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







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#### **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 <b>SF</b>	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)		
RAFFIC COUNT			TRANSPORTATION			
West 167th St	23,500 per Day		Oak Forest Station Commuter Rail (Rock Island District Line	5 min drive	2.3 mi	
East 167th St	14,975 per Day					
North Pulaski Rd	21,474 per Day		Midlothian Station Commuter Rail (Rock Island District Line)	8 min drive	3.6 mi	
South Pulaski Rd	19,879 per Day					
POPULATION						
1 mile	Median Incom	e: \$70,158	Population: 6,900			
3 mile	Median Incom	ncome: \$68,451 Population: 82,345				
5 mile	Median Incom	e: \$57,638	Population: 212,219			

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#### PROPERTY PHOTOS





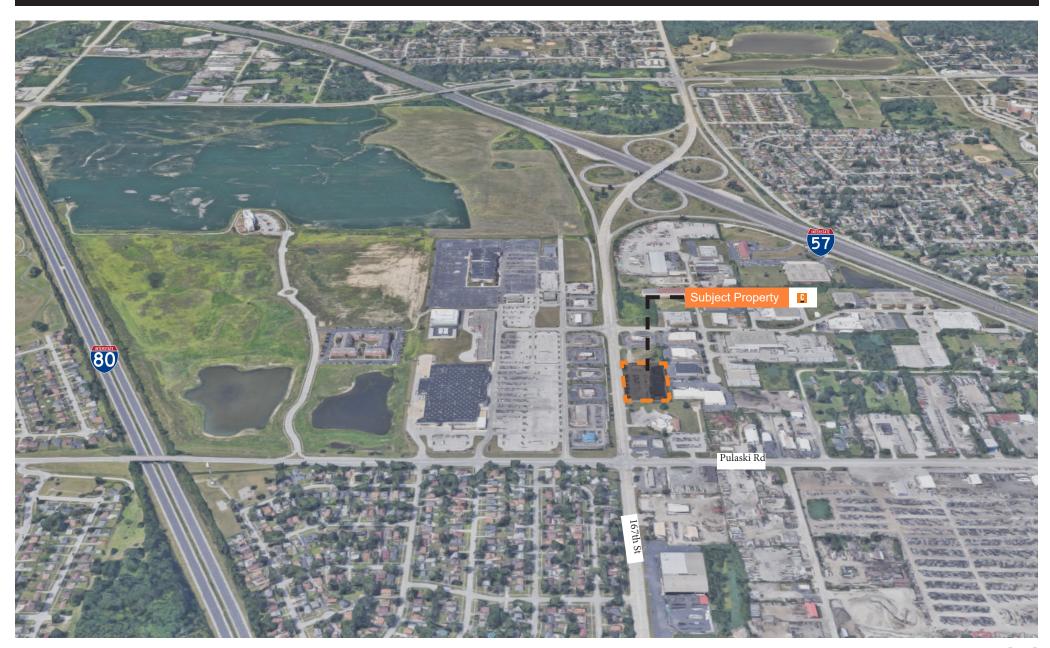




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#### AREA MAP



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