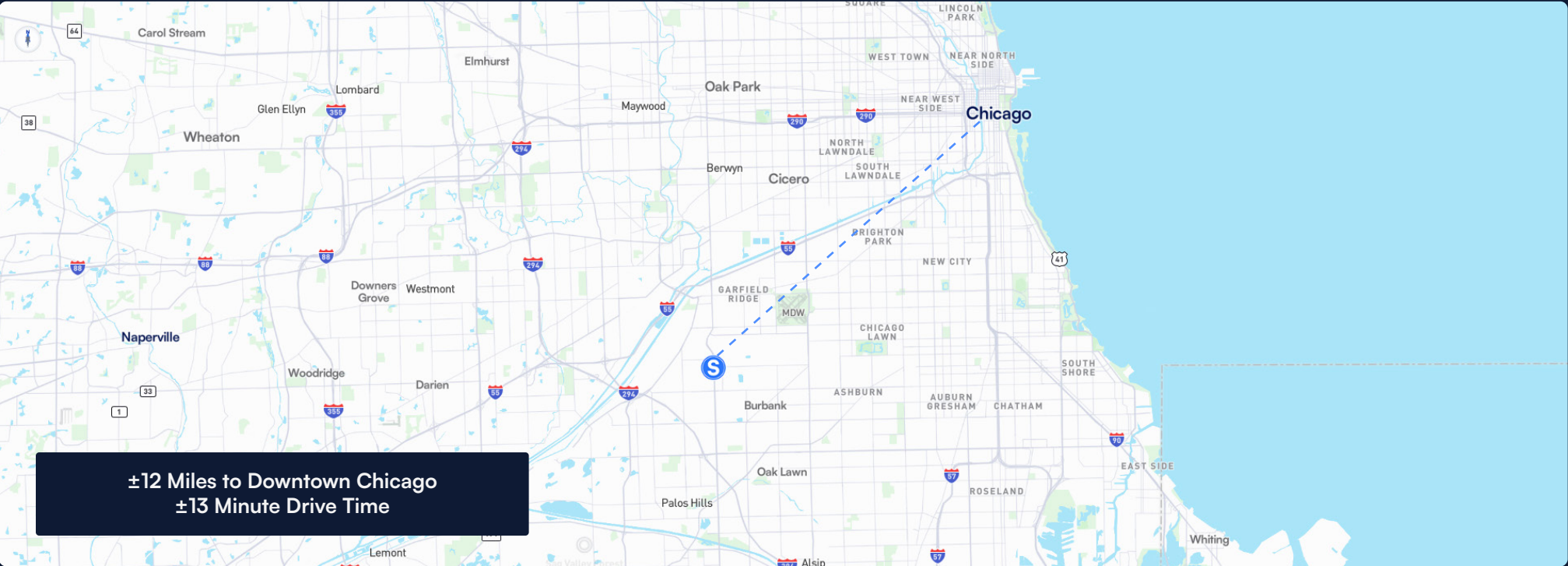
Bridgeview, IL

Market Overview

Bridgeview is a well-established southwest suburb of Chicago located approximately 15 miles from the city’s Central Business District. Positioned within Cook County, the village benefits from direct access to one of the nation’s largest metropolitan economies while maintaining a strong local consumer base. The community is strategically located along Harlem Avenue, a heavily traveled commercial corridor that serves as a primary north-south connector between numerous southwest suburbs. Combined with immediate access to Interstate 294, Interstate 55, Interstate 57, and Interstate 80, Bridgeview offers exceptional regional accessibility for retailers and automotive users serving customers throughout the Chicago metropolitan area. Midway International Airport is located less than 10 miles northeast, further enhancing regional connectivity for businesses and consumers.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2025 Population	131,272	391,059	1,668,402
Households	3-Mile	5-Mile	10-Mile
2025 Households	45,134	133,940	596,366
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$96,593	\$99,182	\$96,883



Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

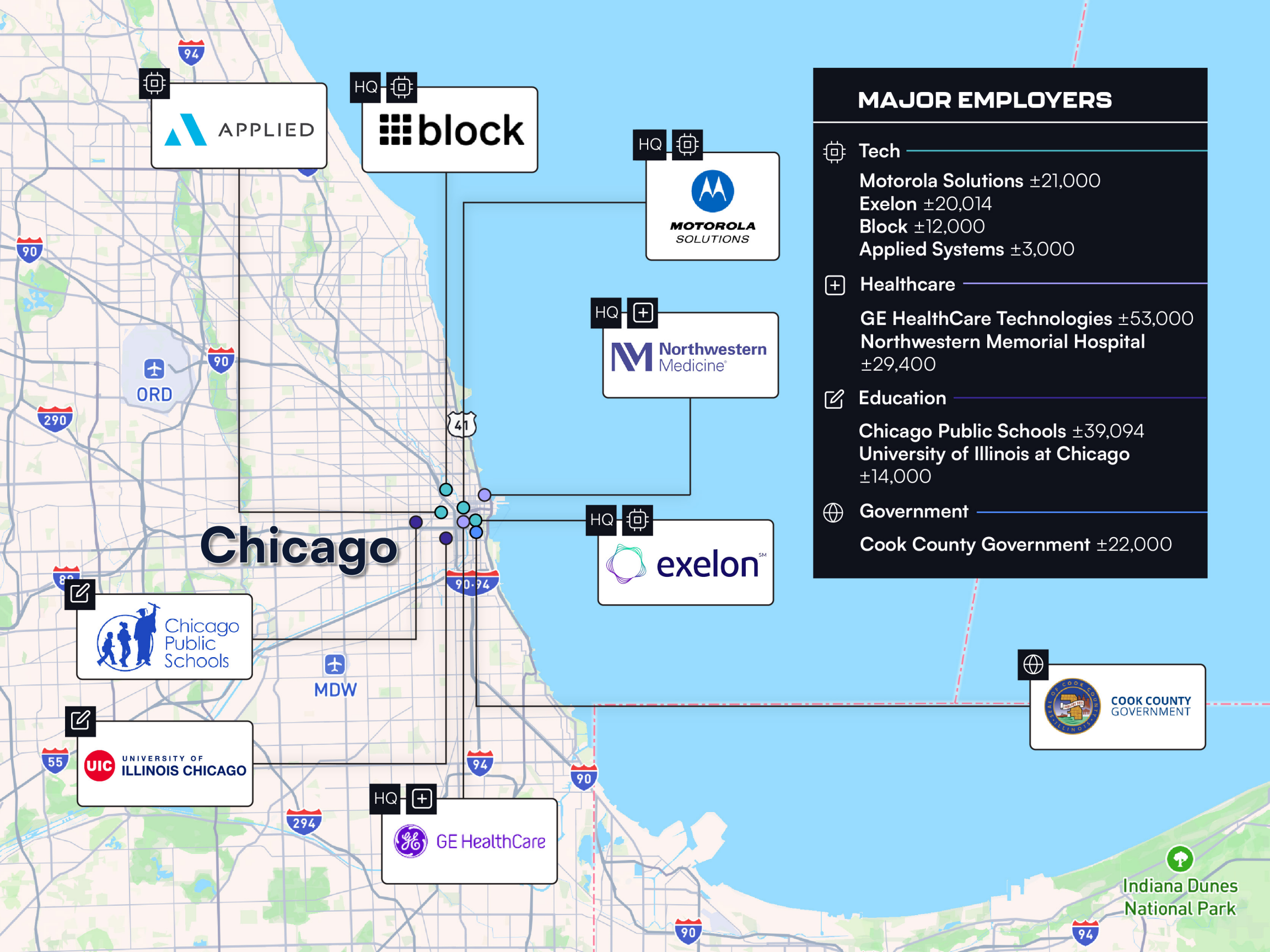
Tourism Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion





APPLIED

block

MOTOROLA SOLUTIONS

Northwestern Medicine

exelon

Chicago Public Schools

UIC UNIVERSITY OF ILLINOIS CHICAGO

GE HealthCare

COOK COUNTY GOVERNMENT

MAJOR EMPLOYERS

- Tech**
 - Motorola Solutions ±21,000
 - Exelon ±20,014
 - Block ±12,000
 - Applied Systems ±3,000
- Healthcare**
 - GE HealthCare Technologies ±53,000
 - Northwestern Memorial Hospital ±29,400
- Education**
 - Chicago Public Schools ±39,094
 - University of Illinois at Chicago ±14,000
- Government**
 - Cook County Government ±22,000

Indiana Dunes National Park

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7300 S Harlem Ave, Bridgeview, IL 60914** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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