

Up to 8,195 SF Available Near Kedzie and 183rd

3310-70 W. 183rd St. | Hazel Crest, IL

\$8-\$14/SF NNN

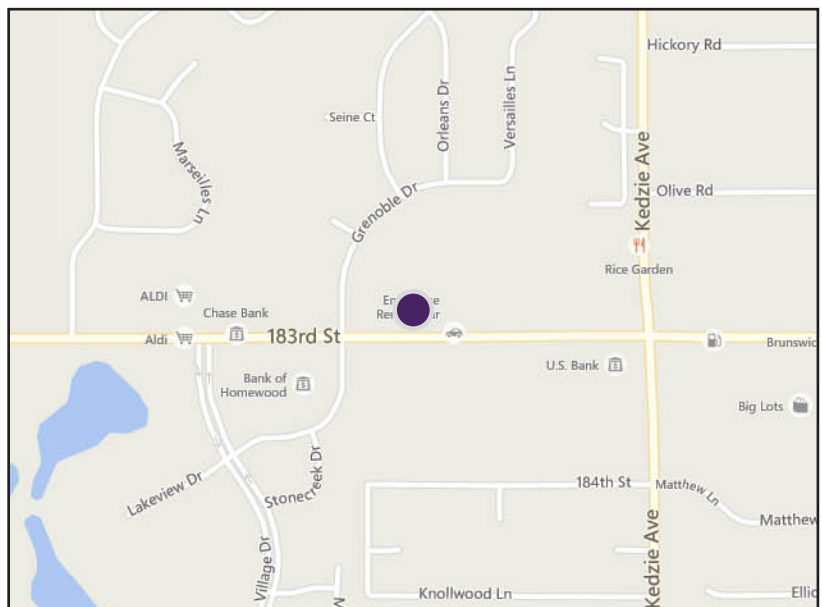
Investment Highlights

- 1,265 SF to 8,195 SF available for lease
- Located in Grenoble Square
- 49,748 SF anchor space also available
- Near corner of 183rd St. and Kedzie
- Nearby businesses include Enterprise Rent-A-Car, Chase, Jewel, and Aldi
- Ample customer parking
- Signage available to increase visibility
- Traffic Count: 18,600 cars daily
- Est. CAM/Taxes: \$4.75/SF
- Zoning: B-2, service business

Property Highlights

Grenoble Square is a neighborhood retail center with spaces ranging from 1,265 to 8,195 square feet available for lease. The 49,748 square foot anchor space is also available. Many of these units are in vanilla box condition, ready to be customized for a new business. The center is near the corner of Kedzie and 183rd, a major retail hub for the area. Nearby businesses include Enterprise Rent-A-Car, Chase, Jewel and Aldi.

