

FOR SALE

VALUE ADD RETAIL OPPORTUNITY



MATANKY REALTY GROUP

SHOPS AT COOPER'S GROVE

4044-4112 W. 183RD ST., COUNTRY CLUB HILLS, IL 60478



FOR SALE | RETAIL

COMMUNITY RETAIL CENTER WITH VALUE ADD UPSIDE ANCHOR SPACE, PARTIALLY BUILT OUT AS A GROCERY STORE. SURROUNDED BY A LARGE RESIDENTIAL POPULATION WITH HIGH TRAFFIC NUMBERS. BRING YOUR OWNER/USER'S OFFER.

PRICE | \$2,600,000

ZONING | C-3

DAYTIME POPULATION | 26,000 WITHIN 2 MILES

POPULATION | 63,000 WITHIN 2 MILES

AVERAGE HH INCOME | \$84,000+ WITHIN 2 MILES

TRAFFIC | 35,000 VEHICLES PER DAY



NEARBY

**MOTHER GOOSE
DAY CARE**

SUBWAY

**FRANK
'n LOU'S**

CONTACT

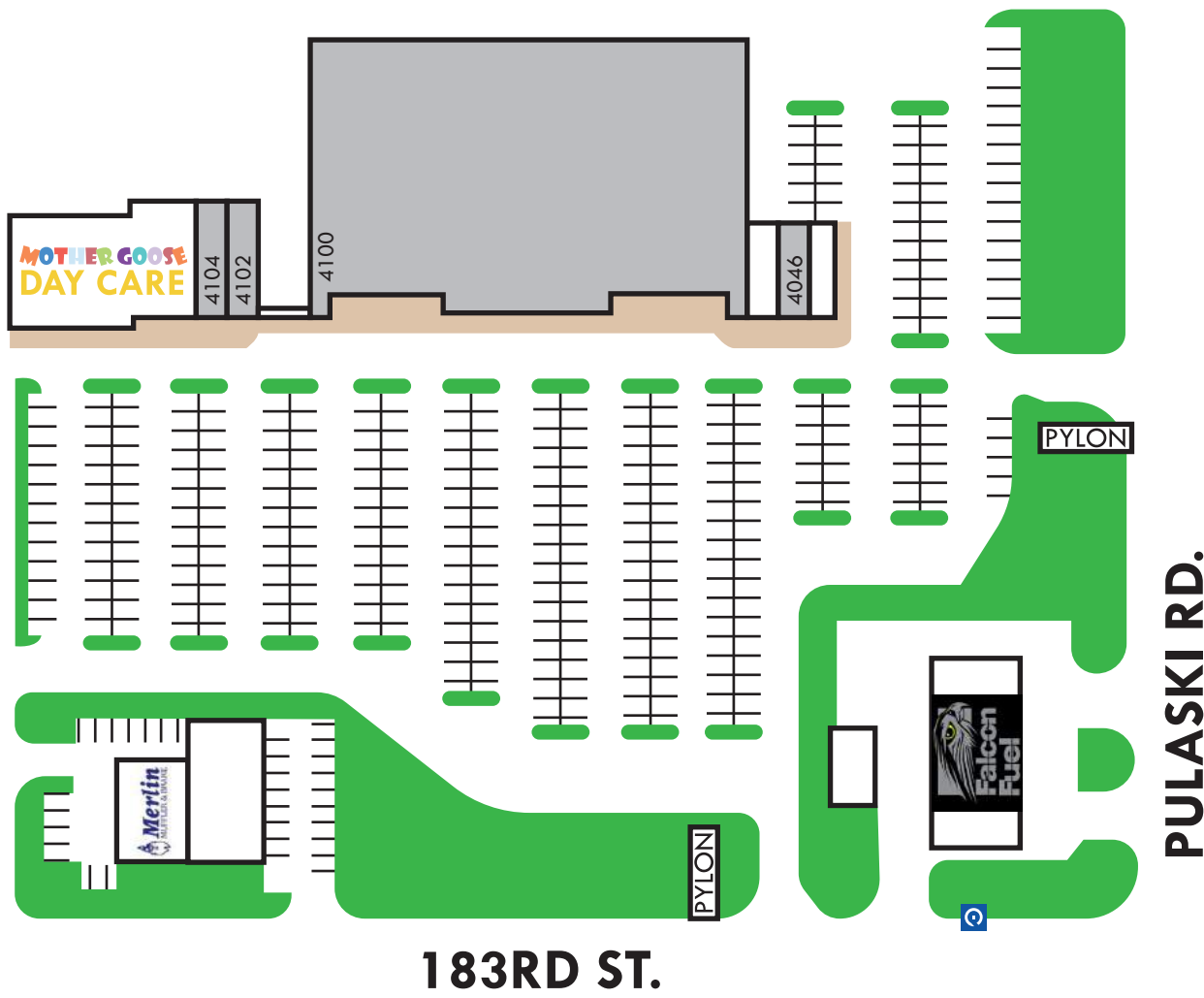
JAMES MATANKY
312-337-1001 xt. 2015
jmatanky@matanky.com

