



# for lease



## OLYMPIA PLAZA

79-207 W Joe Orr Rd Chicago Heights, IL 60411  
GROCERY ANCHORED SHOPPING CENTER

### Offering Summary



AVAILABLE SF | 1,500-7,280 SF  
ASKING PRICE | \$16-\$22 SF/YR  
CAM & TAX | \$9 SF/YR  
ZONING | B3-1



Traffic Count:  
40,000+ VPD



Population:  
169,681 (3 MILES)



Avg HH Income:  
\$91,485 (3 MILES)



#Households:  
61,914 (3 MILES)

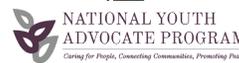
Olympia Plaza draws 40,000+ VPD and is anchored by a renovated Country Squire Foods. The center offers ample parking, turnkey suites, and a strong mix of national and local retailers. Join Country Squire Foods, DTLR, Rainbow, Little Caesars, and Subway, with Breaking Point now open. The property also benefits from a potential upcoming national fitness anchor, further enhancing traffic and co-tenancy strength.

- **Grocery-Anchored:** Country Squire Foods with new ownership and interior updates delivers steady traffic.
- **Turnkey Suites & Parking:** 1,500-7,280 SF alongside 40+ co-tenants.

### Tenants:



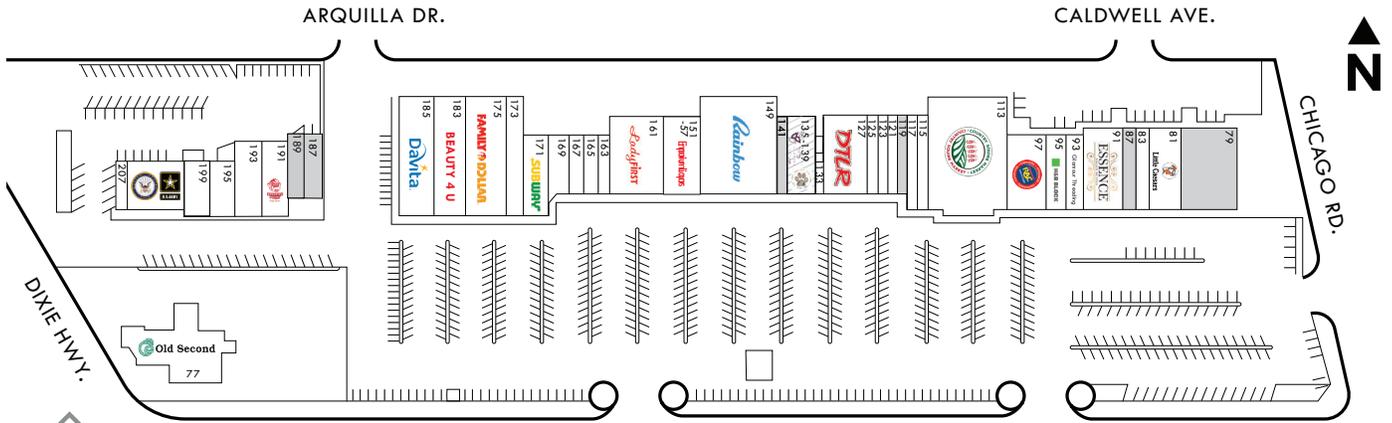
Little Caesars



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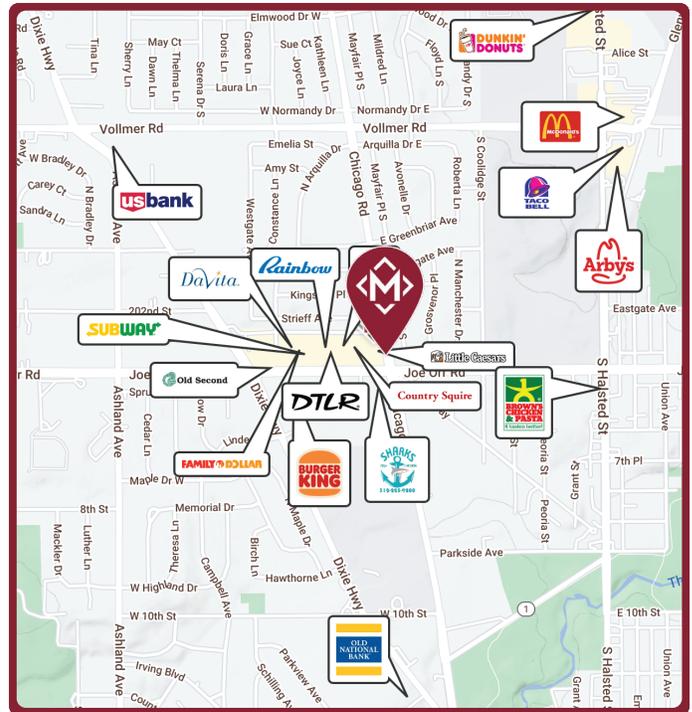


#	SF	TENANT	#	SF
207	1150	Dimitri's Restaurant	163	1850
203	3985	ARMY Recruiting Center	161	5500
199	900	J&M Legacy Learning	151-57	4,500
195	633	Clippers and Clients	149	9610
193	2100	Reliable Staffing Services	<b>141</b>	<b>2296</b>
191	1850	Breaking Point	139	1393
<b>189</b>	<b>1500</b>	<b>AVAILABLE</b>	135-37	5489
<b>187</b>	<b>2000</b>	<b>AVAILABLE</b>	133	900
185	7500	Davita	125-7	5875
183	7500	Beauty 4 U	123	1600
175	8440	Family Dollar	121	1650
173	1600	Kate's Detective	<b>119</b>	<b>1548</b>
171	1819	Subway		
169	1124	Happy Nails		
167	1437	Sports USA Clothing		
165	1043	Insurance Navy		

**JOE ORR RD. TENANT**

#	SF	TENANT
117	1697	Mayor David Gonzalez
115	1800	Lady First Clothing
113	15,000	Emporium Liquor
97	3282	Rainbow
95	1629	<b>AVAILABLE</b>
93	1652	National Youth Advocate Program
91	3550	Party Paws Playhouse
<b>87</b>	<b>3130</b>	<b>AVAILABLE</b>
83	1800	Destiny Health
81	1780	China Inn Restaurant
<b>79</b>	<b>7280</b>	<b>AVAILABLE</b>

#	SF	TENANT
117	1697	Penny's Place
115	1800	Chicago Heights Police
113	15,000	Country Squire Food Mart
97	3282	Rent-A-Center
95	1629	H & R Block
93	1652	Glamour Threading Bar
91	3550	Essence Salon Suites
<b>87</b>	<b>3130</b>	<b>AVAILABLE</b>
83	1800	Juancho's Tacos
81	1780	Little Caesars Pizza
<b>79</b>	<b>7280</b>	<b>AVAILABLE</b>



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.



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