Near the border of Hazel Crest and Homewood, the area around 183rd and Kedzie is a strong retail and commercial corner, service the needs of both communities. More than 77,000 residents live within three miles of this intersection, a substantial pool of potential customers.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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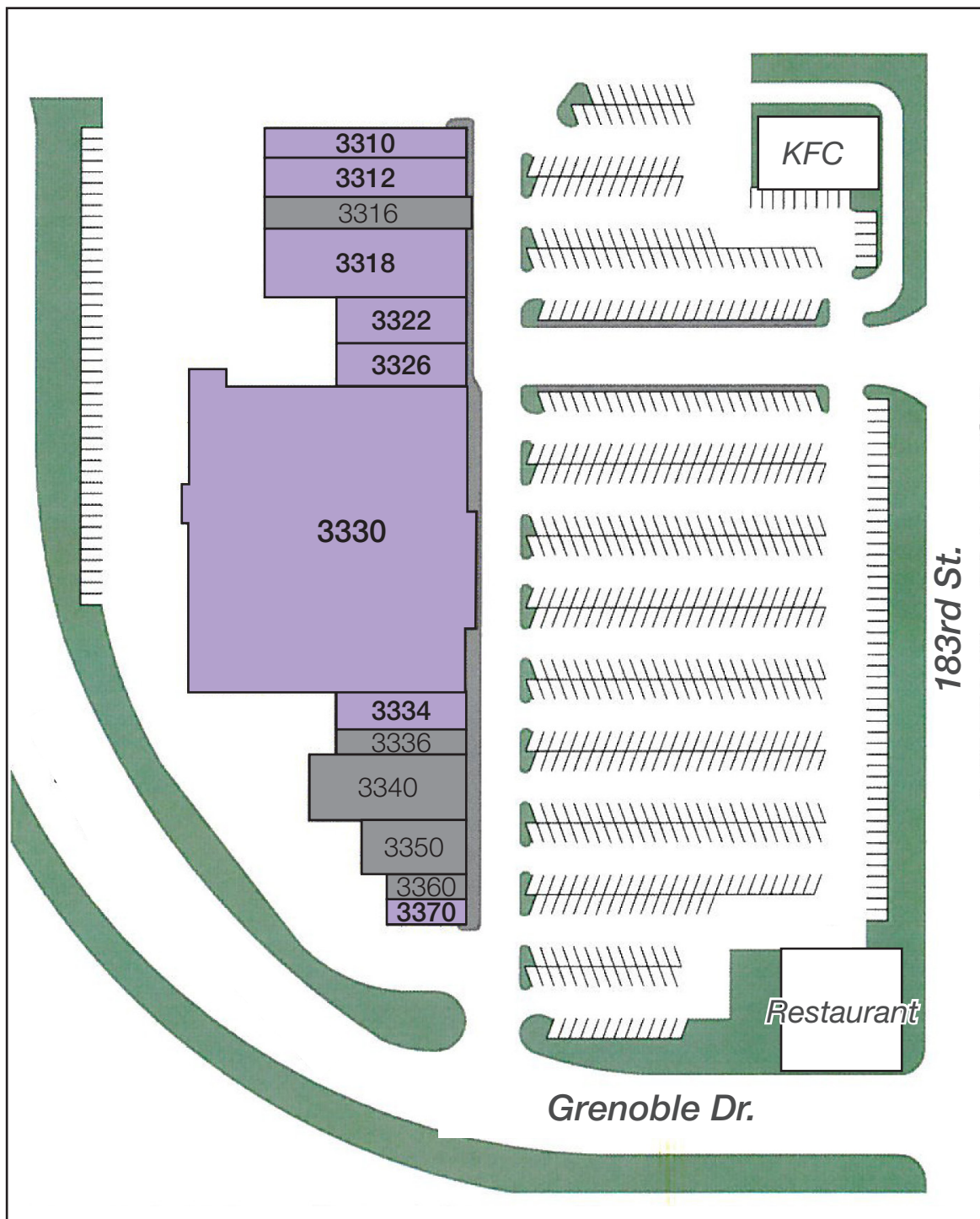
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Available Units



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Available Units

Unit	Tenant	SF	Description of Space
3310	Available	3,700	Former office space
3312	Available	6,056	Vanilla box retail space
3316	Enterprise Rent-A-Car	2,537	–
3318	Available	8,195	Vanilla box space
3322	Available	3,468	Vanilla box space
3328	Available	3,497	Vanilla box space
3330	Available	49,748	Former grocery store, big box retail space
3334	Available	3,498	Vanilla box retail space
3336	Courtney's Hair Salon	1,528	–
3340	U.S. Beauty Supply	5,987	–
3350	Washland Coin Laundry	3,053	–
3360	Nails #1	1,192	–
3370	Available	1,265	Former sports store