TERRI COX
312-337-1001 xt. 2028
tcox@matanky.com

SHOPS AT COOPER'S GROVE

4044-4112 W. 183RD ST., COUNTRY CLUB HILLS, IL 60478

SITE PLAN

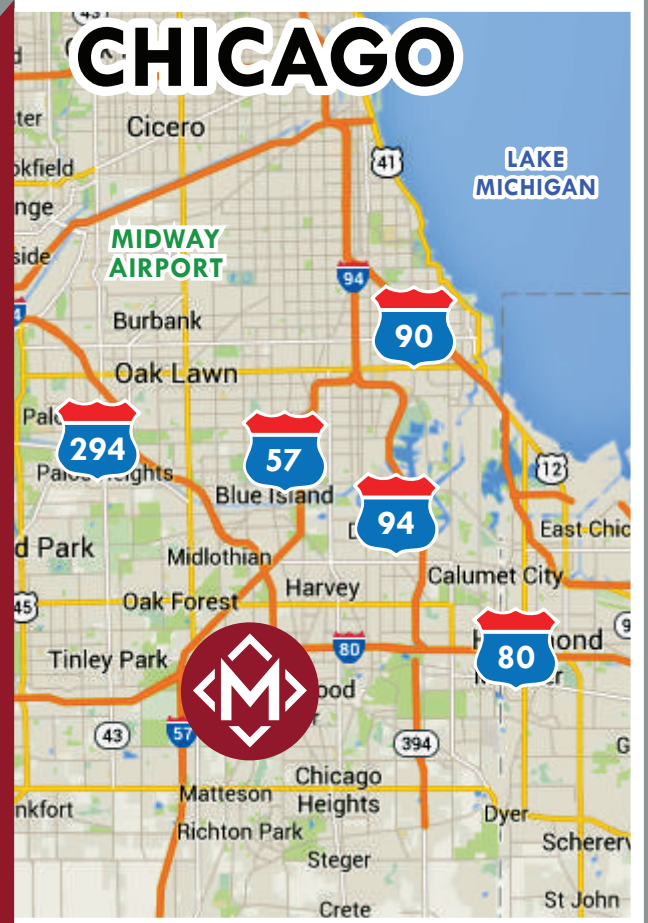


#	SF	TENANT
4112	9,600	Mother Goose Day Care
4104	1,600	AVAILABLE
4102	1,600	AVAILABLE
4100	56,118	AVAILABLE
4048	1,200	Subway
4046	1,200	AVAILABLE
4044	1,200	Frank 'n Lou's

AERIAL



MAP



312-337-1001



TERRI COX | JAMES MATANKY

JOIN US ON:



WWW.MATANKY.COM



MATANKY REALTY GROUP