



HEARTLAND CROSSING DEVELOPMENT

RIDGE RD. & ROUTE 6 | 2051 RIDGE RD. MINOOKA, IL 60447



11 ACRE DEVELOPMENT SITE

FOR SALE

GROCERY-ANCHORED SHOPPING CENTER CONVENIENTLY LOCATED IN THE CENTER OF MINOOKA. THE PLAZA IS OVER 90% LEASED WITH JUST A FEW SPACES LEFT. HIGH TRAFFIC AREA, AMPLE PARKING. OUTLOT ALSO AVAILABLE!

SPACE AVAILABLE | 11 ACRES

PRICE | \$2,800,000

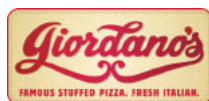
ZONING | B-2

POPULATION | 85,000+ WITHIN 7 MILES

AVERAGE HH INCOME | \$95,000 WITHIN 7 MILES

TRAFFIC | 12,000+ VEHICLES PER DAY

TENANTS
INCLUDE



CONTACT

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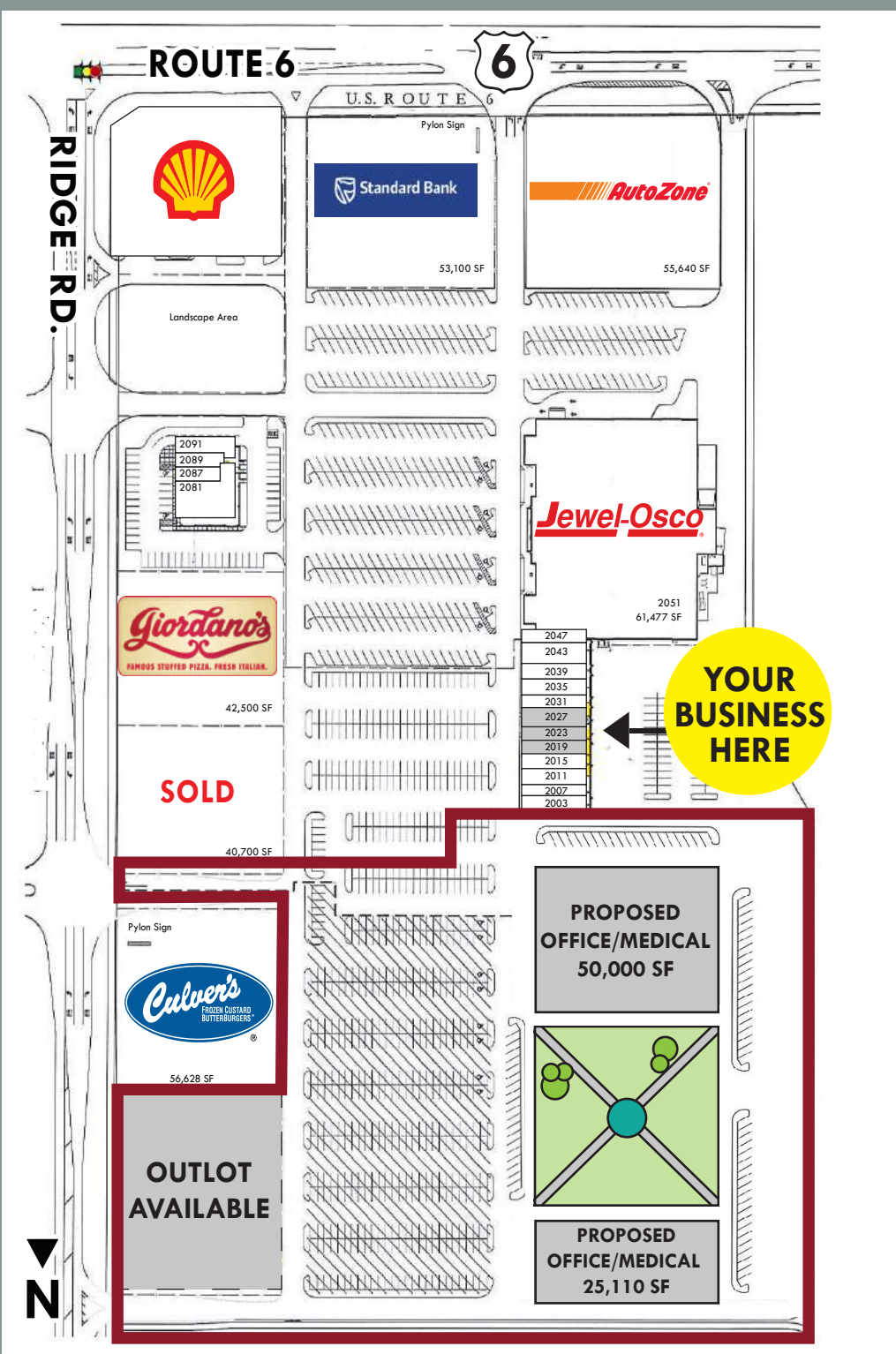
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RIDGE ROAD & ROUTE 6 | 2051 RIDGE ROAD, MINOOKA, ILLINOIS 60447

SITE PLAN



TENANTS

#	SF	TENANT
2051	61,477	Jewel-Osco
2047	1,200	Hair Cuttery
2043	2,000	Premier Tan
2039	1,700	Sun Cleaners
2035	1,500	AVAILABLE
2031	1,300	Angie's Tobacco & Cigars
2027	2,175	AVAILABLE
2023	1,600	AVAILABLE
2019	1,000	AVAILABLE
2015	1,106	Rose Threading
2011	1,600	Dragon Inn
2007	1,300	Venus Nails
2003	1,500	Ridge Dental
OUTLOT 8		
2091	1,647	Dunkin' Donuts
2089	1,100	H & R Block
2087	1,003	Fox River F & A
2081	4,087	ATI Physical Therapy
OUTLOT		AVAILABLE
DEVELOPMENT SITE		
20,000-50,000		AVAILABLE

MAP



AERIAL



312-337-1001 | DON WAGENER | ZACH SLAGLE

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