



# 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 | 480,120 SF**

**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

**DON WAGENER**

312-337-1001 xt. 2014  
dwagener@matanky.com

**ZACH SLAGLE**

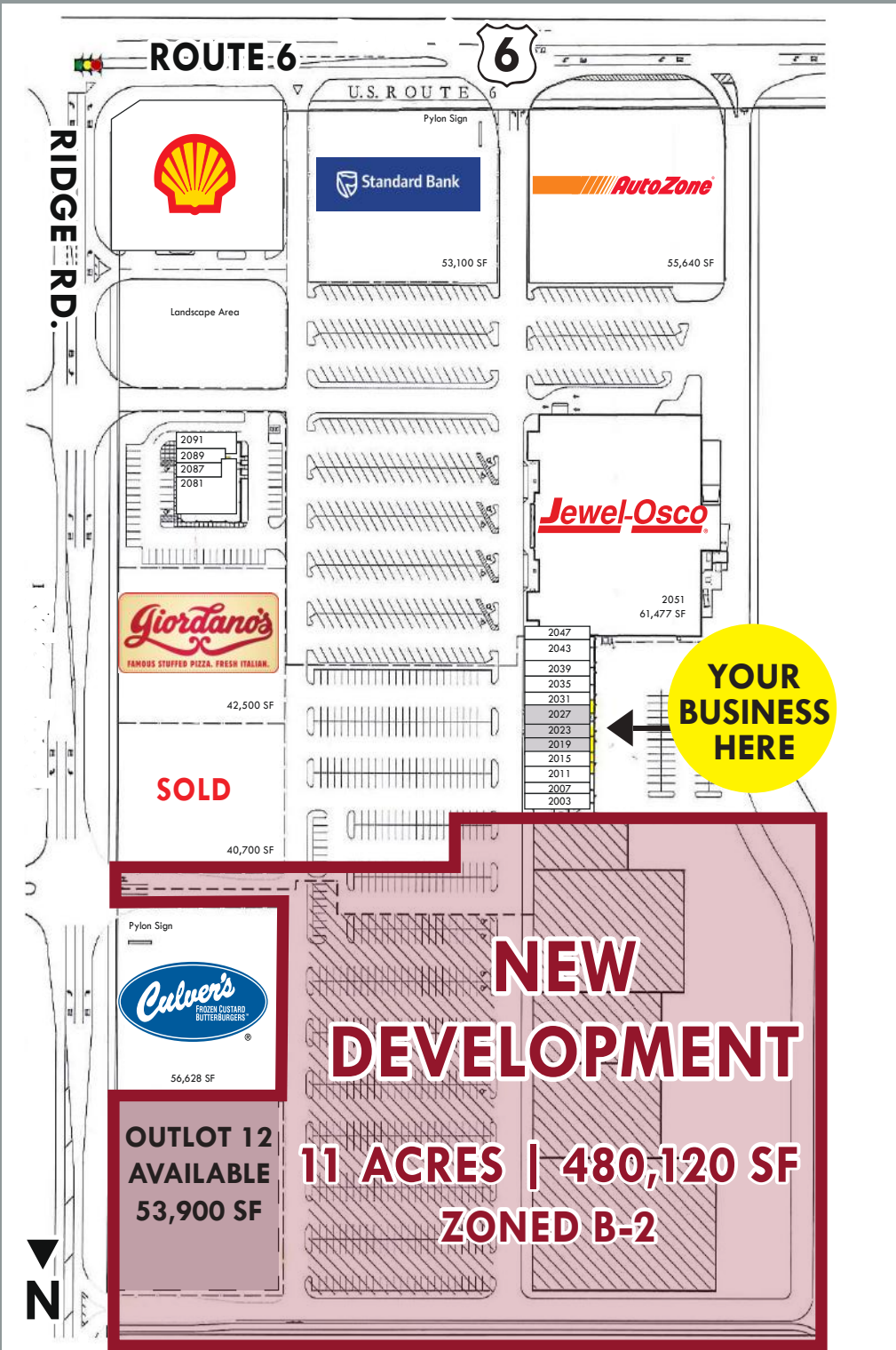
312-337-1001 ext. 2027  
zslagle@matanky.com



# HEARTLAND CROSSING DEVELOPMENT

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	Stella's
2031	1,300	Angie's Tobacco & Cigars
<b>2027</b>	<b>2,175</b>	<b>AVAILABLE</b>
<b>2023</b>	<b>1,600</b>	<b>AVAILABLE</b>
<b>2019</b>	<b>1,000</b>	<b>AVAILABLE</b>
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 12**

53,900	<b>AVAILABLE</b>
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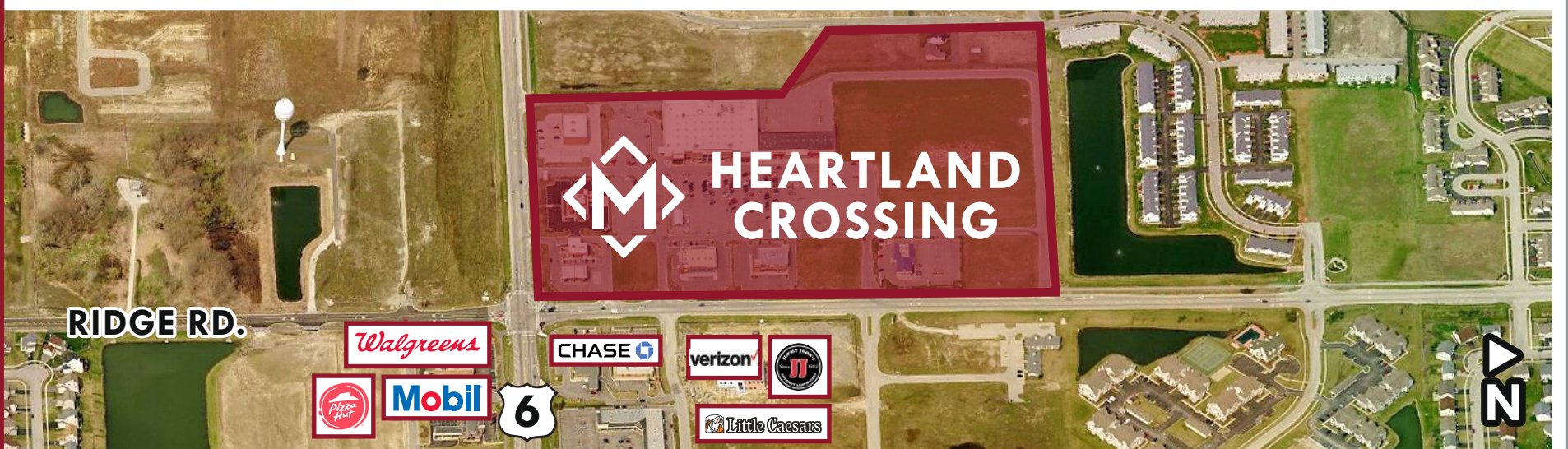
**DEVELOPMENT SITE**

480,120	<b>AVAILABLE</b>
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MAP



AERIAL



**312-337-1001**



**DON WAGENER | ZACH SLAGLE**

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