



HAZEL CREST CENTER

KEDZIE & 175TH | 17503 S. KEDZIE AVE. HAZEL CREST, IL 60429



FOR RENT | RETAIL

IN THE HEART OF HAZEL CREST, THIS GROCERY ANCHORED, HIGH TRAFFIC COMMUNITY CENTER OFF I-57, I-80, AND I-294 HAS EXCELLENT VISIBILITY, AMPLE PARKING, AND SPACES IN TURN-KEY CONDITION!

SPACE AVAILABLE | 1,000 - 10,000 SF

ANNUAL NET RENT | \$9 - \$15 / SF

CAM & TAX | \$7.20 / SF

POPULATION | 45,000 WITHIN 2 MILES

AVERAGE HH INCOME | \$75,000+ WITHIN 2 MILES

TRAFFIC | 36,000 VEHICLES PER DAY

**Available spaces only*



**TENANTS
INCLUDE**



CONTACT

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ZACH SLAGLE

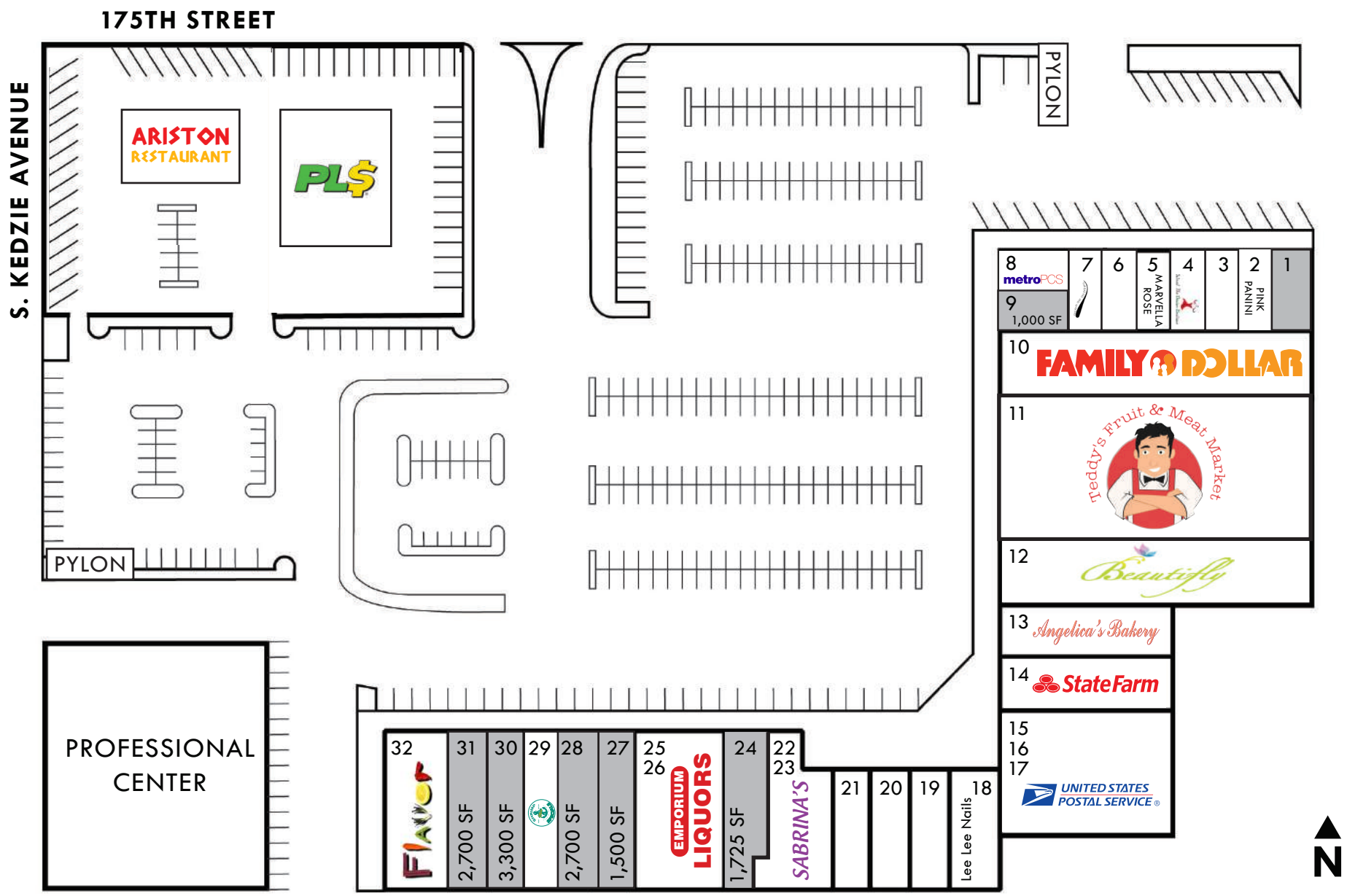
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SITE PLAN



TENANTS

#	S. KEDZIE AVE.	SF	TENANT
32	17575	4,000	Flavor Brunch
31	17571	2,700	AVAILABLE
30	17569	3,300	AVAILABLE
29	17565	1,700	Shrimp Max
28	17563	2,700	AVAILABLE
27	17561	1,500	AVAILABLE
25-26	17559	4,500	Emporium Liquors
24	17557	1,725	AVAILABLE
22-23	17553	3,675	Sabrina's Restaurant
21	17547	1,700	Barber Shop
20	17545	1,800	Cleaners
19	17545	1,700	Specialty Grocer
18	17543	1,650	Lee Lee Nails
15-17	17541	8,250	U.S. Post Office
14	17537	1,200	State Farm Insurance
13	17535	3,500	Angelica's Bakery
12	17533	7,500	Beautifully
11	17531	13,682	Teddy's Market
10	17521	8,340	Family Dollar
9	17519	1,000	AVAILABLE
8	17517	1,000	MetroPCS
7	17515	1,000	Arched Threading & Waxing
6	17513	1,000	Kandasce Hair
5	17511	1,000	Marvella Rose
4	17509	750	Wired: The Design Boutique
3	17507	750	Whip It, Sip It, & Paint
2	17505	1,000	Pink Panini
1	17503	1,000	AVAILABLE

MAP



312-337-1001



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