for lease

MARSHFIED PLAZA

11602-11730 Marshfield Ave, Chicago IL

98% LEASED RETAIL POWER CENTER VISIBLE FROM I-57

Offering Summary

AVAILABLE SF | 4,000-7,000 SF
ASKING PRICE | $17-$32 SF/YR
CAM & TAX | $11.44
ZONING | PD 770

Traffic Count:
126,200 (I-57) VPD

Population:
168,698 (3 MILES)

Avg HH Income:
$96,905 (3 MILES)

#Households:
64,349 (3 MILES)

Marshfield Plaza is a 452,935 SF power center at the Interstate 57 and 119th Street interchange with exposure to approximately 150,000 VPD. Anchored by Jewel-Osco, UFC Gym, Old Navy, dd's DISCOUNTS, and Forman Mills, the center offers a strong tenant mix and consistent consumer traffic

- ***Recent Availability:*** Former Ashley Stewart Unit A-1/A-2 offers 4,000 to 7,000 SF divisible. Act now to join premier neighboring national tenants.
- ***Inline & Pad Opportunities:*** A 4,200 SF pad site is available for ground lease or build-to-suit opportunities.

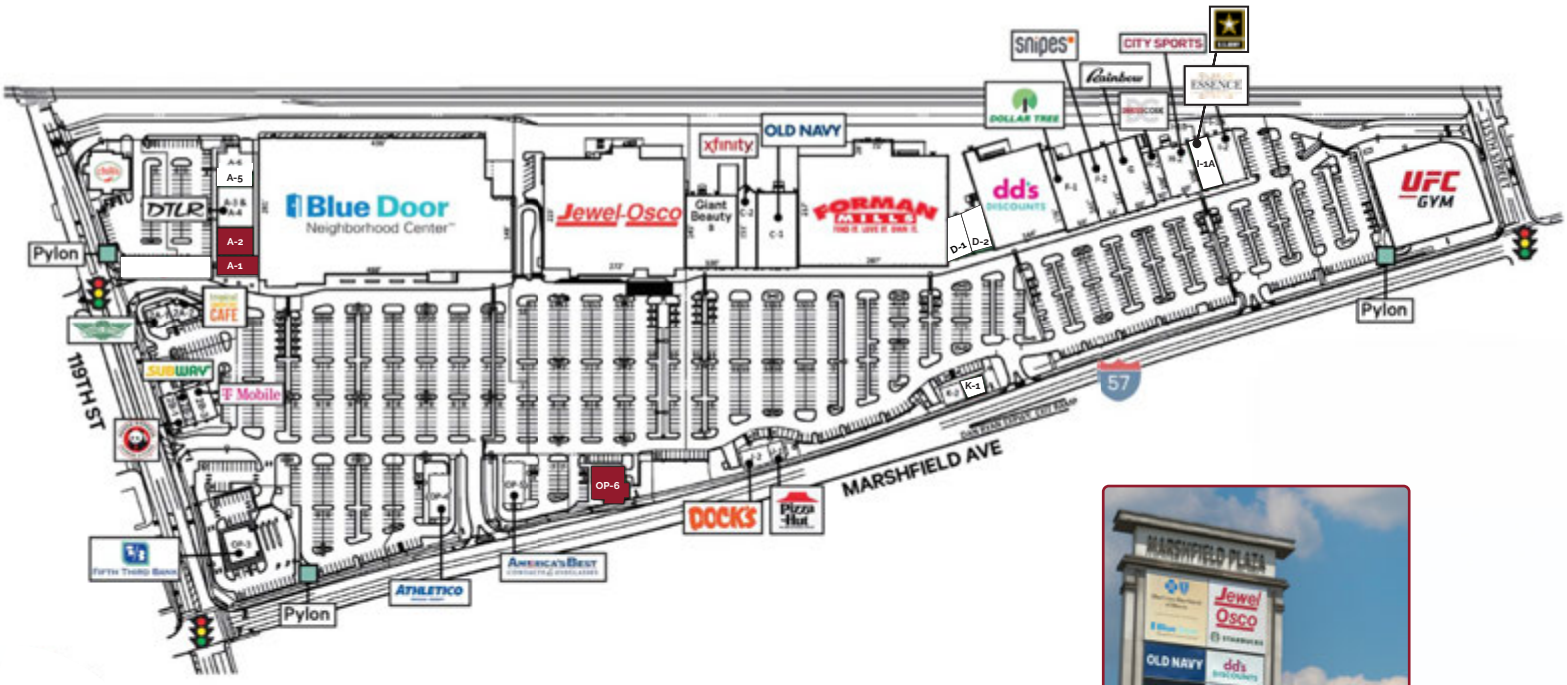
Tenants:

MATANKY REALTY GROUP
200 N LASALLE ST, 2350
312-337-1001
MATANKY.COM

TERRI COX
312-337-1001
TCOX@MATANKY.COM

GREGORY BLADE
312-337-1001
GBLADE@MATANKY.COM

Site Plan



N

Unit	Tenant	SF
A-1 & A-2	AVAILABLE	±4,000-7,000
A-3 & A-4	DTLR	6,069
A-5 & A-6	Nail Works	4,700
A	Jewel-Osco	62,603
B	Giant Beauty	14,500
C-2	Xfinity	6,373
C-1	Old Navy	11,627
L	Forman Mills	64,428
D-1 & D-2	Furniture City	6,462
E	DD's Discount	26,000

