



**For Lease**

# Grenoble Square

3310-3370 West 183rd Street, Hazel Crest, IL 60429



## \$8.00 - \$15.00 SF/yr (NNN)

Retail leasing opportunity at Grenoble Square in Hazelcrest, opportunity for large retailer or grocer in center. This 93,724 sq.ft. shopping center is home to tenants such as Posh Salon Suites & Washland Laundry. The available leasing space range of options from 1,265 to 49K+ sq.ft., suitable for businesses of various sizes. With its prominent location on 183rd Street, Grenoble Square has strong visibility with 18K vehicles per day. With 519 parking spaces available, convenience is paramount for customers visiting the center.

### Contact us:

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# Property Summary



## Property Description

Retail leasing opportunity at Grenoble Square in Hazelcrest, opportunity for large retailer or grocer in center. This 93,724 sq.ft. shopping center is home to tenants such as Posh Salon Suites & Washland Laundry. The available leasing space range of options from 1,265 to 49K+ sq.ft., suitable for businesses of various sizes. With its prominent location on 183rd Street, Grenoble Square has strong visibility with 18K vehicles per day.

## Offering Summary

Lease Rate:	\$8.00 - 15.00 SF/yr (NNN)
Available SF:	2,537 - 80,208 SF
Building Size:	93,724 SF
Taxes:	\$4.20 SF/yr
CAM Expenses:	\$2.00 SF/yr

## Property Highlights

- Significant Frontage on 183rd Street
- 93K+ sq.ft. Shopping Center
- Zoning Allows for a Variety of Businesses
- 519 Parking Spaces
- 5.56 spaces per 1,000 sq.ft.
- 1,265-49K sq.ft Spaces
- 18K VPD on 183rd Street
- Population - 200,000 people within 5 miles
- Median Home Value - 5 miles is \$163,845

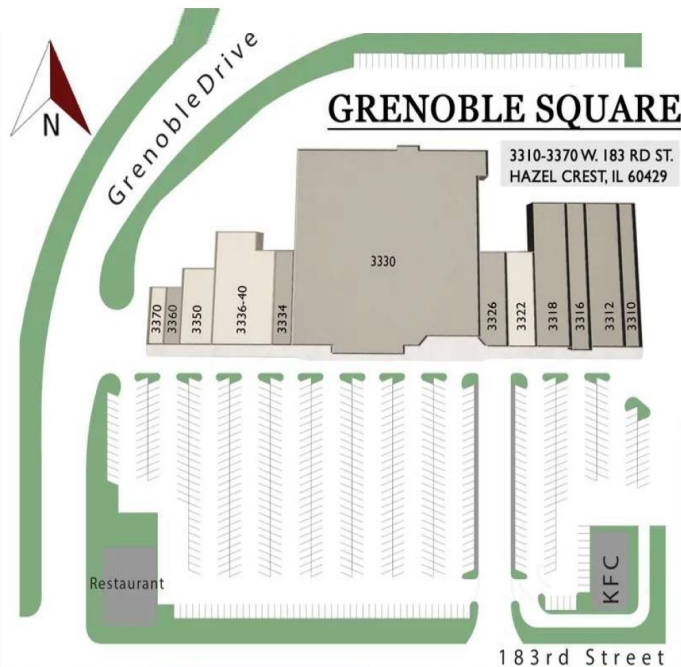
Spaces	Lease Rate	Space Size
3310	\$13.00 SF/yr	3,700 - 20,488 SF
3312	\$12.00 SF/yr	6,049 - 20,488 SF
3316	\$14.00 SF/yr	2,537 - 20,488 SF
3318	\$11.50 SF/yr	8,195 - 20,488 SF
3326	\$15.00 SF/yr	3,497 - 20,488 SF
3330	\$8.00 SF/yr	49,748 - 80,208 SF
3360	\$15.00 SF/yr	3,053 - 80,208 SF

