



Offering Summary

Available Space:	Up to 25,280 SF
Asking Rent:	Negotiable
NNN's:	Approx. \$15.51 SF
Building Size:	159,145 SF
Lot Size:	16.98 Acres
Year Built:	1974
Renovated:	2019
Zoning:	B: Commercial District
Market:	Calumet City

Property Overview

Up to 15,000 SF available for lease at River Oaks West Shopping Center in Calumet City. Excellent opportunity to join co-tenants Marshalls, Big Lots, Ross Dress for Less, Foot Locker, and Party City, among others. Both spaces, which were formerly Petco and DD's Discount, feature high ceilings and a spacious open interior. The Property features dual-sided monument signage along both Torrence Avenue (22,100 VPD) and River Oaks Road (24,700 VPD) and an on-site parking lot totaling 763 surface level spaces. River Oaks Center, which totals over 1.3 million SF, is directly across the street and is anchored by JCPenney and Macy's. Other neighboring retailers include Sam's Club, ALDI, Home Depot, Burlington, Forman Mills, Dollar Tree, Men's Wearhouse, Bank of America. Shoe Carnival, Buffalo Wild Wings, Starbucks, Dunkin', McDonald's, White Castle, Taco Bell, Panda Express, and Burger King, among many other national retailers.

Property Highlights

- Co-tenants include Marshalls, Big Lots, Ross Dress for Less, Foot Locker, Party City and more
- Property features exposure and visibility to over 46,000 VPD and a large on-site parking lot totaling 763 surface level spaces
- Across street from River Oaks Center, the 7th largest Mall in the Chicago Metropolitan Area
- Conveniently located just over one (1) mile east of Interstate-94
- Other neighboring retailers include Sam's Club, ALDI, Home Depot, Burlington, Forman Mills, Dollar Tree, Men's Wearhouse, Bank of America. Shoe Carnival, Buffalo Wild Wings, Starbucks, Dunkin', McDonald's, White Castle, Taco Bell, Panda Express, and Burger King, among many other national retailers

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SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
410	1,692	Enterprise	480	26,040	Ross Dress for Less
440	1,458	Penny's Place	490	18,934	Foot Locker
450	11,774	Party City	500	30,557	Marshalls
460	15,010	Available	1699	28,400	Big Lots
470	25,280	Available	1501	5,575	Taco Bell/Long John Silvers

