

Retail Center on 183rd With Up To 2,350 SF For Rent

3400-80 W. 183rd St. | Hazel Crest, IL

\$13-\$15/SF NNN

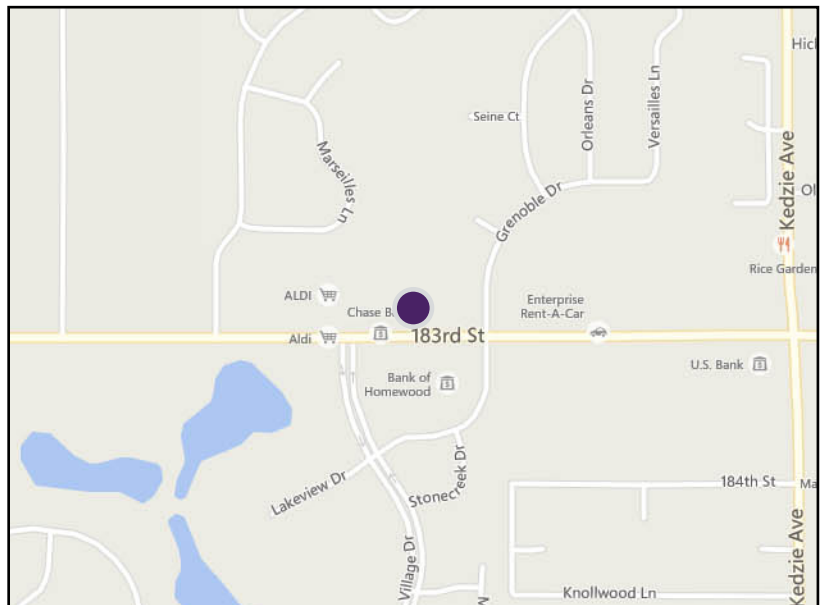
Investment Highlights

- 900 SF to 2,350 SF available for lease
- Part of Fountainbleau Court
- Located at stoplit corner
- Shares driveway with Aldi
- Nearby businesses include Chase, Aldi, Enterprise Rent-A-Car, and Jewel
- Ample customer parking
- Signage available to increase visibility
- Traffic Count: 18,600 cars daily
- Est. CAM/Taxes: \$7.60/SF
- Zoning: B-2, service business

Property Highlights

Located at a stop-lit corner, the Fountainbleau Court is a neighborhood retail center with spaces ranging from 900 to 2,350 square feet available for lease. The available units have a range of build-outs, from raw space to move-in ready. The center is close to the corner of Kedzie and 183rd, a major retail hub for the area. Nearby businesses include Chase, Aldi, Enterprise Rent-A-Car and Jewel.

Near the border of Hazel Crest and Homewood, the area around 183rd and Kedzie is a strong retail and commercial corner, service the needs of both communities. More than 77,000 residents live within three miles of this intersection, a substantial pool of potential customers.



