

for lease

HAZEL CREST CENTER

17503 S Kedzie Ave Hazel Crest IL 60429
GROCERY ANCHORED RETAIL CENTER



Offering Summary



AVAILABLE SF | 1,000-3,625 SF
ASKING PRICE | \$12-\$15 SF/YR
CAM & TAX | \$8.60
ZONING | B-1
PROPERTY LISTING [Click Here](#)



Traffic Count:
36,000+ VPD



Population:
79,099 (3 MILES)



Avg HH Income:
\$84,216 (3 MILES)



#Households:
28,583 (3 MILES)

Anchored by Teddy's Market, Family Dollar, and US Post Office, this center is 96% leased, and has only a few spaces left. Suites from 1,000-3,625 SF are available amid a strong mix of local and national retailers.

- **Grocery-Anchored Stability** Teddy's Market and Family Dollar drive consistent, necessity-based traffic in a 96%-leased environment with recent tenant additions enhancing center momentum.
- **Flexible Suite Opportunities:** Hood-ready bakery and pizza footprints, adaptable to a variety of user requirements.

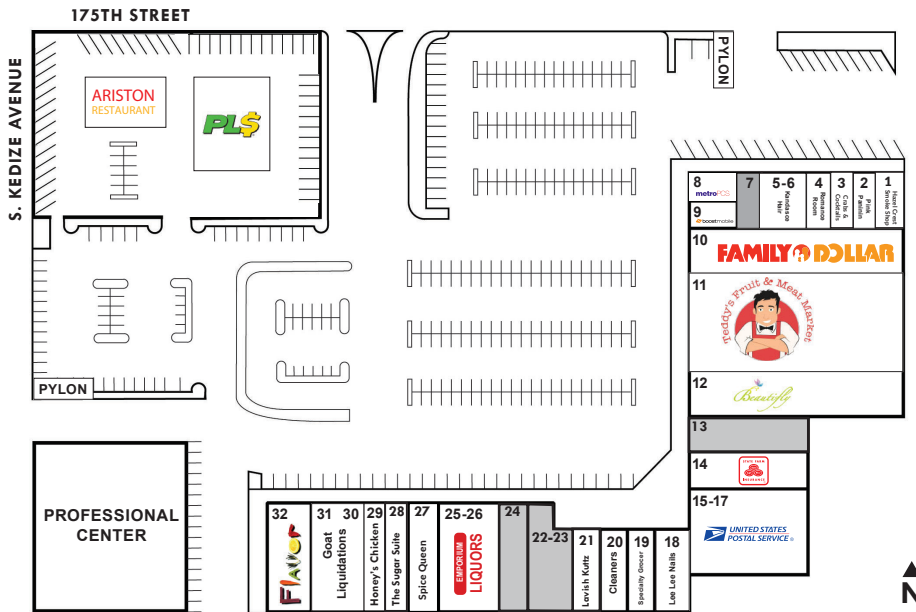
Tenants:



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

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

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



| # | SF | Tenant |
|-------|--------|-------------------|
| 32 | 4,000 | Flavor Brunch |
| 30-31 | 6,099 | Goat Liquidations |
| 29 | 1,700 | Honey's Chicken |
| 28 | 2,700 | Sugar Suite |
| 27 | 1,500 | Spice Queen |
| 26-25 | 4,500 | Emporium Liquors |
| 22-24 | 3,625 | AVAILABLE |
| 24 | 1,725 | AVAILABLE |
| 21 | 1,700 | Lavish Kuttz |
| 20 | 1,800 | Cleaners |
| 19 | 1,700 | Specialty Grocer |
| 18 | 1,729 | Lee Lee Nails |
| 15-17 | 8,250 | U.S. Post Office |
| 14 | 1,200 | State Farm |
| 13 | 3,500 | AVAILABLE |
| 12 | 7,500 | Beautifully |
| 11 | 13,682 | Teddy's Market |
| 10 | 8,340 | Family Dollar |
| 9 | 1,000 | Boost Mobile |
| 8 | 1,000 | MetroPCS |
| 7 | 1,000 | AVAILABLE |
| 5-6 | 2,000 | Kandace Hair |
| 4 | 750 | Romance Room |
| 3 | 750 | Crabs & Cocktails |
| 2 | 1,000 | Pink Panini |
| 1 | 1,000 | Hazel Crest Smoke |



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