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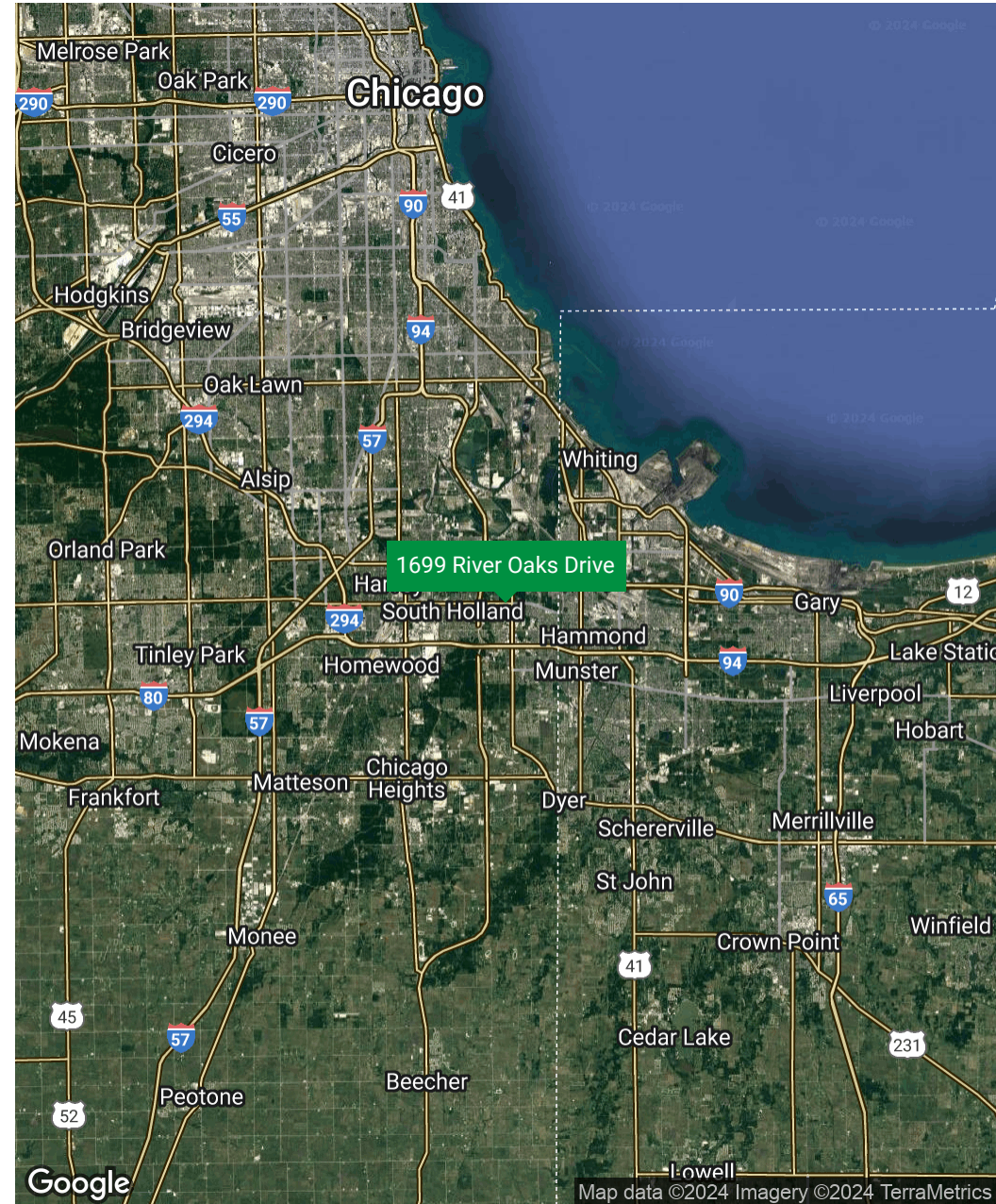
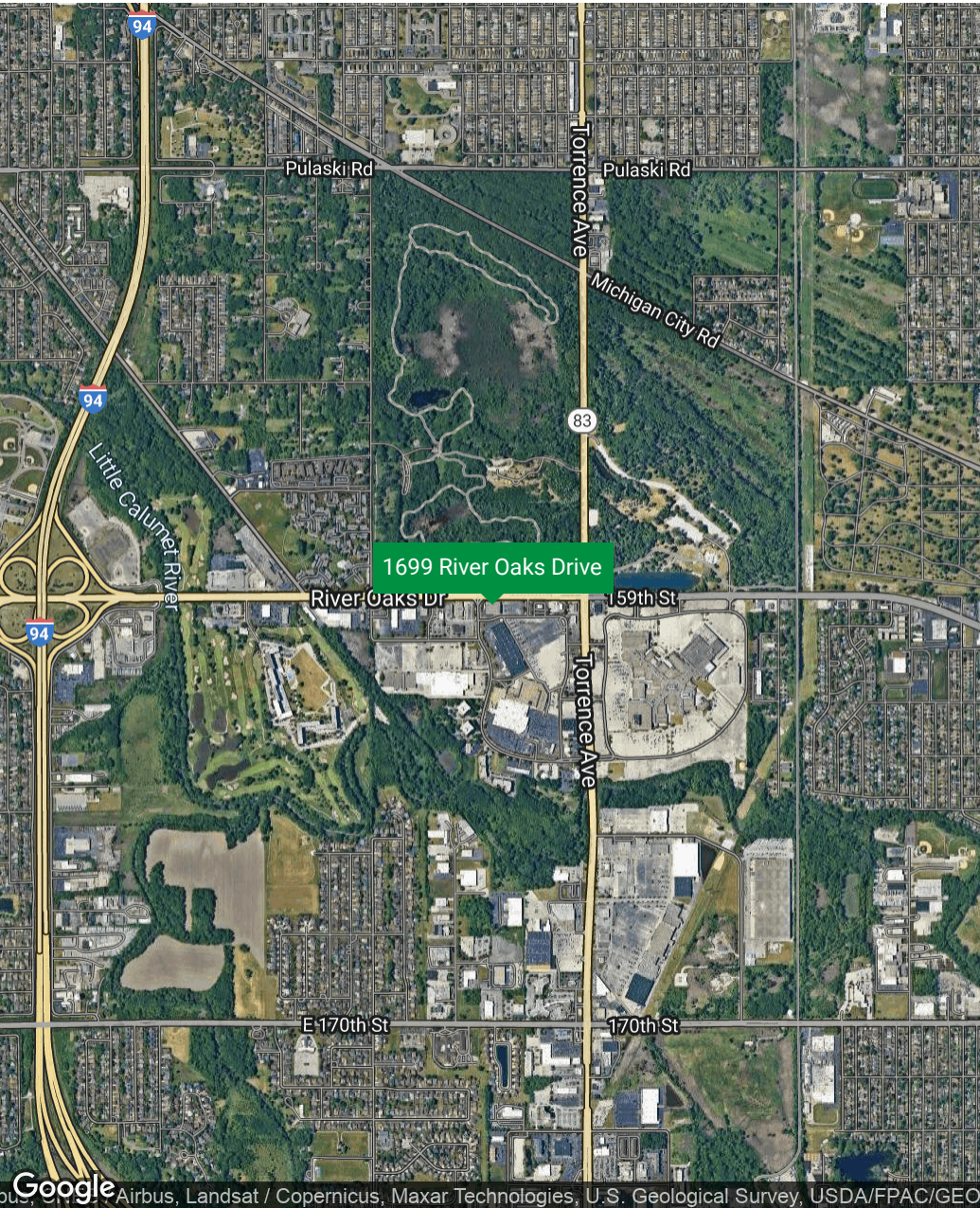
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FOR LEASE | 1699 RIVER OAKS DRIVE