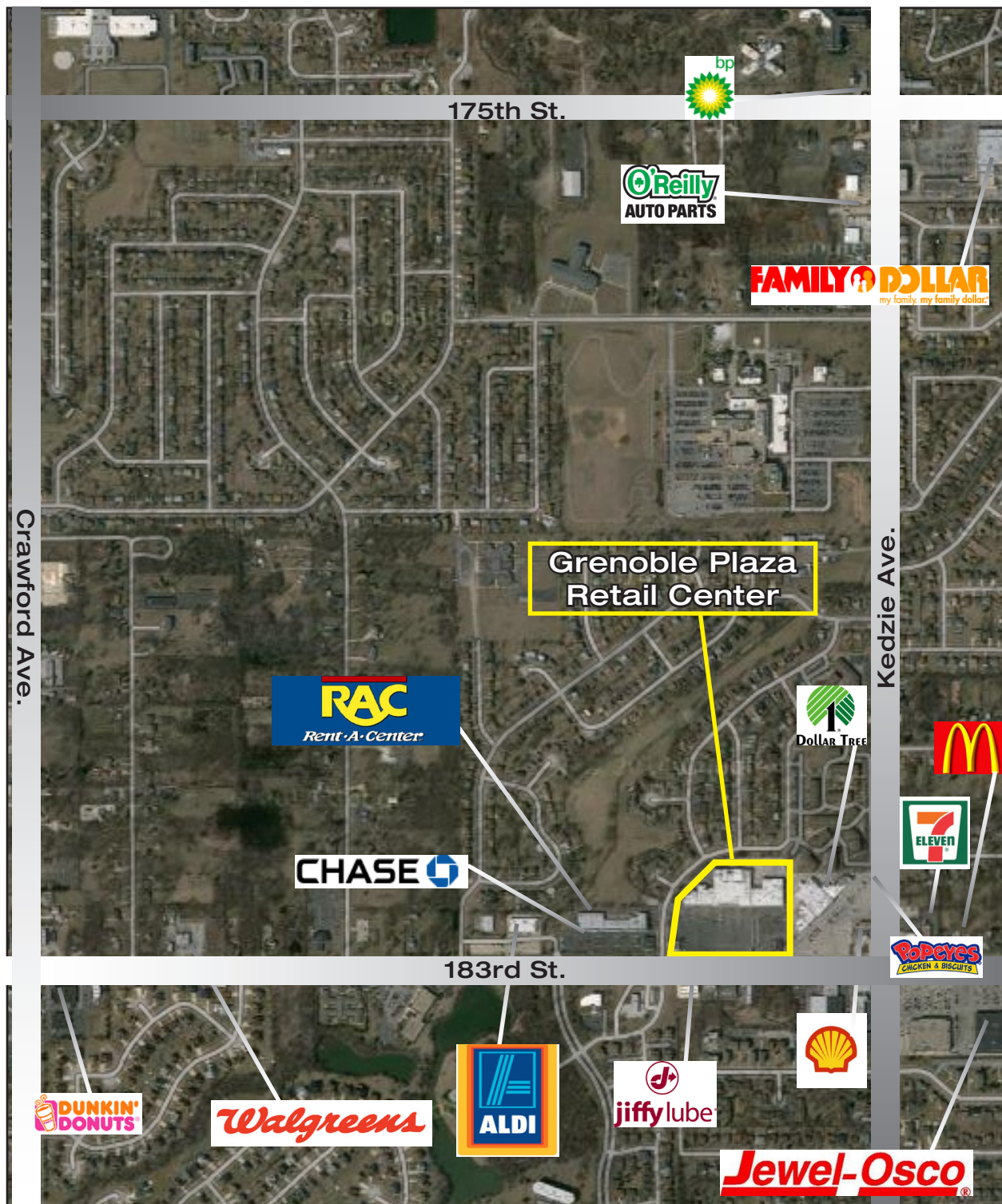
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Aerial



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	11,979	78,762	217,375
2014 Estimate	11,887	77,609	214,139
2010 Census	11,993	76,656	211,337
Growth 2014-2019	0.77%	1.49%	1.51%
2014 Population Hispanic Origin	452	4,904	29,106
Households:			
2019 Projection	4,326	28,448	77,342
2014 Estimate	4,293	28,019	76,150
2010 Census	4,332	27,652	75,053
Growth 2014 - 2019	0.77%	1.53%	1.57%
Owner Occupied	3,480	22,877	56,945
Renter Occupied	813	5,142	19,205
2014 Average Household Income	\$84,575	\$80,810	\$69,454
2014 Median Household Income	\$66,506	\$64,585	\$55,591
2014 Households by Household Income:			
Less than \$25,000	794	4,947	17,159
\$25,000 - \$50,000	944	5,893	17,141
\$50,000 - \$75,000	665	5,359	14,991
\$75,000 - \$100,000	550	4,239	10,903
\$100,000 - \$125,000	553	2,976	6,678
\$125,000 - \$150,000	279	1,540	3,523
\$150,000 - \$200,000	251	1,723	3,635
Greater than \$200,000	257	1,344	2,120

