



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



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



Population:
79,099 (3 MILES)



#Households:
28,583 (3 MILES)

Anchored by Teddy's Market, Family Dollar, and the U.S. Post Office, this grocery-anchored shopping center is 96% leased with very limited space remaining. Available suites range from 1,000 to 3,625 SF within a strong mix of local and national retailers, including the recent addition of Total by Verizon.

- Grocery-Anchored Stability** Teddy's Market and Family Dollar drive consistent, necessity-based traffic in a 98%-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:

boost **metro**
mobile by T Mobile

FAMILY DOLLAR

Flavor
BRUNCH
HAZEL CREST

**UNITED STATES
POSTAL SERVICE**

State Farm

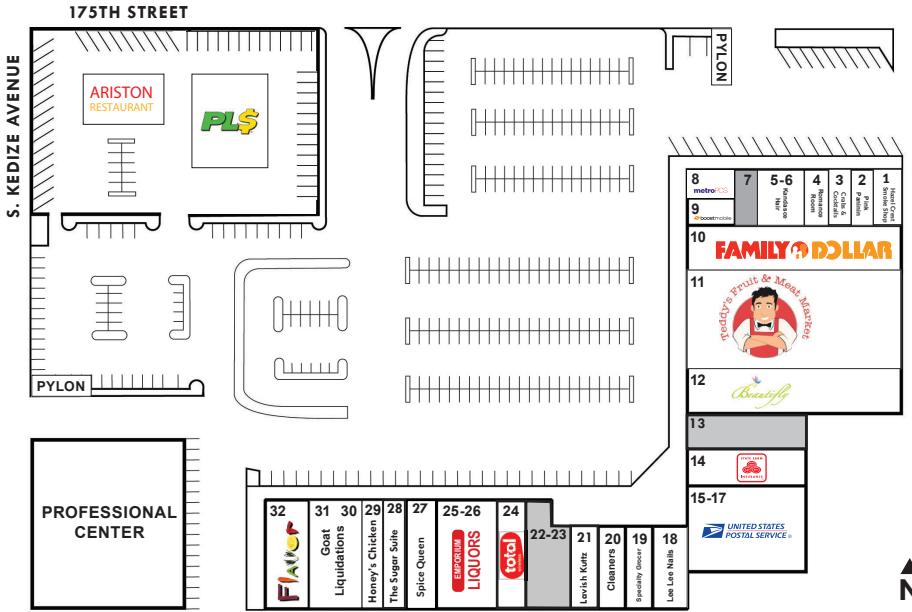
total
wireless



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#	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	Total By Verizon
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	Beautify
11	13,682	Teddy's Market
10	8,340	Family Dollar
9	1,000	Boost Mobile
8	1,000	MetroPCS
15-17	1,000	AVAILABLE
5-6	2,000	Kandas Hair
4	750	Romance Room
3	750	Crabs & Cocktails
2	1,000	Pink Panini
1	1,000	Hazel Crest Smoke



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