

7948 W 79th St. Bridgeview, IL 60455

Offering Memorandum



MATTHEWS™

306,418+ Residents
Within a 5-Mile Consumer Base

±2,732 SF
Well-Established Automotive Sales Site

±36,000 VPD
Located along 79th St

Exclusively Listed By



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MATTHEWS™

| Offering Summary

EXECUTIVE SUMMARY

Matthews™ is pleased to present 7948 W 79th St located in Bridgeview, Illinois. This retail investment opportunity features a well-established automotive sales site positioned at the hard corner of 79th Street and Roberts Road, offering outstanding frontage, visibility, and access for vehicle sales and related retail use.

The property benefits from a strategic infill location with direct connectivity to Interstates 294 and 55, providing efficient access throughout the broader Chicago metropolitan area. In addition, Midway International Airport is located just a few miles southeast of the site, further enhancing regional accessibility and reinforcing the property's convenience for both customers and operators.

The current tenant, Best Car, occupies the property under a 3-year lease and is responsible for utilities, insurance, and property expenses, though real estate taxes are excluded from the tenant's obligations. This structure provides an investor with income from an established automotive user at a location that has maintained a recognized vehicle sales presence for decades.

The site's long-standing use as an automotive dealership supports its identity within the local market and underscores the property's functionality for continued auto-related operations.

7948 W 79th St presents the opportunity to acquire an established automotive retail property in a well-trafficked suburban Chicago location. The combination of corner visibility, regional highway access, and a long-standing dealership presence makes the asset compelling for investors seeking a property with durable location fundamentals.

Overall, the offering is supported by an accessible infill location, recognized site history, and strong visibility characteristics, all of which reinforce the property's long-term real estate appeal.



INVESTMENT HIGHLIGHTS

- Prominent corner location with excellent visibility along heavily trafficked 79th Street
- Convenient access to both I-294 and I-55, providing exceptional regional connectivity
- Located just minutes from Midway Airport, serving one of the region's major transportation hubs
- Established automotive sales destination with a long-standing history of vehicle retail operations

Portfolio Map

Available Individually or as Part of a Portfolio

Google Earth



855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

Financial Overview

\$900,000

List Price

±2,732 SF

Total GLA

±0.25 AC

Acreage

B1-1

Zoning



Property Summary	
Address	7948 W. 79th St.
City	Bridgeview
State	Illinois
Zip Code	60455
County	Cook
Building SF	±2,732 SF
Acreage	±0.25 Acres
Zoning	B1-1
Parking Spaces	-

Lease Year	Monthly Rent	Annual Rent
Year 1	\$8,000 / Month	\$96,000 / Annually
Year 2	\$8,400 / Month	\$100,800 / Annually
Year 3	\$8,820 / Month	\$105,840 / Annually



