



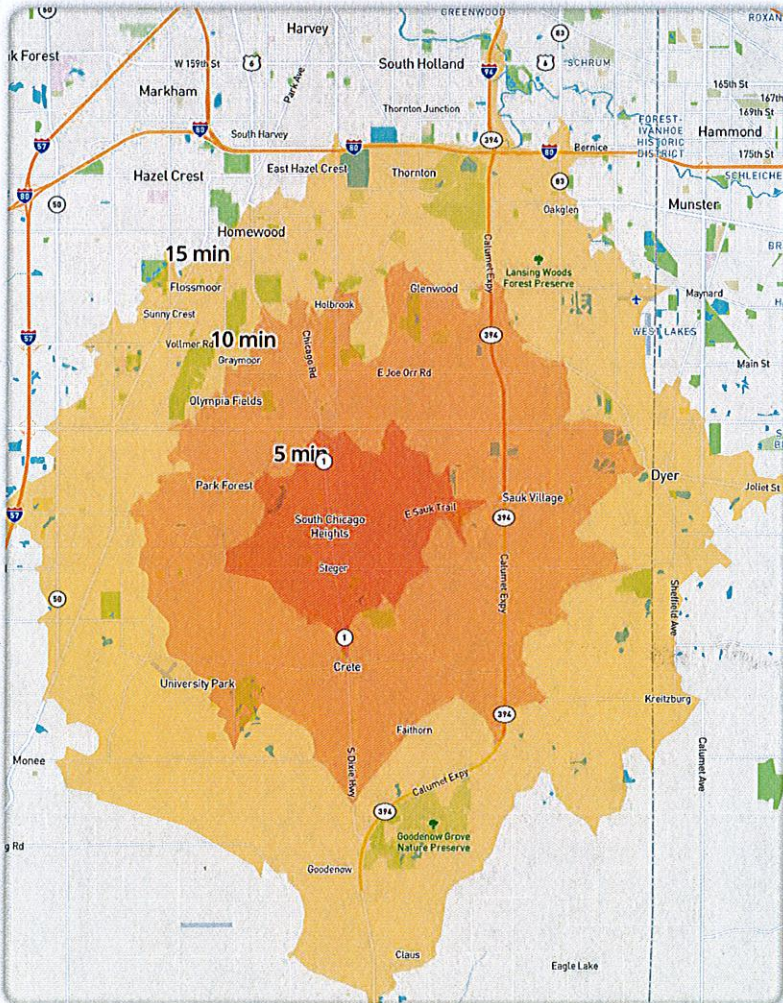
retail strategies

STEGER, ILLINOIS

Market Guide



There's a lot of potential here.



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	58,464	126,275	448,524
Daytime Population	71,276	143,477	472,317
Median HH Income	\$42,997	\$49,972	\$58,611
Number of Households	21,436	45,211	164,081

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	20,388	92,763	189,623
Daytime Population	20,145	108,840	205,964
Median HH Income	\$39,457	\$46,008	\$54,995
Number of Households	7,445	32,948	69,248