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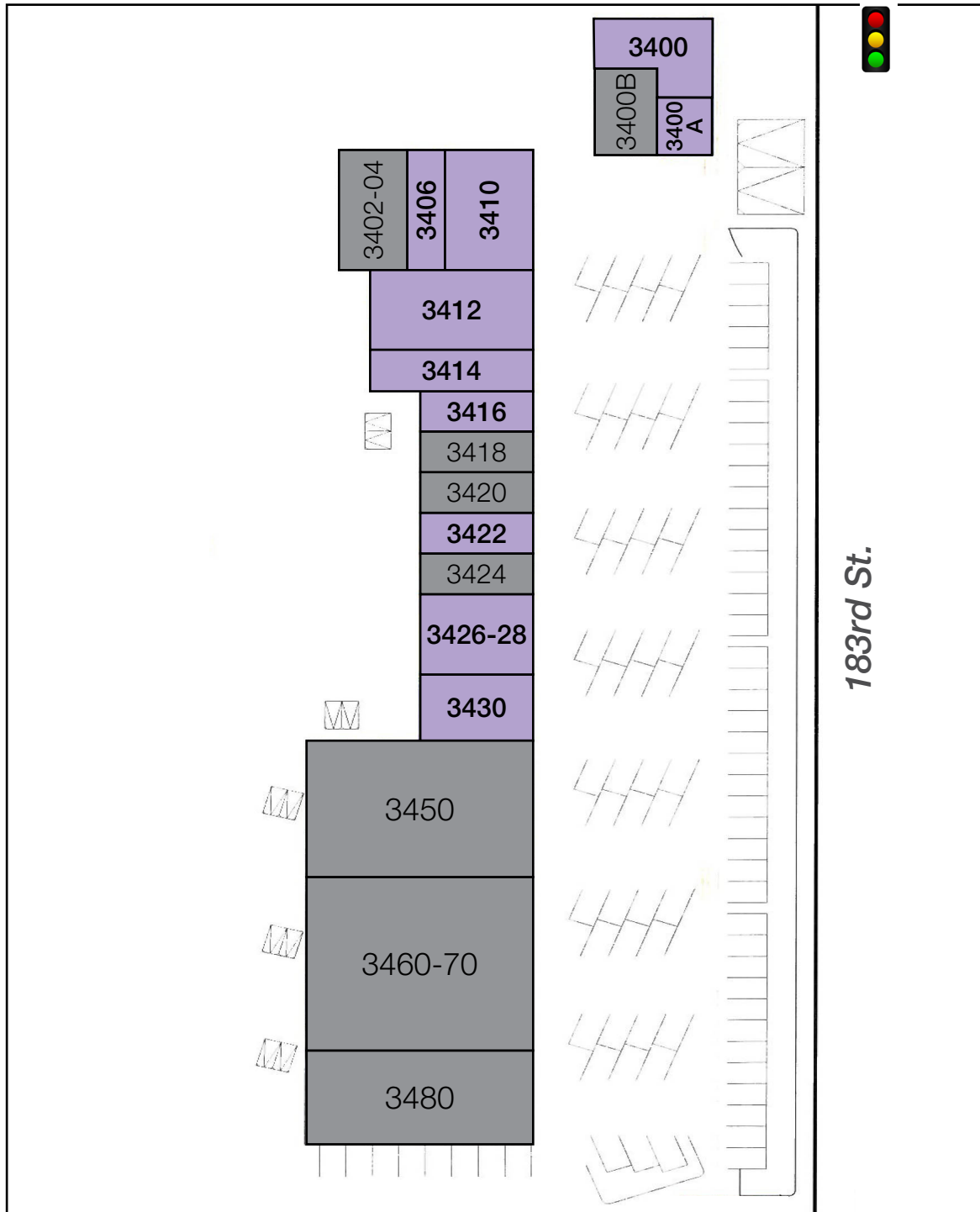
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Available Units



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Available Units

Unit	Tenant	SF	Description of Space
3400A	Available	900	Former office space in outlet
3400	Available	2,350	Retail storefront in outlet
3400B	Dixon Dental Studio	1,200	–
3402-04	Locker Room Barber Shop	2,000	–
3406	Available	1,000	Former salon space
3410	Available	2,000	Corner unit, raw space
3412	Available	2,266	Former restaurant with hood in place
3414	Available	1,734	Former salon space
3416	Available	1,200	Vanilla box retail space
3418	Harold's Chicken	1,200	–
3420	Popper-Razzi	1,200	–
3422	Available	1,200	Former restaurant with limited build-out
3424	J&J Fish	1,020	–
3426-28	Available	2,025	Raw space
3430	Available	1,380	Vanilla box space with private office
3450	Laundry World	4,845	–
3460-70	DaVita Healthcare Partners	7,626	–
3480	Chase Bank	3,350	–



