



AVAILABLE

For Lease

3175 W 175th St

3175 W 175th St #B, Hazel Crest, IL 60429

Negotiable

1,608sf available for Lease. Located at signalized intersection with full access off both 175th St and Kedzie Ave. This grocery anchored outlot is located along the major retail corridor in the heart of Hazel Crest. Across the street from Advocate South Suburban Hospital and surrounded by national and local tenants, Excellent visibility with pylon on hard corner with a combined VPD over 32,500.

Contact us:

Brad Belden

Senior Vice President

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Colliers

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00 SF
Taxes	\$10.78 SF
CAM/INS	\$3.00 SF
Building Size:	3,741 SF
Available SF:	1,608 SF
Traffic Count:	13,500

PROPERTY OVERVIEW

1,608sf available for Lease. Located at signalized intersection with full access off both 175th St and Kedzie Ave. This grocery anchored outlet is located along the major retail corridor in the heart of Hazel Crest. Across the street from Advocate South Suburban Hospital and surrounded by national and local tenants, Excellent visibility with pylon on hard corner with a combined VPD over 32,500.

PROPERTY HIGHLIGHTS

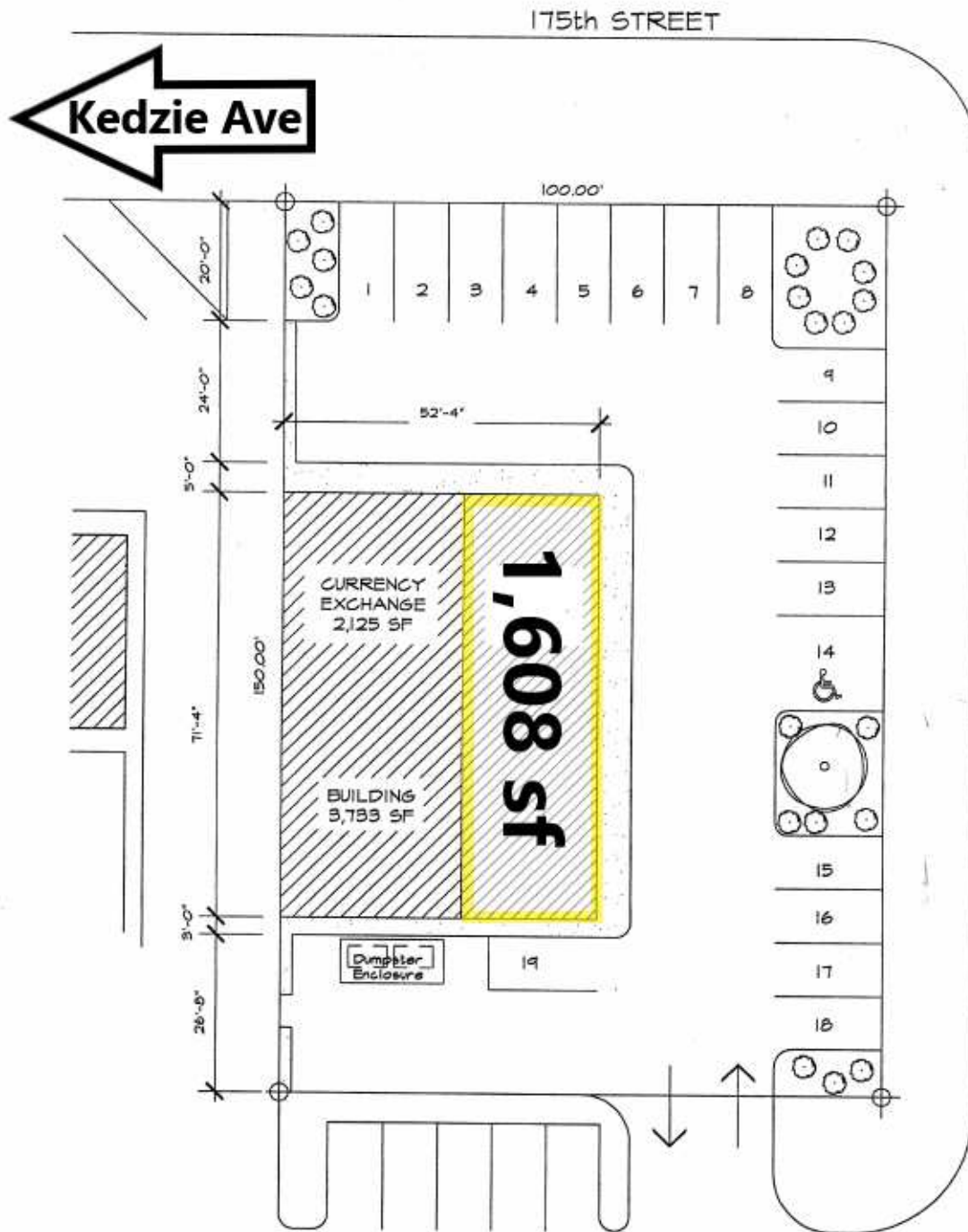
- Excellent visibility along 175th St. and Kedzie Ave with frontage and pylon sign
- Located in the heart of Hazel Crest along main retail corridor
- Combined VPD over 32,500
- Full access points from 175th St and Kedzie Ave
- Close proximity to Advocate South Suburban Hospital with 291 beds
- 3 miles southwest from I294 and I80
- Surrounded by national and local tenants

