



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 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 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.

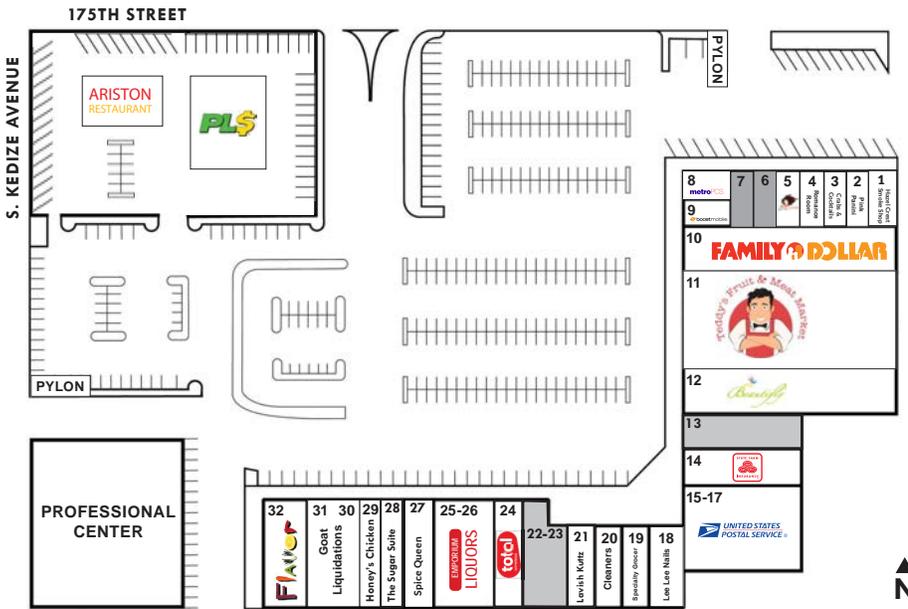
Tenants:



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	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	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
6	1,000	AVAILABLE
5	1,000	Hair Sauce
4	750	Romance Room
3	750	Crabs & Cocktails
2	1,000	Pink Panini
1	1,000	Hazel Crest Smoke



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.



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

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

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