LOCATION MAP



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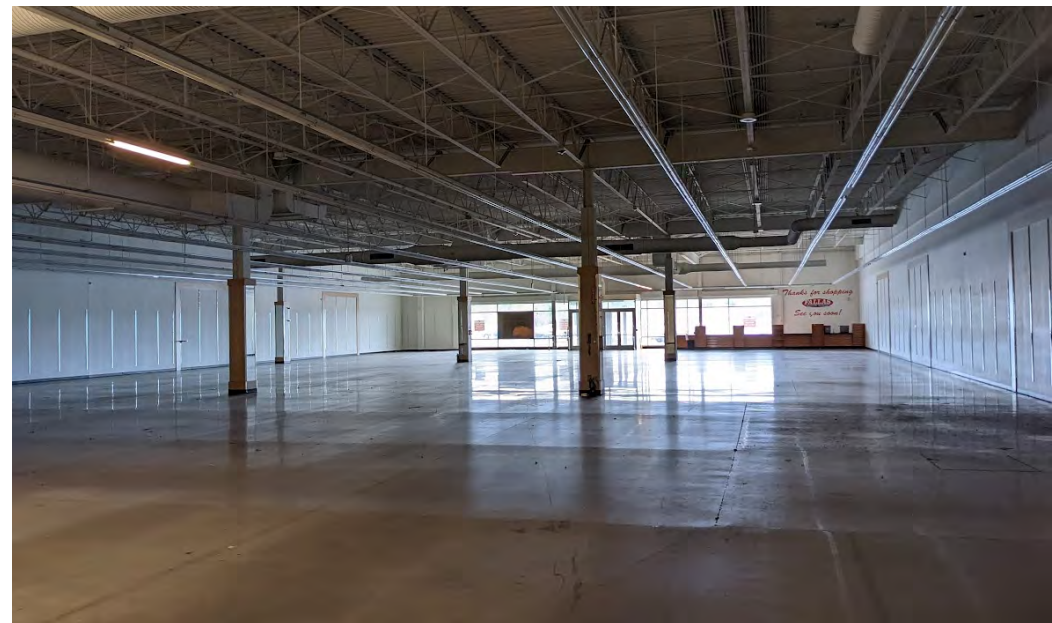
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FOR LEASE | 1699 RIVER OAKS DRIVE