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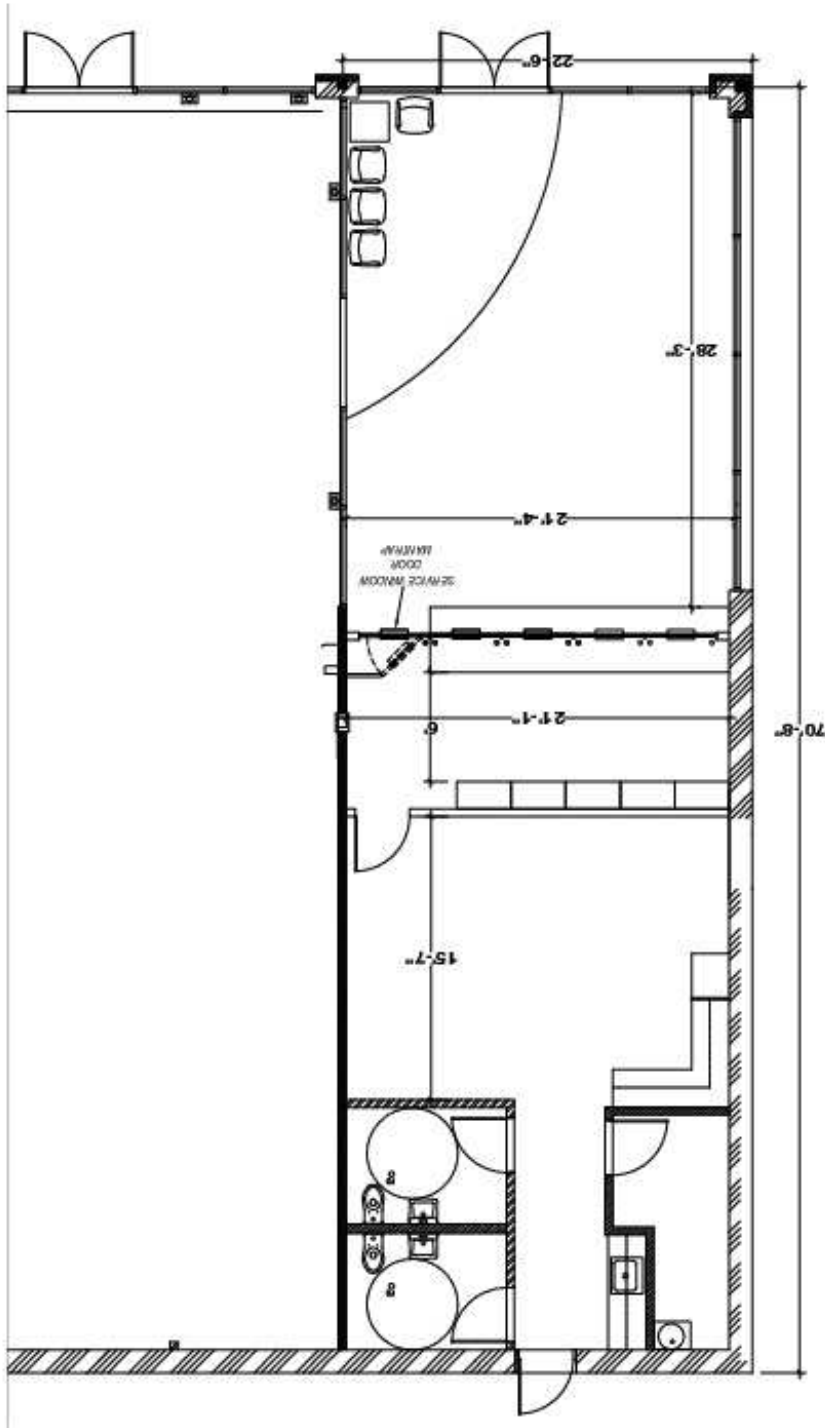
SITE PLAN



