

# ANNOUNCING NEW OWNERSHIP

## Chatham Ridge Shopping Center

### Northwest Corner of 87th & Dan Ryan Expressway (I-94) Chicago, IL



#### SPECIFICATIONS:

Available: 1,740 - 6,644 sf\*  
\*see site plan for details

Pricing: Call Broker

#### DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Mile</u>
Total Population	23,531	254,345	629,381
Avg. HH Income	\$62,669	\$56,192	\$60,954
Daytime Population	20,576	222,052	568,146

#### ATTRIBUTES:

- Drive thru, outlots (w/ black iron), and inline spaces available
- Ideally located at I-94 (Dan Ryan) full interchange
- Dominant grocery anchored center featuring strong co-tenancy
- Tremendous Traffic:  
Exposure to over 240,000 VPD  
Adjacent to CTA Red Line with +/- 1.1 mln annual riders
- Top performing Food 4 Less grocery store and across from Jewel
- Dense, infill trade area - 250K+ pop. & 220K+ daytime pop. (3 mile)
- Incredible visibility on I-94 (Dan Ryan) to over 210,000 VPD
- Convenient access from three stoplight corners
- Rarely available stoplight corner with existing drive thru
- Surrounded by prominent retailers



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# SITE PLAN



TENANT	Unit	Square Feet
AVAILABLE (drive thru)	1	2,605
Grand Chinese Kitchen	2	1,200
Subway	3	1,200
Firehouse Steak & Lemonade	4	1,200
Nashville Hot Chicken	5	1,740
Insure One	6	900
Dock's	7	848
79th Street BBQ	8	1,200
Verizon Wireless	9	1,200
Wing Stop	10	1,200

TENANT	Unit	Square Feet
AVAILABLE (w/ black iron)	11	1,740
H&R Block	12	1,800
Starbucks	13	1,780
Dollar Tree	14	8,646
Food 4 Less	16	63,743
Marshalls	17	25,857
Rainbow	18	6,640
Footaction/ Flight 23	19	7,267
Villa Join the Movement	21	6,045
City Sports	23	2,200

TENANT	Unit	Square Feet
Cosmo Beauty Supply	24	5,940
City Sports	25	3,300
AVAILABLE	26	3,300
AVAILABLE	27	3,344
US Renal Care	28	12,096
O'Reilly Auto Parts	29	7,500
Classic Nails	30	1,500
GreenCity Project	500	0
<b>TOTAL</b>		<b>175,991</b>

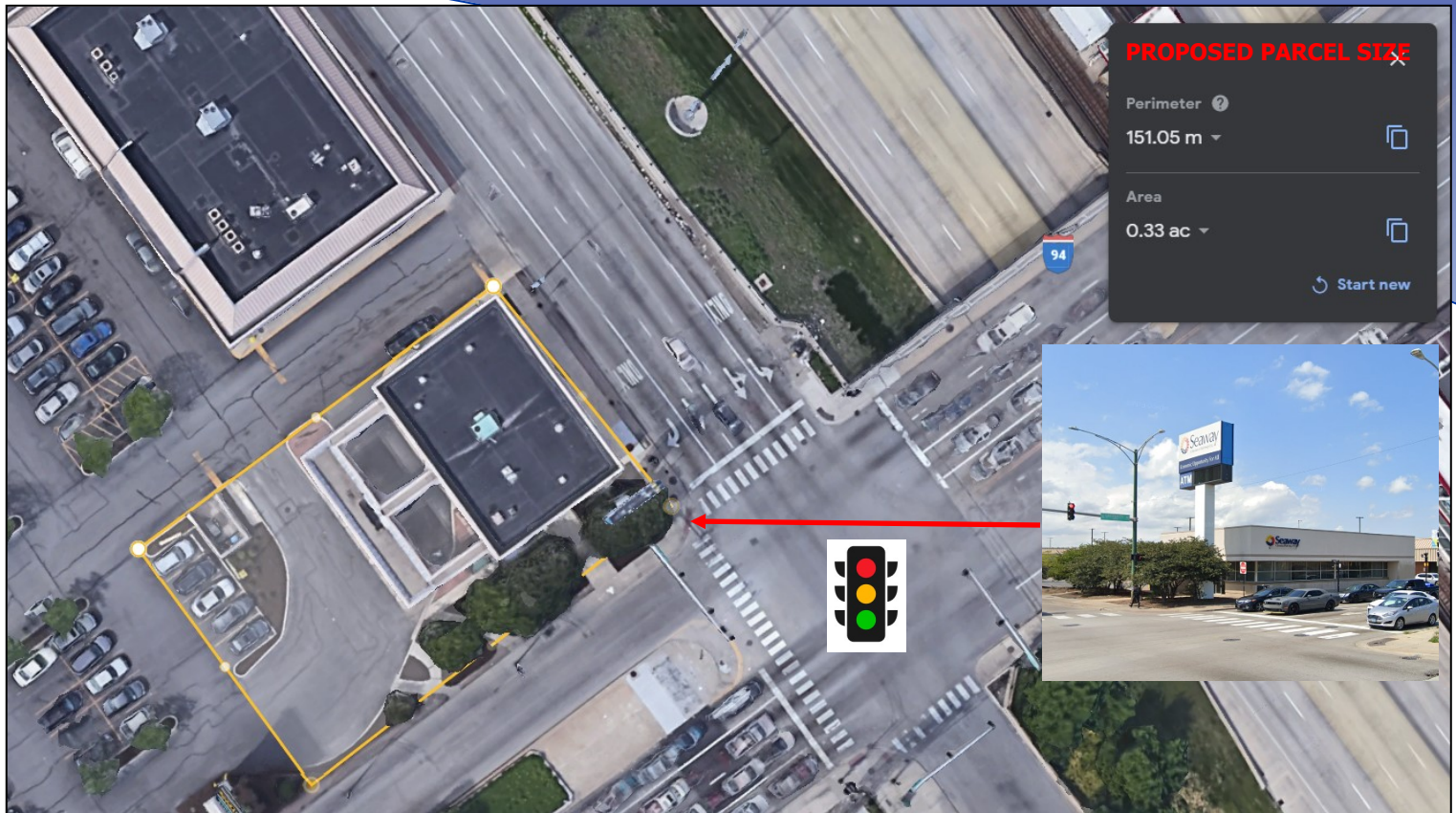


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# Corner Aerial & Specifications

## Building Available or Pad Site for New Construction



### CORNER PROPOSED SPECS:

Proposed Land Size:	0.33 acres
Existing Building:	+/- 2,605 sf (former bank branch)
Drive Thru:	Existing 4 lanes
Parking:	Shared easement with the rest of the shopping center
Signage:	Large corner monument (see above)



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