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# Rendering & Site Plan

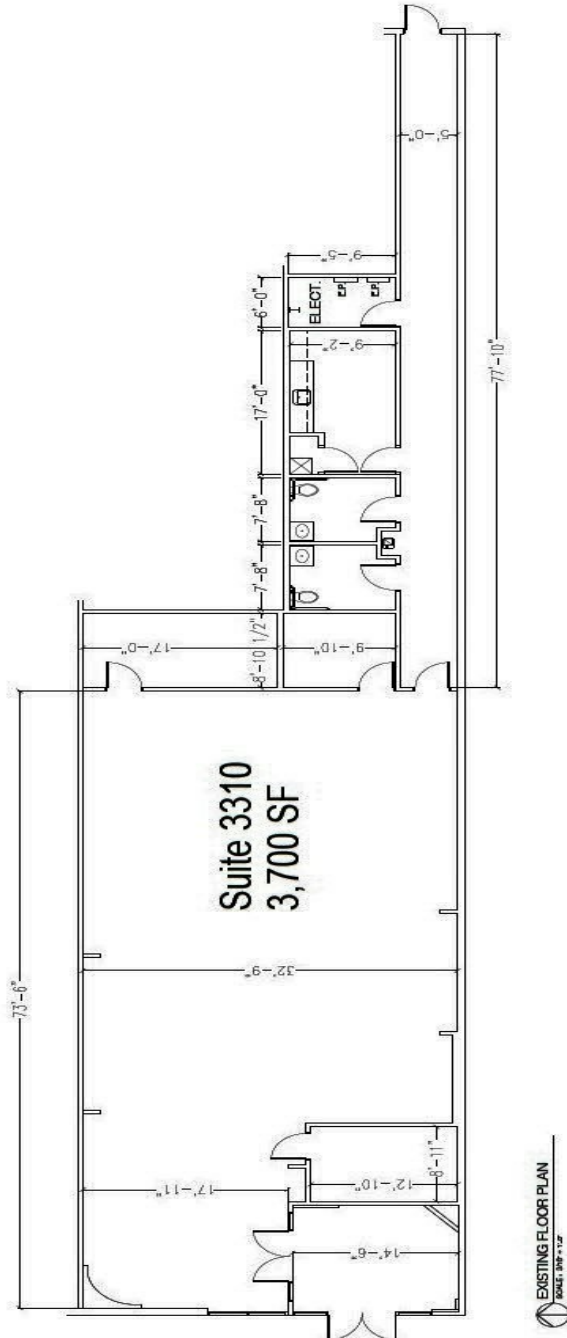


SUITE	TENANT	SQ-FT
3310	AVAILABLE	3,700
3312	AVAILABLE	6,056
3316	AVAILABLE	2,537
3318	AVAILABLE	8,195
3322	LVT Event Planning	3,468
3326	AVAILABLE	3,497
3330	AVAILABLE	49,748
3334	AVAILABLE	3,007
3336-40	Posh Salon Suites	8,006
3350	Washland Coin Laundry	3,053
3360	AVAILABLE	1,192
3370	LVT Event Planning	1,265

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# Unit #3310 - 3,700 sq.ft.



