



# HEARTLAND CROSSING

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



## FOR RENT | RETAIL

ONE SPACE LEFT IN THIS JEWEL-OSCO ANCHORED CENTER NEXT TO ANYTIME FITNESS. VACANT SPACE IS A FULLY BUILT-OUT FORMER HAIR-CUTTERY. DEVELOPMENT LAND AND OUTLOTS AVAILABLE!

- SPACE AVAILABLE** | 1,200 SF
- ANNUAL NET RENT\*** | \$29 / SF
- CAM & TAX** | \$7.80 / SF
- POPULATION** | 85,000+ WITHIN 7 MILES
- AVERAGE HH INCOME** | \$95,000 WITHIN 7 MILES
- TRAFFIC** | 12,000+ VEHICLES PER DAY

*\*Available spaces only*

TENANTS  
INCLUDE



CONTACT

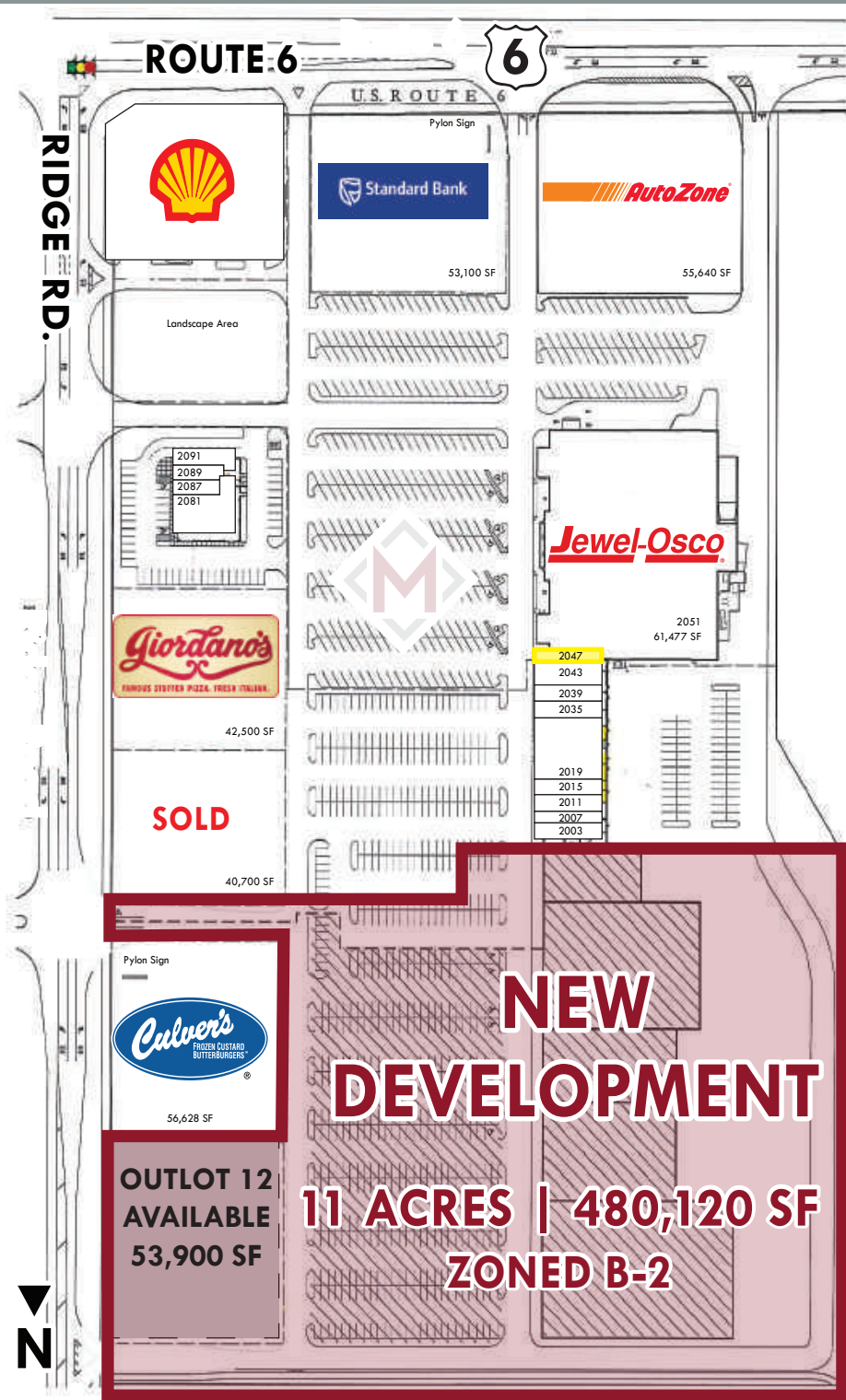
**ZACH SLAGLE** | 312-337-1001 xt. 2027 | [zslagle@matanky.com](mailto:zslagle@matanky.com)



