

20,000-50,310 SF

Teddy's
MEAT MARKET



for lease



RACEWAY PARK BIG BOX STORE

13029-81 S Ashland Ave Calumet Park IL 60827

COME JOIN ALDI, PLANET FITNESS, RAINBOW & MORE!

Offering Summary



AVAILABLE SF | 20,000-50,310 SF
ASKING PRICE | \$10-\$13 SF/YR
CAM & TAX | \$8.50 SF/YR
ZONING | C



Traffic Count:
113,000+ VPD



Population:
346,800 (3 MILES)



Avg HH Income:
\$52,633 (3 MILES)



#Households:
144,306 (3 MILES)

Rare redevelopment opportunity with prominent I-57 frontage and visibility at the Ashland and Vermont intersection, drawing 113,000+ VPD. Soon to welcome Teddy's Fresh Market alongside Planet Fitness, and Rainbow, this 50,310 SF space is fully divisible to 20,000 SF within an ALDI anchored center.

- **Tenant Lineup Powehouse:** Anchored by ALDI, with add-ons like Teddy's Fresh Market, Planet Fitness, and Rainbow driving diverse, complementary traffic.
- **Scalable Big Box Format:** 50,310 SF primary box divisible to 20,000 SF for grocery, department, or specialty users.

Tenants:



DOLLAR TREE



Rainbow



Walgreens



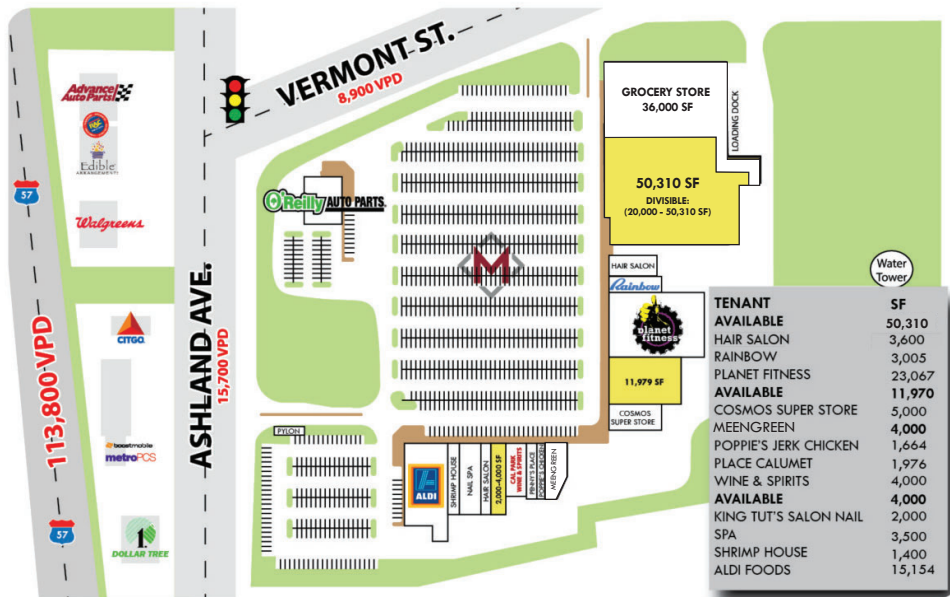
planet fitness



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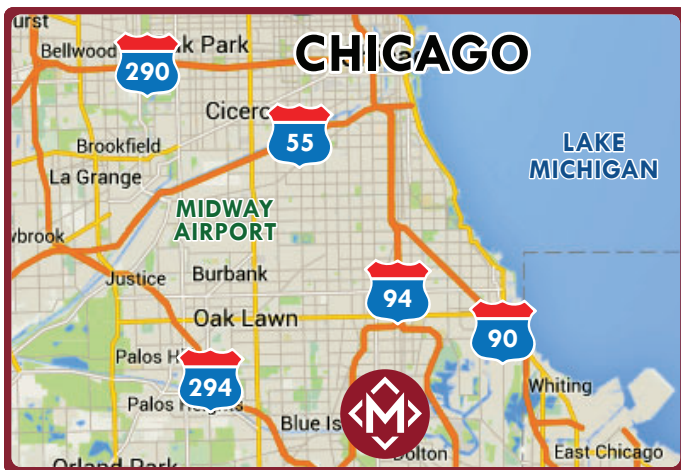
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SF Tenant

50,310	AVAILABLE
36,000	Teddy's Fresh Market
3,600	Hair Salon
3,005	Rainbow
23,067	Planet Fitness
11,970	AVAILABLE
5,000	Cosmos Super Store
4,000	MeenGreen
1,664	Poppies Jerk Chicken
1,976	Place Calumet
4,000	Wine & Spirits
4,000	AVAILABLE
2,000	King Tut's Salon Nail
3,500	Spa
1,400	Shrimp House
15,154	Aldi Foods



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