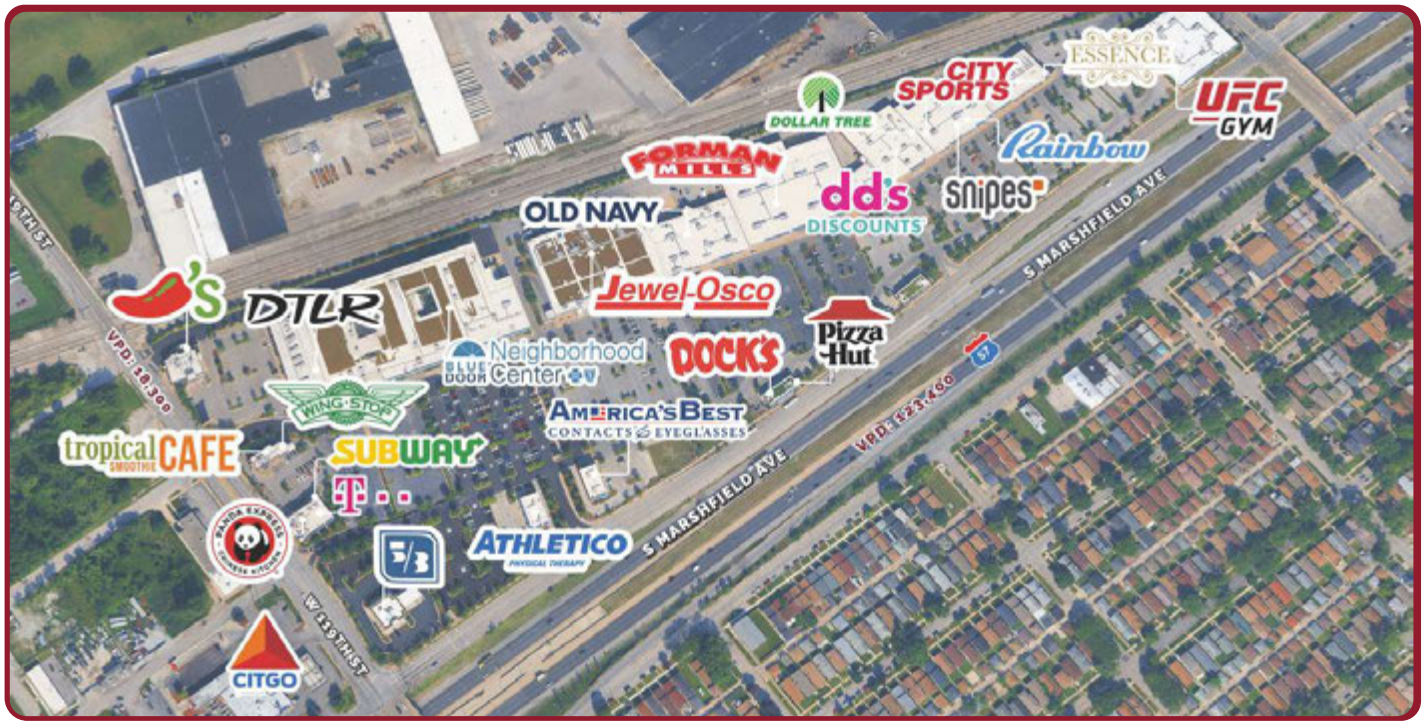
Unit	Tenant	SF
F-1	Dollar Tree	10,406
F-2	Snipes	7,497
G	Rainbow	8,500
H-1	Dress Code	3,000
H-2	City Sports	6,000
I-1A	U.S. Army Recruiting	3,448
I-2	Essence Salon Suites	5,000
OP-1	Chili's	6,300
2A-1	Wing Stop	2,016
2A-2	Tropical Smoothie	1,200
2B-1	Panda Express	2,200
2B-2	Subway	1,254
2B-3	T-Mobile	3,000

Unit	Tenant	SF
OP-3	Fifth Third Bank	4,141
OP-4	Athletico	3,500
OP-5	America's Best	3,200
OP-6	AVAILABLE Pad Site	Up to 4,200
J-2	Dock's Fish	2,000
J-1	Pizza Hut	1,000
K-2	Mena's Hair Design	1,500
K-1	Stitch Print	1,500
OP-7	UFC Gym	35,000

MATANKY REALTY GROUP
200 N LASALLE ST, 2350
312-337-1001
MATANKY.COM

TERRI COX
312-337-1001
TCOX@MATANKY.COM

GREGORY BLADE
312-337-1001
GBLADE@MATANKY.COM



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

MATANKY REALTY GROUP
200 N LASALLE ST, 2350
312-337-1001
MATANKY.COM

TERRI COX
312-337-1001
TCOX@MATANKY.COM

GREGORY BLADE
312-337-1001
GBLADE@MATANKY.COM