



for lease

RACEWAY PARK SHOPPING CENTER

13029-81 S Ashland Ave Calumet Park IL 60827

ALDI- ANCHORED CENTER WITH 113,000+ VPD



Offering Summary



AVAILABLE SF | 4,000-11,970 SF
ASKING PRICE | *NEGOTIABLE*
CAM & TAX | \$8.50 SF/YR
ZONING | C



Traffic Count:
113,000+ VPD



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



Population:
346,800 (3 MILES)



#Households:
144,306 (3 MILES)

This high visibility ALDI-anchored retail center is located beside the heavily trafficked Ashland & Vermont Ave intersection. This established retail hub pairs national draw with everyday convenience. Co-tenancy includes Planet Fitness, Rainbow, and other neighborhood favorites.

- **High-Traffic Demographics:** 113,000 VPD and 144,306 households within three miles ensures consistent, necessity-driven traffic.
- **Flexible Spaces & Terms:** Divisible suites from 4,000-11,970 SF with negotiable leases and \$8.50 PSF CAM/Tax.

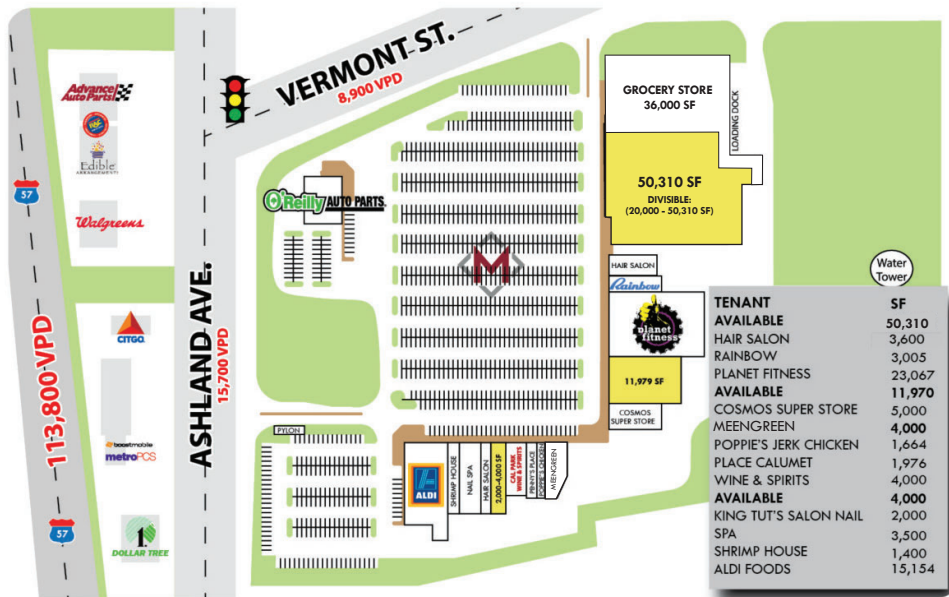
Tenants:



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

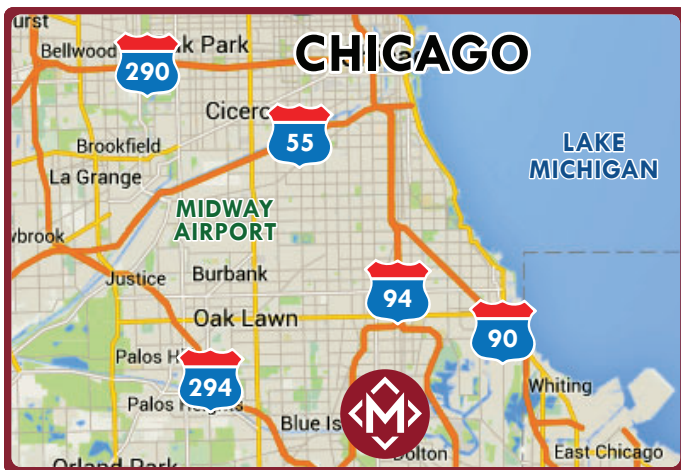
TROY BATES
312-337-1001
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SF Tenant

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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