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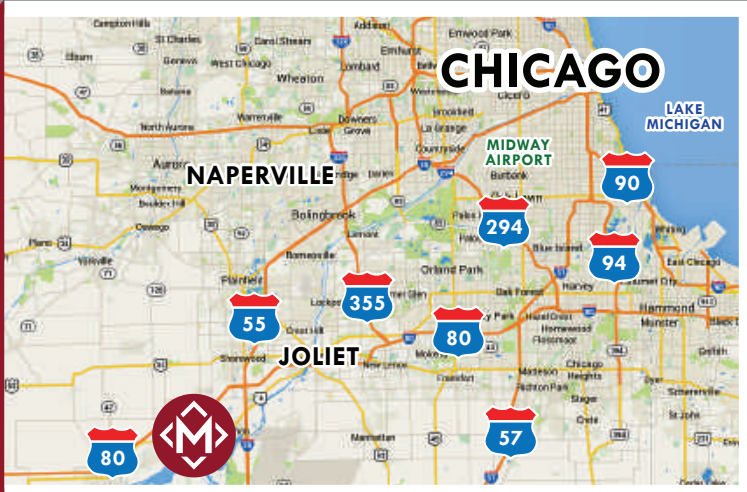
SITE PLAN



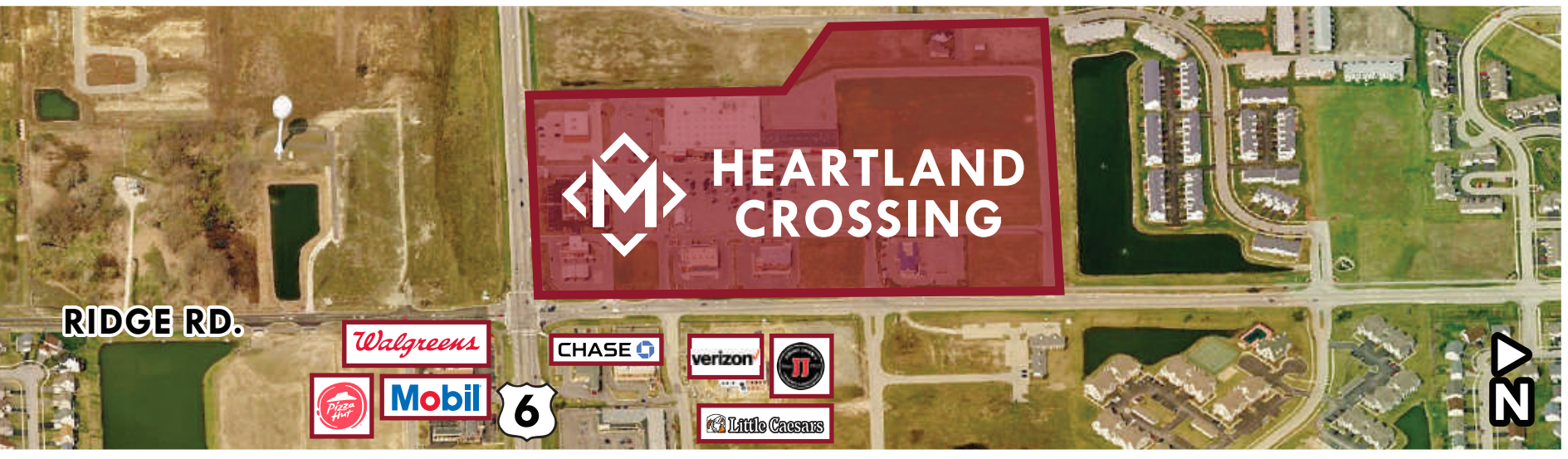
TENANTS

#	SF	TENANT
2051	61,477	Jewel-Osco
<b>2047</b>	<b>1,200</b>	<b>AVAILABLE</b>
2043	2,000	Minooka Unlimited Tan
2039	1,700	H & R Block
2035	1,500	Angie's Tobacco & Cigars
2019	6,075	Anytime Fitness
2015	1,106	Brow & Lash Salon
2011	1,600	Dragon Inn
2007	1,300	Venus Nails
2003	1,500	Ridge Dental
<b>OUTLOT 8</b>		
2091	1,647	Dunkin' Donuts
2089	1,100	AT&T
2087	1,003	Fox River F & A
2081	4,087	ATI Physical Therapy
<b>OUTLOT 12</b>		
	<b>53,900</b>	<b>AVAILABLE</b>
<b>DEVELOPMENT SITE</b>		
	<b>480,120</b>	<b>AVAILABLE</b>

MAP



AERIAL



**312-337-1001** **ZACH SLAGLE**

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