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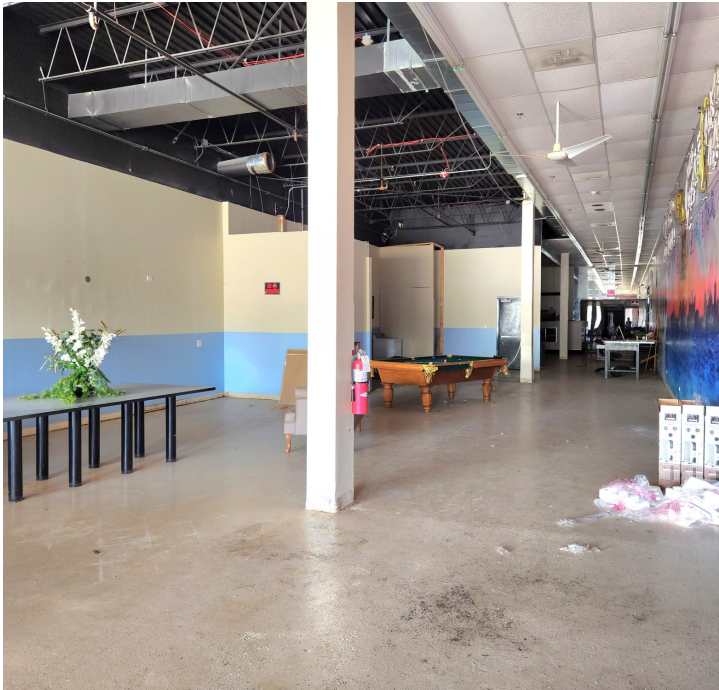
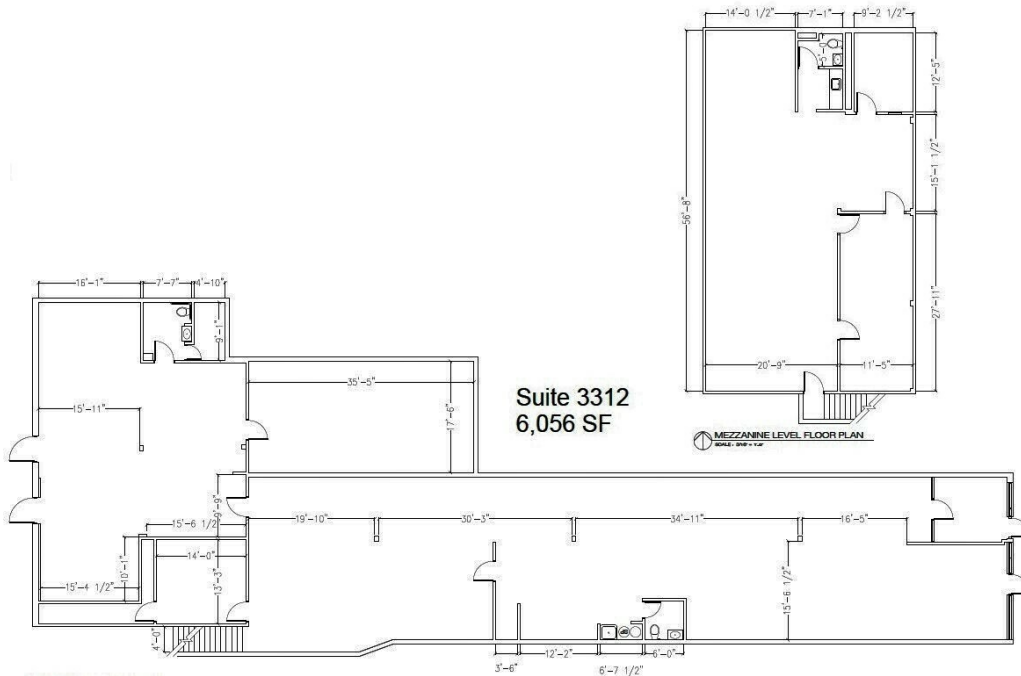
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# Unit #3312 - 6,056 sq.ft.



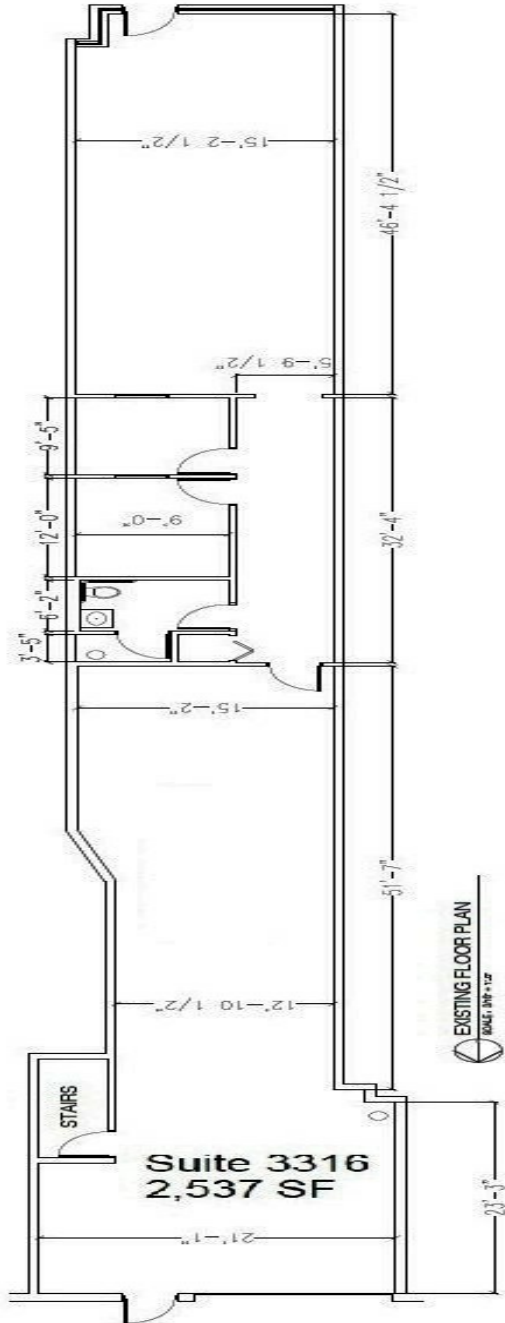
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# Unit #3316 - 2,537 sq.ft.