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FLOOR PLAN



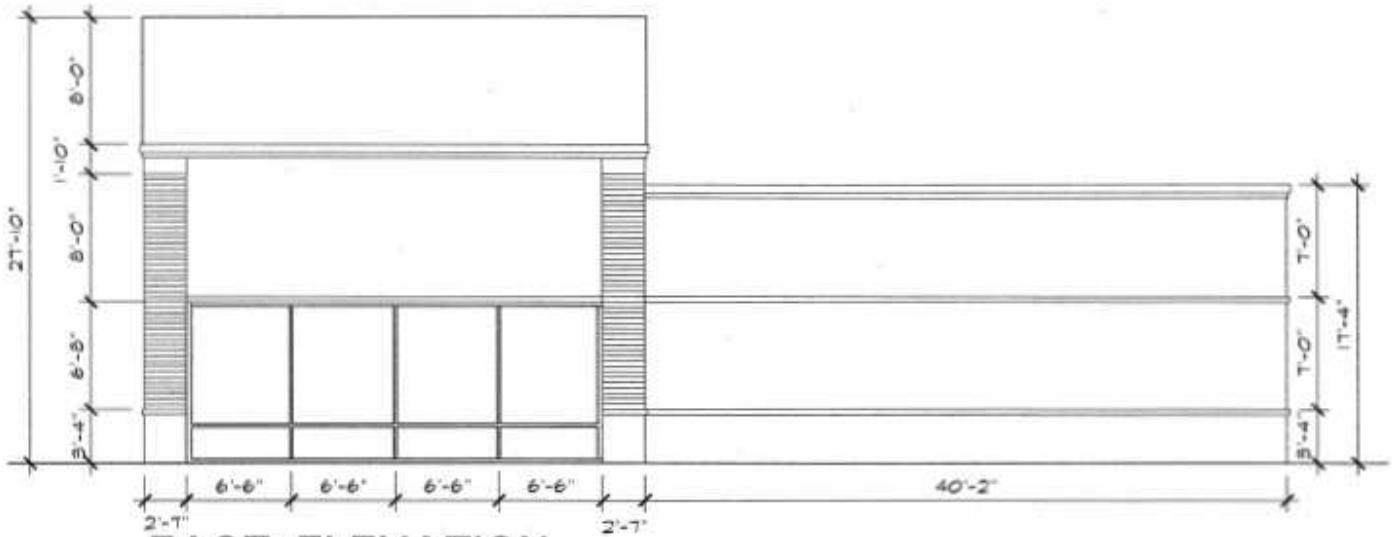
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ELEVATIONS