S Roberts Rd ± 19,220 VPD

W 79th St ± 23,949 VPD

Subject Property

±2,732 SF



 **Argo Community High School**
±1,845 Students

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



Subject Property

79th St ± 30,600 VPD

 **Reavis High School**
±1,890 Students



 **George T. Wilkins Elementary**
±420 Students



95th St ± 43,000 VPD

Harlem Ave ± 39,500 VPD

Archer Rd ± 27,900 VPD

± 159,000 VPD

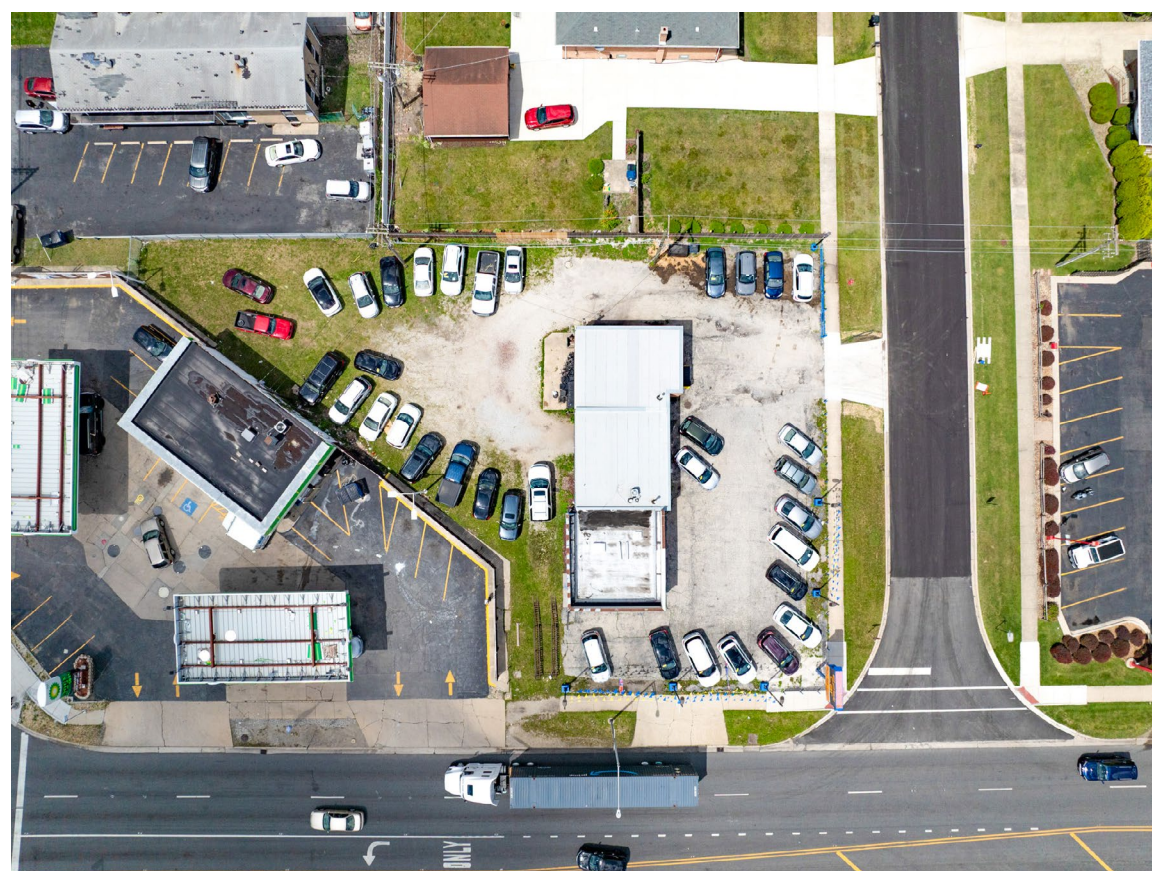
LaGrange Rd ± 23,000 VPD

Joliet Rd ± 18,400 VPD

± 176,000 VPD

Burr Ridge







Bridgeview, IL

Market Overview

Bridgeview is an established suburban community in southwestern Cook County, approximately 17 miles southwest of Downtown Chicago within the Chicago MSA. Convenient access to Interstate 294, Interstate 55, and U.S. Route 12/20/45 provides excellent connectivity to major employment centers throughout the Chicago metropolitan area.

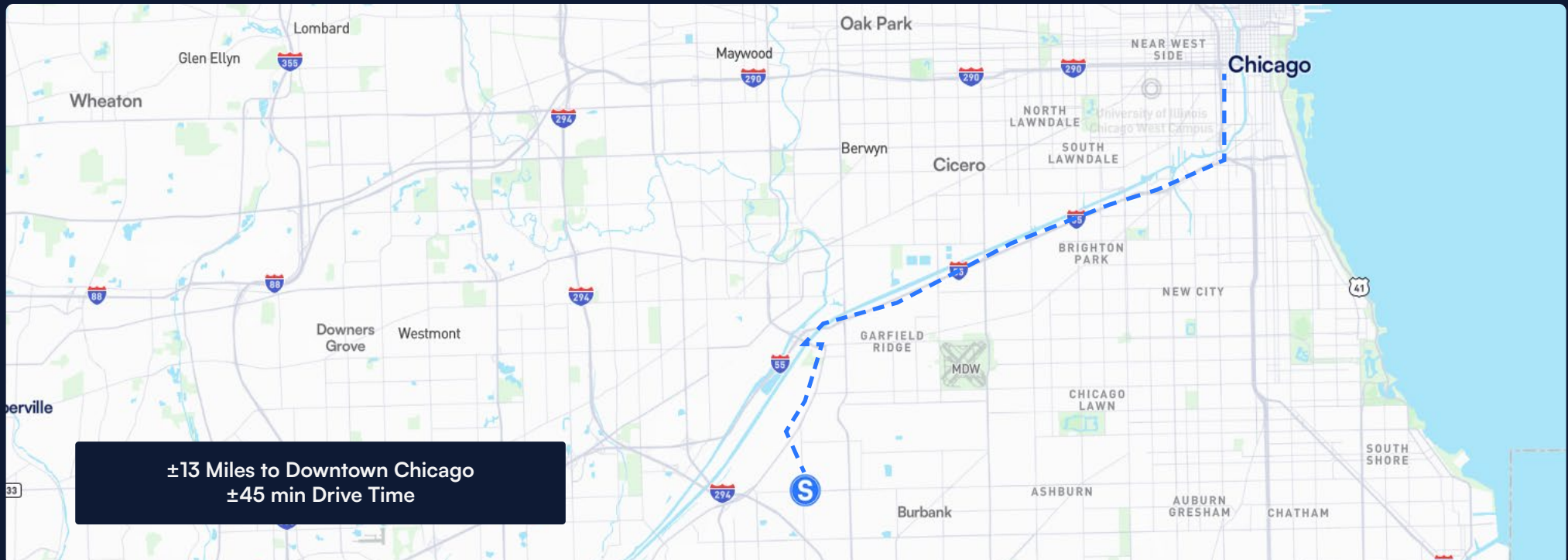
The area is supported by strong population density, stable household incomes, and a well-established residential base that drives consistent retail demand. Nearby communities including Oak Lawn, Burbank, Hickory Hills, and Justice further expand the property's customer base, while the site's location along heavily traveled 79th Street benefits from strong daily traffic volumes and excellent regional accessibility.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	107,971	308,224	1,602,113
2025 Population	108,888	306,418	1,520,503
2030 Population Projection	109,406	306,866	1,506,957

Households	3-Mile	5-Mile	10-Mile
2020 Households	38,502	111,655	569,564
2025 Households	38,359	109,826	539,813
2030 Household Projection	38,462	109,789	535,252

Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$90,844	\$101,625	\$100,897



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





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

 **APPLIED**

 **block**

 **MOTOROLA SOLUTIONS**

 **Northwestern Medicine**

 **exelon**

 **Chicago Public Schools**

 **UIC UNIVERSITY OF ILLINOIS CHICAGO**

 **GE HealthCare**

 **COOK COUNTY GOVERNMENT**

 **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 **7948 W 79th St. Bridgeviews, IL 60455** ("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.

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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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