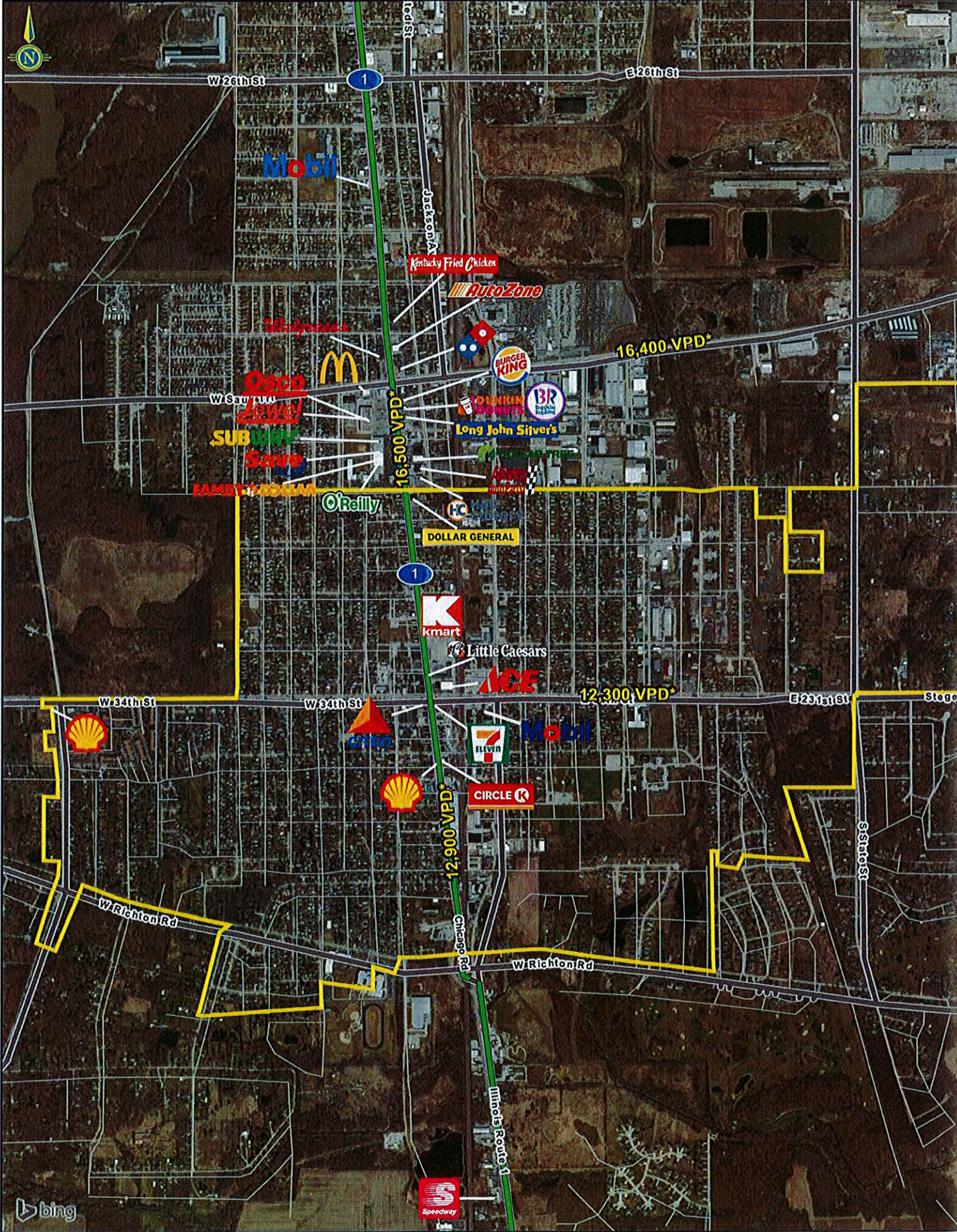
*Source: STI PopStats



Beth Miller
 Portfolio Director
 beth@retailstrategies.com
 205.314.0385 office
 205.612.5747 cell

Kaitlyn Nako
 Retail Development Coordinator
 knako@retailstrategies.com
 205.314.0393 office
 586.381.4820 cell