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Consumer Spending (2014) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	122,158	793,476	1,992,786
Total Apparel:	7,483	47,627	123,260
Women's Apparel	3,121	19,628	49,266
Men's Apparel	1,563	10,025	25,647
Girl's Apparel	561	3,621	9,733
Boy's Apparel	383	2,453	6,748
Infant Apparel	297	1,922	5,408
Footwear	1,557	9,978	26,458
Total Entertainment, Hobbies & Pets	8,779	57,379	144,860
Entertainment	1,534	9,639	24,115
Audio & Visual Equipment/Service	4,407	28,384	72,260
Reading Materials	438	2,928	6,852
Hobbies, Pets, Toys	2,400	16,427	41,633
Total Food & Alcohol	30,197	198,532	514,661
Food at Home	17,162	112,721	298,304
Food Away From Home	11,293	73,880	185,775
Alcoholic Beverages	1,742	11,931	30,582
Total Household	17,923	115,832	279,256
House Maintenance & Repair	3,718	24,405	59,482
Household Equipment & Furnishings	7,039	45,209	111,109
Household Operations	5,211	33,911	81,770
Total Transportation and Maintenance	35,118	226,020	570,440
Vehicle Purchases	12,151	77,665	194,301
Vehicle Expenses	932	6,214	14,396
Transportation	2,281	14,198	32,107
Automotive Repair & Maintenance	3,660	23,318	58,192
Total Health Care	5,570	38,248	97,689
Medical Services	3,182	21,841	55,547
Prescription Drugs	1,769	12,354	32,069
Medical Supplies	618	4,053	10,072
Total Education & Day Care	8,080	51,453	119,528
Education	5,606	35,302	82,529
Fees & Admissions	2,474	16,151	36,999

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Consumer Spending (2019) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	127,741	833,038	2,092,816
Total Apparel:	7,919	50,741	131,499
Women's Apparel	3,319	21,028	52,888
Men's Apparel	1,670	10,786	27,685
Girl's Apparel	570	3,701	10,035
Boy's Apparel	393	2,525	6,954
Infant Apparel	331	2,136	5,842
Footwear	1,636	10,565	28,096
Total Entertainment, Hobbies & Pets	9,054	59,494	150,348
Entertainment	1,576	9,958	24,959
Audio & Visual Equipment/Service	4,548	29,473	75,115
Reading Materials	459	3,066	7,195
Hobbies, Pets, Toys	2,472	16,996	43,078
Total Food & Alcohol	10,639	144,873	418,756
Food at Home	5,953	83,438	237,659
Food Away From Home	3,963	52,370	154,436
Alcoholic Beverages	723	9,065	26,661
Total Household	18,847	122,139	294,273
House Maintenance & Repair	3,877	25,612	62,429
Household Equipment & Furnishings	7,199	46,445	114,275
Household Operations	5,732	37,198	89,310
Total Transportation and Maintenance	34,026	218,927	549,676
Vehicle Purchases	13,644	87,926	219,685
Vehicle Expenses	1,064	7,098	16,498
Transportation	2,603	16,256	36,851
Automotive Repair & Maintenance	3,952	25,333	63,245
Total Health Care	6,300	43,352	111,251
Medical Services	3,576	24,629	62,887
Prescription Drugs	2,025	14,124	36,876
Medical Supplies	700	4,599	11,487
Total Education & Day Care	8,858	56,804	132,530
Education	6,307	40,102	94,161
Fees & Admissions	2,550	16,702	38,369

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