ADDITIONAL PHOTOS



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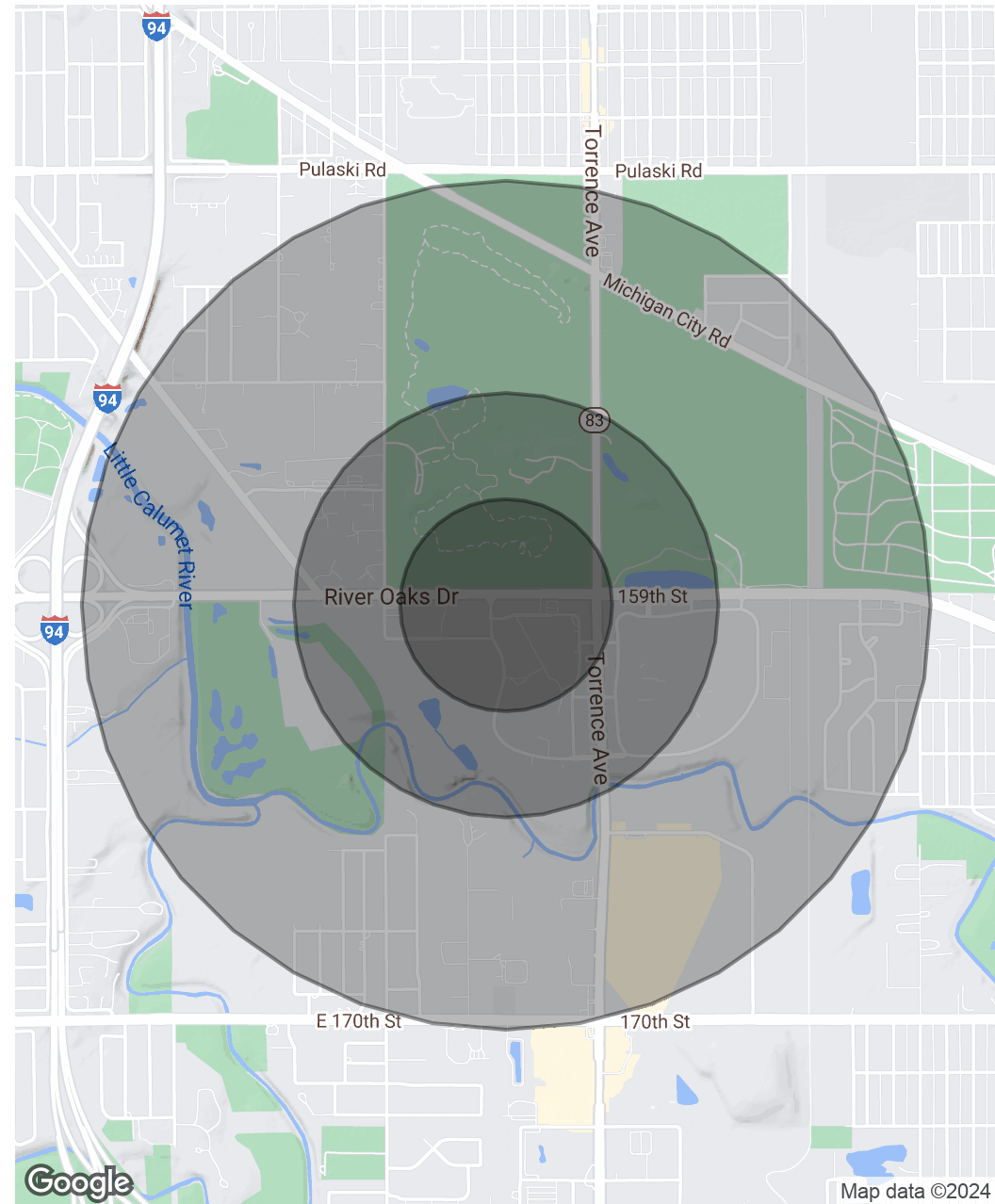
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	623	2,792	10,747
Average Age	28.6	31.6	35.1
Average Age (Male)	22.3	30.2	34.6
Average Age (Female)	33.0	33.7	35.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	271	1,127	4,744
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$42,676	\$47,963	\$48,733
Average House Value	\$454,801	\$191,763	\$167,048

* Demographic data derived from 2020 ACS - US Census



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