W 26th St

E 26th St

1

Mobil

Kentucky Fried Chicken

AutoZone

16,400 VPD*



Oreo Level

BURGER KING

SUBWAY

DUNKIN' DONUTS

BR

Long John Silver's

SAMY'S SAMBA

O'Reilly

16,500 VPD*

DOLLAR GENERAL

1



Little Caesars

ACE

12,300 VPD*

W 34th St

W 31st St

E 23rd St

Stogor



Mobil



CIRCLE K

W Richton Rd

W Richton Rd

Chicago Rd

Illinois Route 1

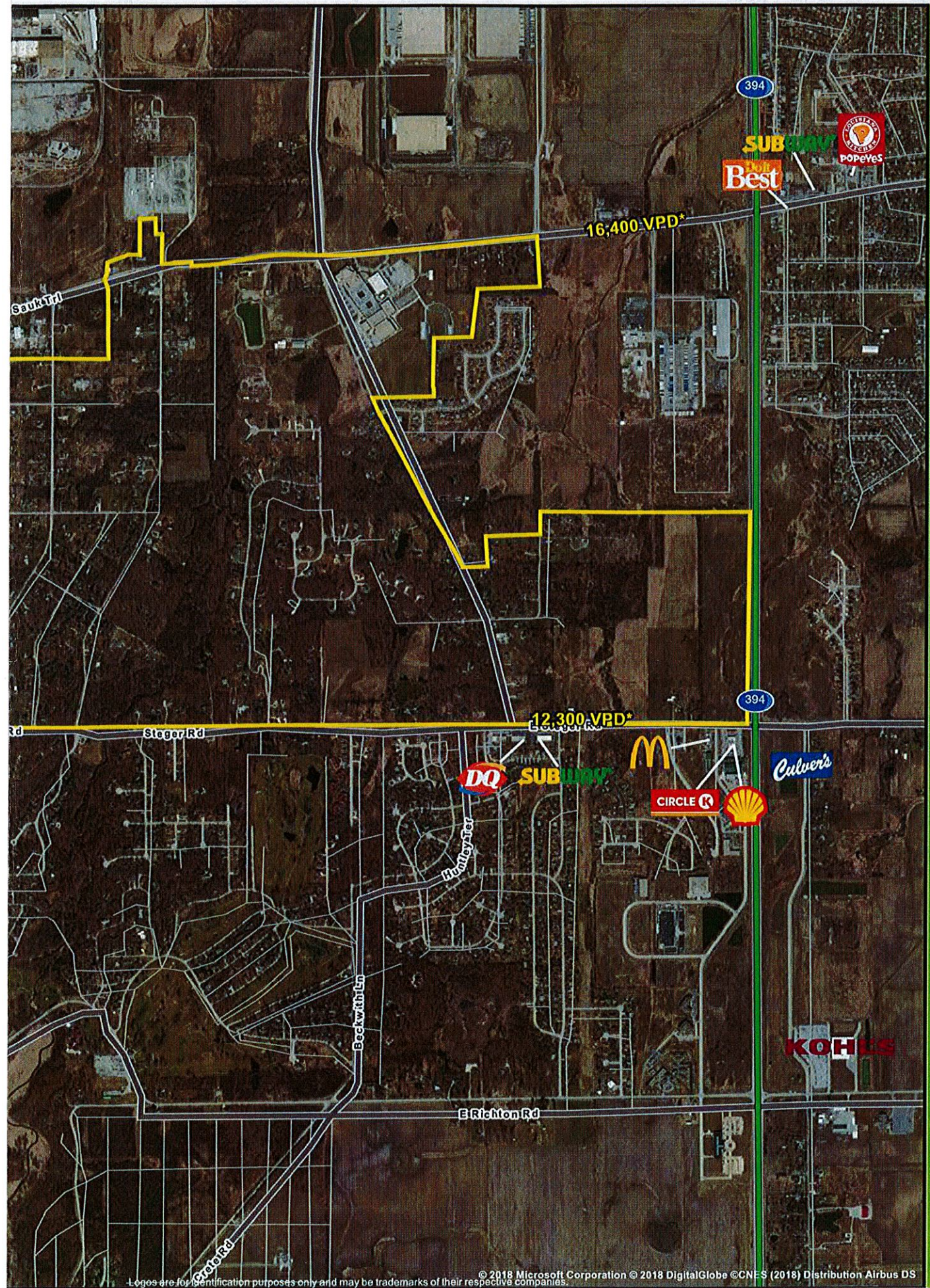
S State St



bing



There's a lot of potential here



STEGER, ILLINOIS

Major Retail & Restaurants



City Contact Information



Mary Jo Seehausen
Village Administrator

mseehausen@villageofsteger.org

3320 Lewis Avenue
Steger, IL 60475 (Temporary)

708.754.3395

www.villageofsteger.org

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics (10 Minute Drive Time)



Population
92,763



Average Age
37.9



Household Income (Median)
\$46,008



Number of Households
32,948



Household Income (Average)
\$59,243

Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Park Forest, IL	10 Main Street
Dekalb, IL	1401 S 4th St
Silvis, IL	2001 5th St Ste 47
East Moline, IL	657 Avenue Of The Cities
Port Huron, MI	1339 24th St
Kimball, MI	4781 Lapeer Rd
Alton, IL	2901 Homer Adams Pkwy

Daytime Population 108,840 (10 Minute Drive Time)