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Unit #3326 - 3,497 sq.ft.



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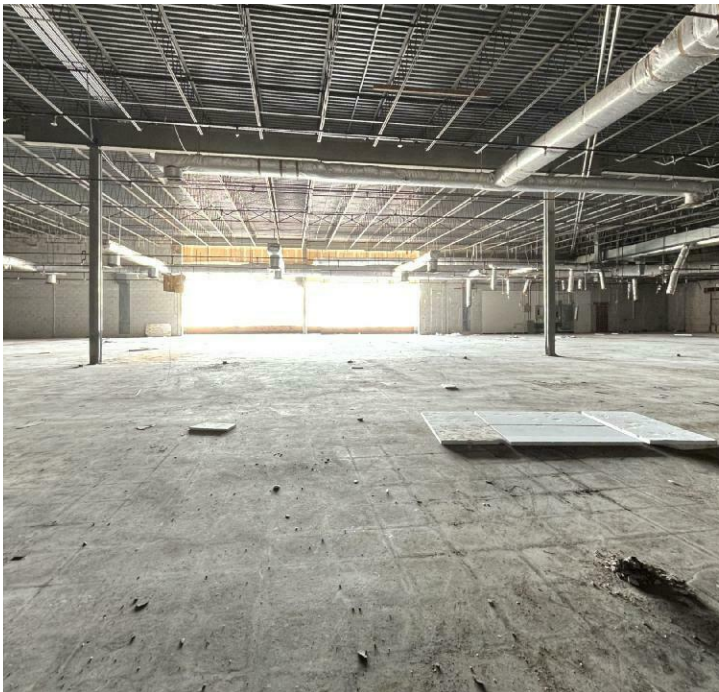
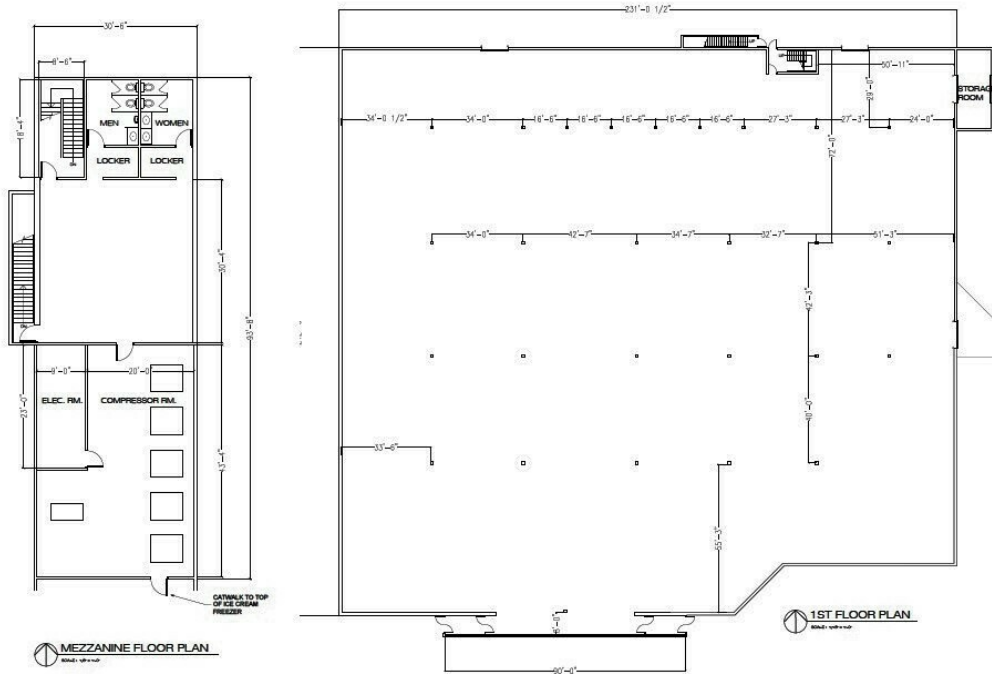




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# Unit #3330 - 49,748 sq.ft.



