



# 4142 W. 167th St. Oak Forest, IL 60452

5,488 SF of Retail Space Available in Oak Forest, IL



## EXECUTIVE SUMMARY

25,000 square feet of prime retail space located directly across from Wal-Mart and Lowes Cinemas. A beautiful shopping center, superior construction, great window frontage. Units ranging from 1500 sqft to 1970 sqft.

High visibility and High Traffic counts. This is a “MUST SEE” for anyone looking for retail space in the explosive growth commercial corridor between Country Club Hills and Oak Forest. Call for Rate Information. Current tenants are Dunkin' Donuts, Bella Nails, Katie’s Gaming, Rose Liquor, El Burrito Rey, and Martini Bar.

Oak Forest Plaza is strategically located on 167th Street in Oak Forest at the intersection of 167th and Kilbourne. Very favorable population demographics. Minimum 1 YR lease term.

## PROPERTY HIGHLIGHTS

|                    |                     |                      |                  |
|--------------------|---------------------|----------------------|------------------|
| Rental Rate:       | \$25.00 / SF / YR   | Frontage:            | 514' on 167th St |
| Center Type:       | Neighborhood Center | Gross Leasable Area: | 24,419 SF        |
| Parking:           | 120 Spaces          | Total Land Area:     | 1.32 AC          |
| Center Properties: | 1                   | Year Built:          | 2006             |

## EXECUTIVE SUMMARY

- Directly across from Walmart and next to McDonald’s and Wendy’s
- High visibility due to location along popular retail corridor
- Across from 16-screen Loews Cinemas

## SELECT TENANTS AT OAK FOREST PLAZA

- Boost Mobile
- Dunkin Donut / Baskin Robbins
- Harold’s Chicaken
- Martini Linger
- Shops 147

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## SPACE AVAILABILITY (4)

| SPACE | SIZE     | TERM       | RATE              | TYPE             |
|-------|----------|------------|-------------------|------------------|
| 11A   | 868 SF   | Negotiable | \$25.00 / SF / YR | Triple Net (NNN) |
| 11B   | 1,102 Sf | Negotiable | \$23.00 / SF / YR | Triple Net (NNN) |
| 2     | 1,520 Sf | Negotiable | \$25.00 / SF / YR | Triple Net (NNN) |
| 6     | 1,670 SF | Negotiable | \$25.00 / SF / YR | Triple Net (NNN) |
| 9     | 1,750 Sf | Negotiable | \$25.00 / SF / YR | Triple Net (NNN) |

## TRAFFIC COUNT

|                  |                |
|------------------|----------------|
| West 167th St    | 23,500 per Day |
| East 167th St    | 14,975 per Day |
| North Pulaski Rd | 21,474 per Day |
| South Pulaski Rd | 19,879 per Day |

## TRANSPORTATION

|  |             |        |
|--|-------------|--------|
| Oak Forest Station<br>Commuter Rail (Rock<br>Island District Line) | 5 min drive | 2.3 mi |
| Midlothian Station<br>Commuter Rail (Rock<br>Island District Line) | 8 min drive | 3.6 mi |

## POPULATION

|        |                         |                     |
|--------|-------------------------|---------------------|
| 1 mile | Median Income: \$70,158 | Population: 6,900   |
| 3 mile | Median Income: \$68,451 | Population: 82,345  |
| 5 mile | Median Income: \$57,638 | Population: 212,219 |

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## PROPERTY PHOTOS



**OAK FOREST PLAZA**

|   |                                |
|---|--------------------------------|
| DUNKIN' DONUTS                                    | baskin BR robbins              |
| BARBERSHOP  | THE SHOP 147                   |
| ADVANCE AMERICA CASH ADVANCE                      | Ela's VIDEO GAMING SLOTS/POKER |
| BURRITO YEAH MEXICAN FOOD                         | MARTINI BAR The Linger         |
| Harold's CHICKEN                                  | Bella NAILS 708-596-0330       |
| FISHERMAN'S ISLAND Crab • Lobster • Fish • Shrimp | KING TUT'S HAIR SALON          |
| LEASING Info                                      | boost mobile 708-991-2138      |

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## AREA MAP



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