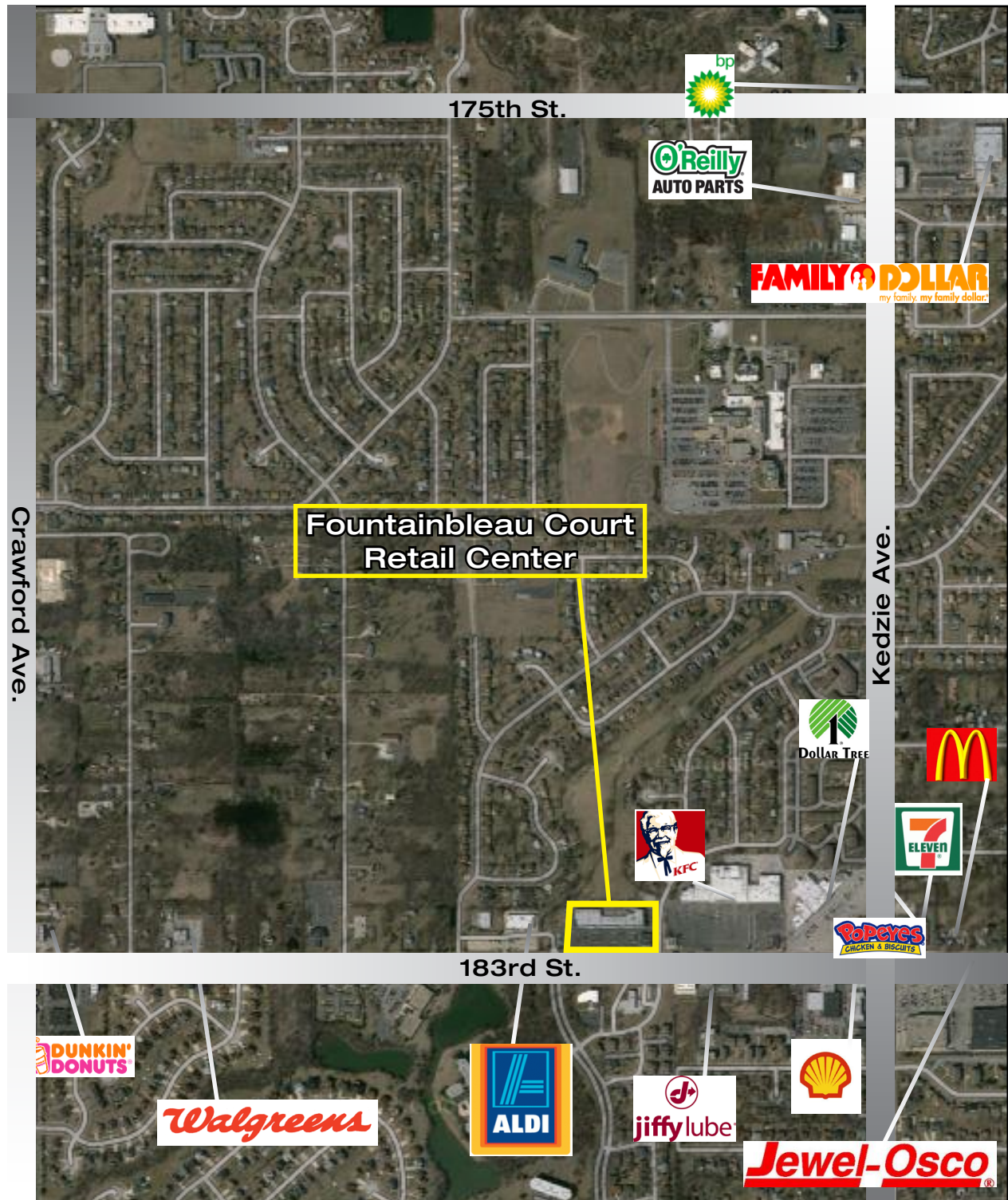
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Aerial