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# Property & Area Details



**93,724 SF**  
Building Size



**1,265-49K+ SF**  
Available Sizes



**Commercial**  
Zoning



**519**  
Parking Spaces



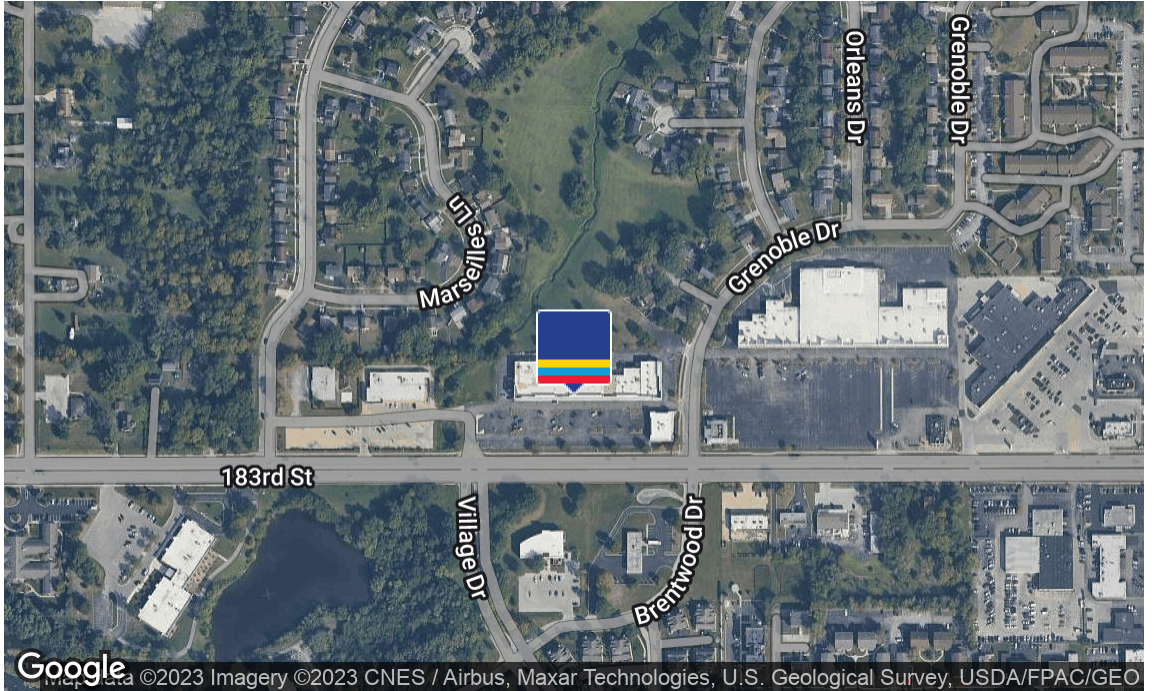
**203K**  
Population



**\$153K**  
Median House Value



**18K+**  
Vehicles Per Day



## Location Overview

Located in Cook County, Hazel Crest is a vibrant suburb of Chicago with a population of 13,727. This close-knit community offers residents a dense suburban feel, and the majority of residents own their homes. Hazel Crest is known for its abundance of coffee shops and parks, providing inviting spaces for residents to relax and socialize. The village attracts a mix of families and young professionals, creating a diverse and dynamic atmosphere. With its convenient location and thriving community, Hazel Crest offers a wonderful place to call home.

