

\$12.00 - \$21.00 SF/yr (NNN)

Retail leasing opportunity at Fountainbleu Court in Hazelcrest. This 42,946 sf shopping center has a balanced mix of national, regional, and local tenants. With its prominent location on 183rd Street, Fountainbleau Court has strong visibility with 18K vehicles per day and large Pylon Sign. The zoning regulations accommodate a wide array of commercial uses, providing flexibility for businesses seeking to establish themselves this area. With 183 parking spaces available, convenience is paramount for customers visiting the center. The available leasing space range of options from 900 to 7,000 sq.ft., suitable for businesses of various sizes.

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Property Summary

SUITE TENANT SQ-FT 3400A AVAILABLE 900 3400 AVAILABLE 2,350 3400B AVAILABLE 1,200 3402-04 GF STUDIO INC 2,000 3406 GF STUDIO INC 1,000 3410 AVAILABLE 2,266 3412 AVAILABLE 2,266 3414 AVAILABLE 1,734 3416 TEAM CONNECTED LLC 1,200 3418 HAROLDS CHICKEN 1,200 3420 POPPER-RAZZI 1,200 3422 PEEPLES TACO 1,200 3424 BLENDZ THE BARBERSHOP 1,020 3426-28 AV RECORDING & D. 2,025 3430 ROSATI'S PIZZA 1,380 3450 LAUNDRY WORLD 4,845 3460 DSI 6,500 3470 DSI 1,126 3480 AVAILABLE 3,350			
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3470 DSI 1,126	3450	LAUNDRY WORLD	4,845
3470 DSI 1,126	3460	DSI	6,500
	3470	DSI	-
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Property Highlights

- Outlot Available
- Significant Frontage on 183rd Street
- 42,946 sf Shopping Center
- Zoning Allows for a Variety of Businesses
- 183 Parking Spaces
- 5.09 spaces per 1,000 sq.ft.
- 18K VPD on 183rd Street
- Population 200,000 people within 5 miles
- Median Home Value within 5 miles is \$163,845

Property Description

Fountainbleu Court in Hazelcrest, this 42,946 sq.ft. shopping center is home to tenants such as Chase Bank, Laundry World, Harold's Chicken, Popper Razzi, and Tingz Event Planning. With its prominent location on 183rd Street, Fountainbleau Court has strong visibility with 18K vehicles per day. The zoning regulations accommodate a wide array of commercial uses, providing flexibility for businesses seeking to establish themselves this area. The available leasing space range of options from 900 to 7,000 sq.ft., suitable for businesses of various sizes.

Offering Summary

Lease Rate:	\$12.25 - 19.00 SF/yr (NNN)		
Available SF:	900 - 7,000 SF		
Building Size:	42,946 SF		
Taxes:	\$12 sf/YR		
CAM Expenses:	\$2.75 sf/YR		

Spaces	Lease Rate	Space Size
3400A	\$19.00 SF/yr	900 - 4,450 SF
3400	\$18.00 SF/yr	2,350 - 4,450 SF
3400B	\$18.50 SF/yr	1,200 - 4,450 SF
3410	\$16.50 SF/yr	2,000 - 7,000 SF
3412	\$12.50 SF/yr	2,266 - 7,000 SF
3414	\$12.25 SF/yr	1,734 - 7,000 SF
3480	\$13.00 SF/yr	3,500 SF

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Site Plan & Pylon





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Unit #3480 - 3,350 sq.ft.







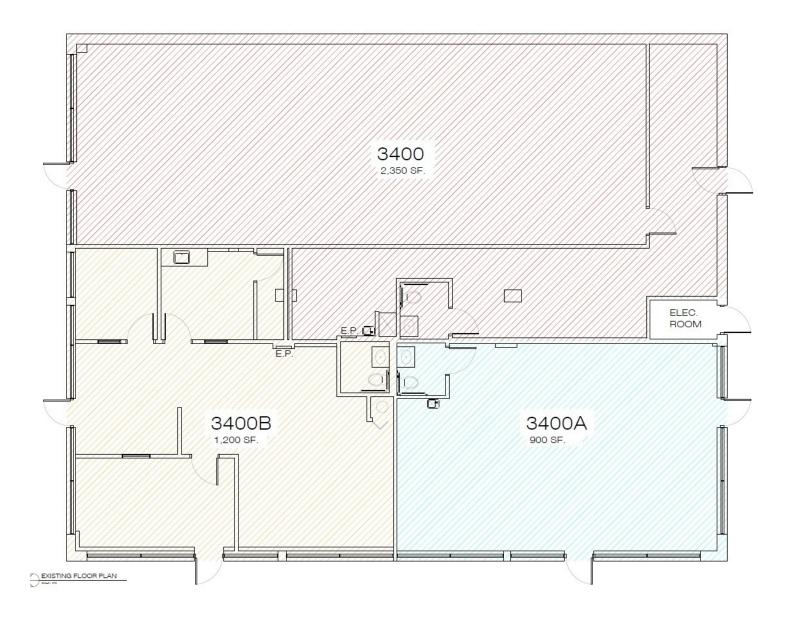
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Outlot - 3400 / 3400A / 3400B



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Area Retail Map



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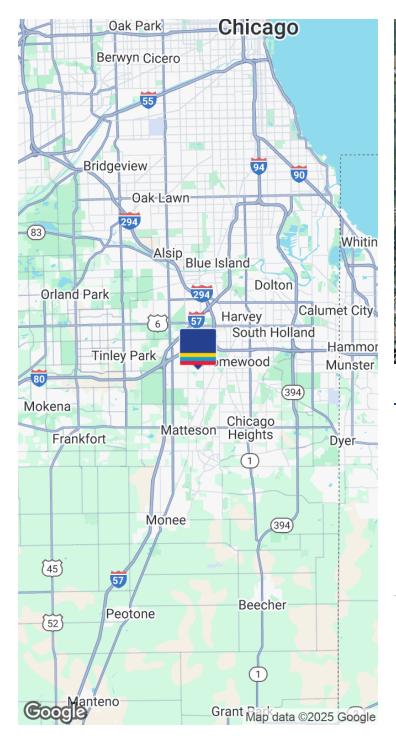
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Location Map





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.

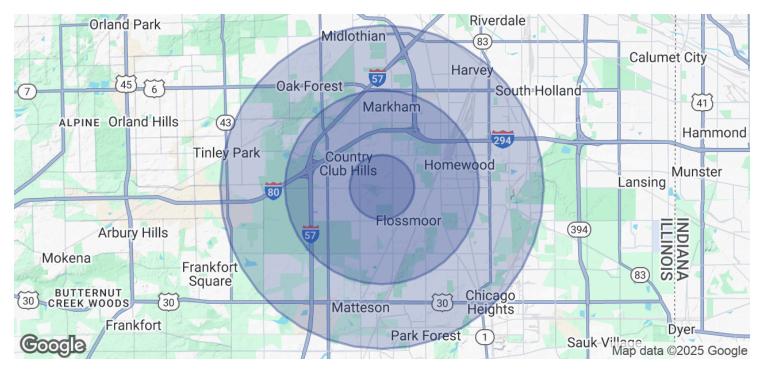
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Demographics Map & Demos



Population	1 Mile	3 Miles	5 Miles
Total Population	12,755	71,893	203,014
Average Age	33.2	38.9	38.9
Average Age (Male)	31.0	35.9	35.9
Average Age (Female)	36.9	41.9	41.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,662	27,598	81,368
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$87,041	\$86,792	\$73,556
Average House Value	\$147,430	\$164,210	\$153,771

2020 American Community Survey (ACS)

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