1 SOUTH ELEVATION
1/8"=1'-0"

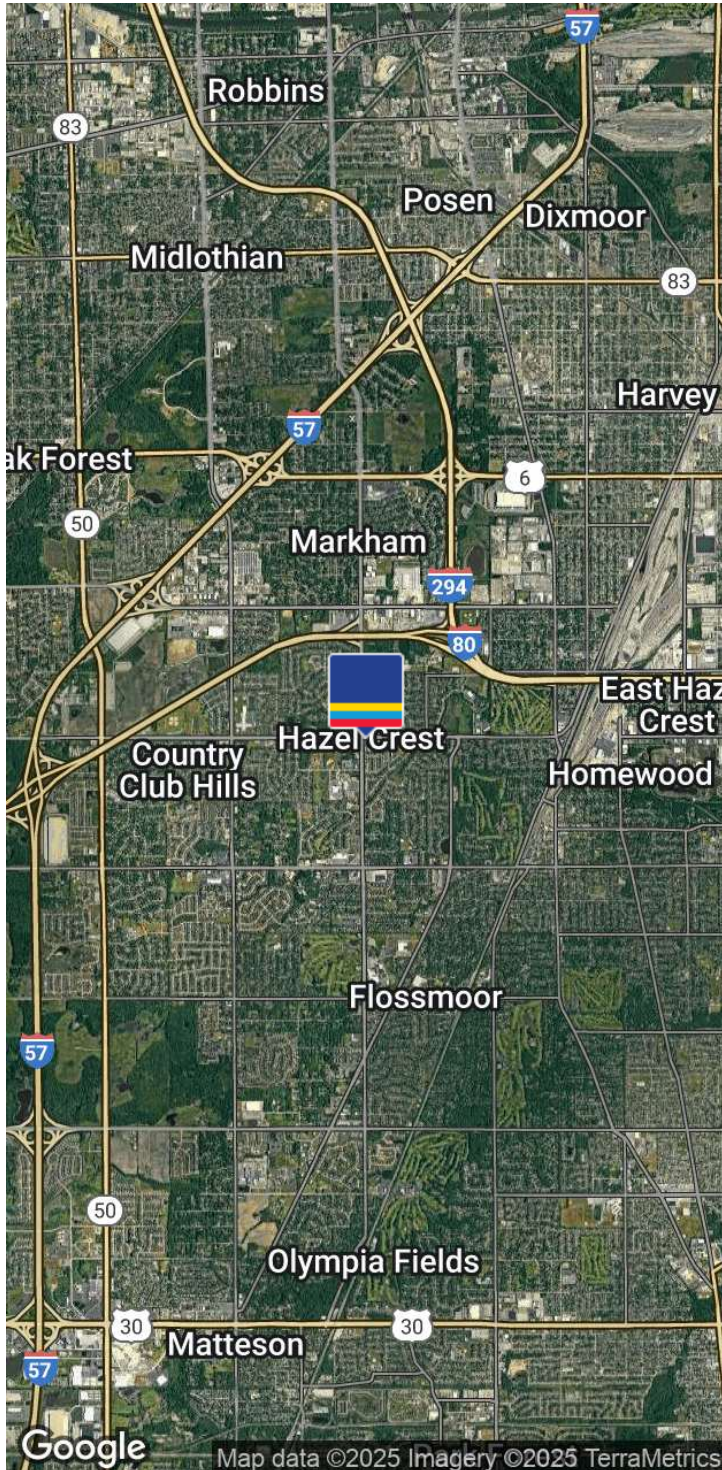


2 EAST ELEVATION
1/8"=1'-0"

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LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	8,471	101,527	266,351
Median age	34.4	35.8	35.9
Median age (Male)	30.6	34.7	35.1
Median age (Female)	37.1	36.9	36.6
Total households	3,091	35,326	92,429
Total persons per HH	2.7	2.9	2.9
Average HH income	\$84,564	\$88,309	\$88,764
Average house value	\$181,687	\$275,041	\$316,670

LOCATION OVERVIEW

Hazel Crest is a suburb of Chicago with a population of 13,549. Hazel Crest is in Cook County. Living in Hazel Crest offers residents a dense suburban feel and most residents own their homes. In Hazel Crest there are a lot of coffee shops and parks. Many families and young professionals live in Hazel Crest and residents tend to be liberal.

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