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# Area Retail Map



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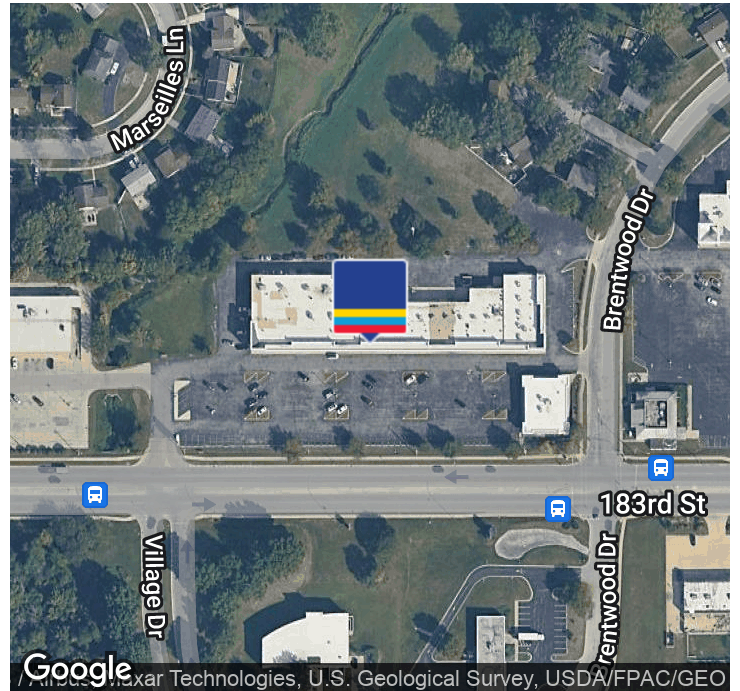
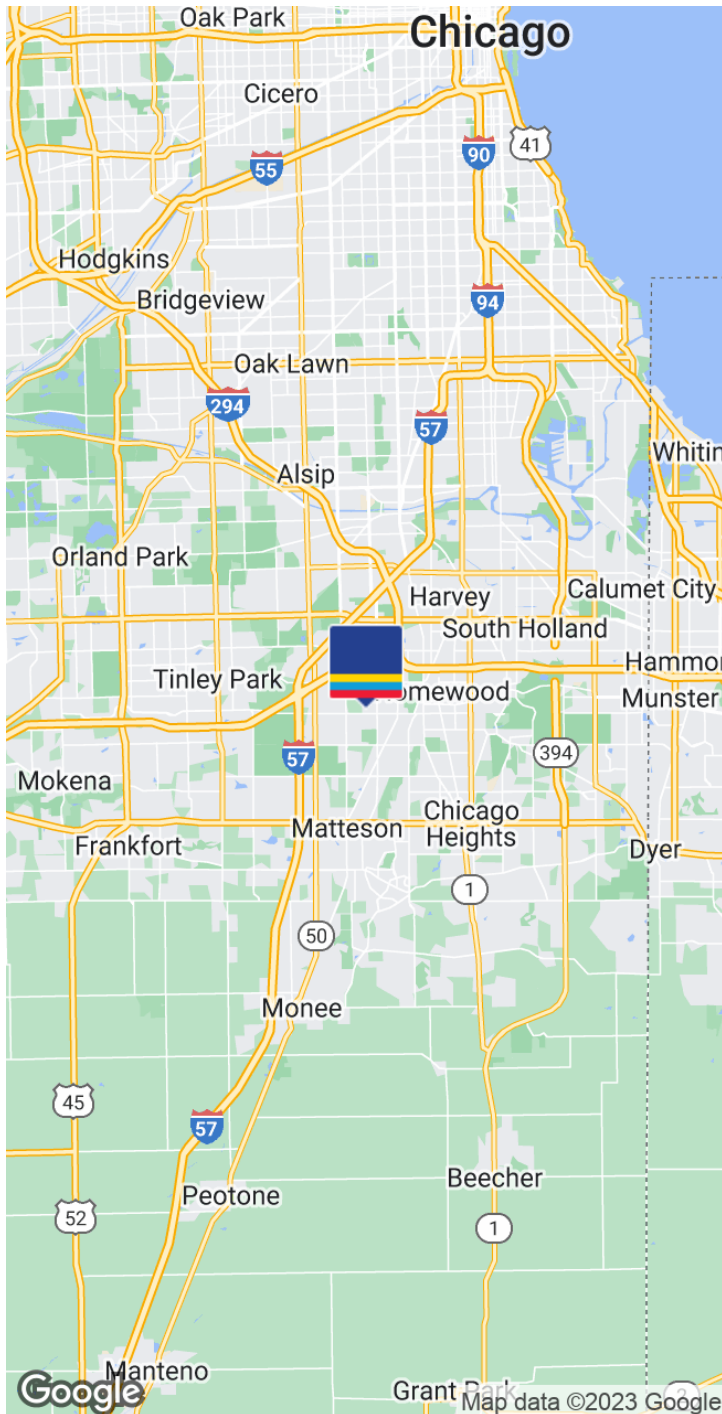
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# Location Map



Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	668	2,907	12,755
Median age	29.9	29.9	33.2
Median age (Male)	25.7	26.6	31.0
Median age (Female)	39.0	36.7	36.9
Total households	254	1,058	4,662
Total persons per HH	2.6	2.7	2.7
Average HH income	\$91,946	\$96,509	\$87,041
Average house value	\$134,428	\$141,609	\$147,430

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