



for lease

MARSHFIELD PLAZA

11602-11730 Marshfield Ave, Chicago IL

RETAIL POWER CENTER VISIBLE FROM I-57

Offering Summary



AVAILABLE SF | 1,900-4,200 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, giving storefronts and pylon signage daily exposure to 150,000 VPD. Anchors Jewel Osco, Old Navy, dd's Discounts, and UFC Gym draw steady traffic.

- **Inline & Pad Opportunities:** 3 inline suites from 1,900 to 4,200 SF plus a pad site via ground lease or build-to-suit. Ideal for clothing, shoes, food, medical, and entertainment.
- **Interstate & Transit Connectivity:** Direct I-57 frontage, a 119th Street bus stop, and expansive surface parking provide unmatched visibility and easy customer access for growing retailers.

Tenants:



Jewel-Osco

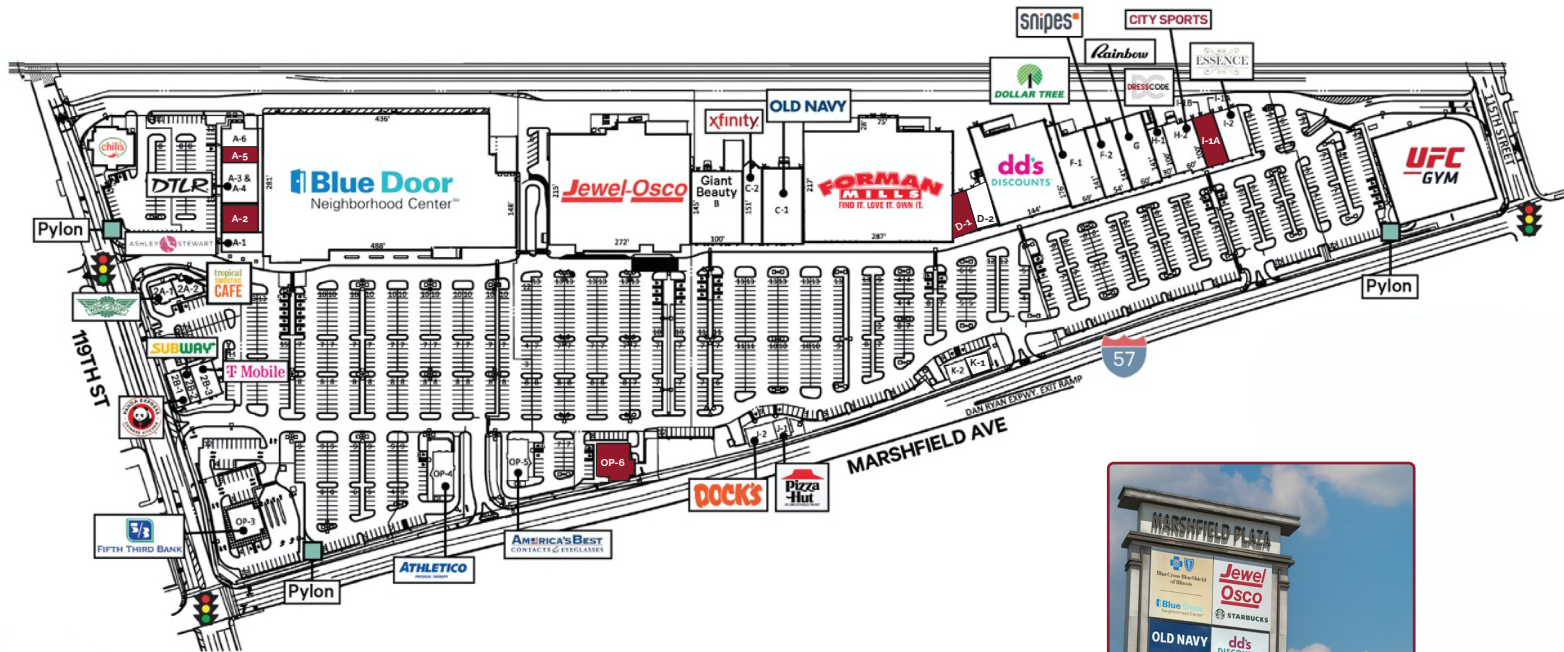


MATANKY REALTY GROUP
200 N LASALLE ST, 2350
312-337-1001
MATANKY.COM

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

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

Site Plan



Unit	Tenant	SF
A-1	Ashley Stewart	3,000
A-2	AVAILABLE	4,000
A-3 & A-4	DTLR	6,069
A-5	AVAILABLE	1,900
A-6	Nail Works	2,800
	Jewell 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	AVAILABLE	3,300
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

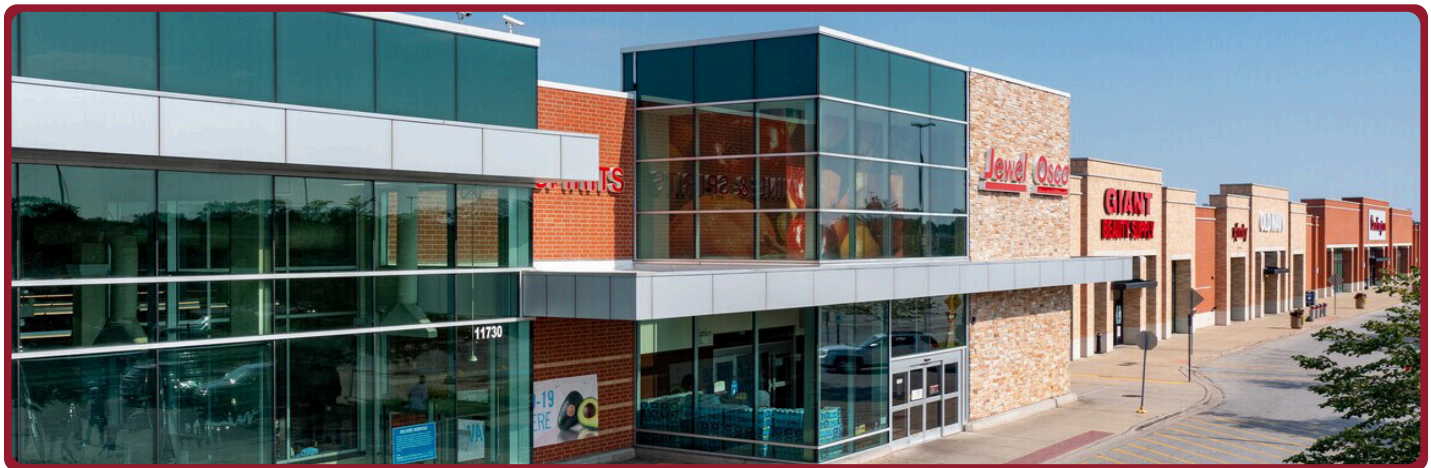
Unit	Tenant	SF
OP-3	Fifth Third Bank	4,141
OP-4	Athletico	3,500
OP-5	America's Best	3,200
OP-6	AVAILABLE Pad Site	Up to 4,200
J-2	Dock's Fish	2,000
J-1	Pizza Hut	1,000
K-2	Mena's Hair Design	1,500
K-1	Stitch Print	1,500
OP-7	UFC Gym	35,000



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