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	11,979	78,762	217,375
2014 Estimate	11,887	77,609	214,139
2010 Census	11,993	76,656	211,337
Growth 2014-2019	0.77%	1.49%	1.51%
2014 Population Hispanic Origin	452	4,904	29,106
Households:			
2019 Projection	4,326	28,448	77,342
2014 Estimate	4,293	28,019	76,150
2010 Census	4,332	27,652	75,053
Growth 2014 - 2019	0.77%	1.53%	1.57%
Owner Occupied	3,480	22,877	56,945
Renter Occupied	813	5,142	19,205
2014 Average Household Income	\$84,575	\$80,810	\$69,454
2014 Median Household Income	\$66,506	\$64,585	\$55,591
2014 Households by Household Income:			
Less than \$25,000	794	4,947	17,159
\$25,000 - \$50,000	944	5,893	17,141
\$50,000 - \$75,000	665	5,359	14,991
\$75,000 - \$100,000	550	4,239	10,903
\$100,000 - \$125,000	553	2,976	6,678
\$125,000 - \$150,000	279	1,540	3,523
\$150,000 - \$200,000	251	1,723	3,635
Greater than \$200,000	257	1,344	2,120

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Consumer Spending (2014) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	122,158	793,476	1,992,786
Total Apparel:	7,483	47,627	123,260
Women's Apparel	3,121	19,628	49,266
Men's Apparel	1,563	10,025	25,647
Girl's Apparel	561	3,621	9,733
Boy's Apparel	383	2,453	6,748
Infant Apparel	297	1,922	5,408
Footwear	1,557	9,978	26,458
Total Entertainment, Hobbies & Pets	8,779	57,379	144,860
Entertainment	1,534	9,639	24,115
Audio & Visual Equipment/Service	4,407	28,384	72,260
Reading Materials	438	2,928	6,852
Hobbies, Pets, Toys	2,400	16,427	41,633
Total Food & Alcohol	30,197	198,532	514,661
Food at Home	17,162	112,721	298,304
Food Away From Home	11,293	73,880	185,775
Alcoholic Beverages	1,742	11,931	30,582
Total Household	17,923	115,832	279,256
House Maintenance & Repair	3,718	24,405	59,482
Household Equipment & Furnishings	7,039	45,209	111,109
Household Operations	5,211	33,911	81,770
Total Transportation and Maintenance	35,118	226,020	570,440
Vehicle Purchases	12,151	77,665	194,301
Vehicle Expenses	932	6,214	14,396
Transportation	2,281	14,198	32,107
Automotive Repair & Maintenance	3,660	23,318	58,192
Total Health Care	5,570	38,248	97,689
Medical Services	3,182	21,841	55,547
Prescription Drugs	1,769	12,354	32,069
Medical Supplies	618	4,053	10,072
Total Education & Day Care	8,080	51,453	119,528
Education	5,606	35,302	82,529
Fees & Admissions	2,474	16,151	36,999

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Consumer Spending (2019) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	127,741	833,038	2,092,816
Total Apparel:	7,919	50,741	131,499
Women's Apparel	3,319	21,028	52,888
Men's Apparel	1,670	10,786	27,685
Girl's Apparel	570	3,701	10,035
Boy's Apparel	393	2,525	6,954
Infant Apparel	331	2,136	5,842
Footwear	1,636	10,565	28,096
Total Entertainment, Hobbies & Pets	9,054	59,494	150,348
Entertainment	1,576	9,958	24,959
Audio & Visual Equipment/Service	4,548	29,473	75,115
Reading Materials	459	3,066	7,195
Hobbies, Pets, Toys	2,472	16,996	43,078
Total Food & Alcohol	10,639	144,873	418,756
Food at Home	5,953	83,438	237,659
Food Away From Home	3,963	52,370	154,436
Alcoholic Beverages	723	9,065	26,661
Total Household	18,847	122,139	294,273
House Maintenance & Repair	3,877	25,612	62,429
Household Equipment & Furnishings	7,199	46,445	114,275
Household Operations	5,732	37,198	89,310
Total Transportation and Maintenance	34,026	218,927	549,676
Vehicle Purchases	13,644	87,926	219,685
Vehicle Expenses	1,064	7,098	16,498
Transportation	2,603	16,256	36,851
Automotive Repair & Maintenance	3,952	25,333	63,245
Total Health Care	6,300	43,352	111,251
Medical Services	3,576	24,629	62,887
Prescription Drugs	2,025	14,124	36,876
Medical Supplies	700	4,599	11,487
Total Education & Day Care	8,858	56,804	132,530
Education	6,307	40,102	94,161
Fees & Admissions	2,550	16,702	38,369

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