



**OFFICE**  
**AVAILABLE FORMER BANK**

**Dayto Dialysis**

**For Lease**

## Fountainbleau Court

3400 - 3480 West 183rd Street, Hazel Crest, IL 60429

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

Retail leasing opportunity at Fountainbleau 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.

#### **Contact us:**

##### **Brad Belden**

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

##### **Scott Reinish**

Senior VP

847 444 5727

scott.reinish@colliers.com

#### **Colliers**

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)

# 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	2,000
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	PEEPLS 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

## 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, Fountainbleu 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

**Brad Belden**  
Senior Vice President  
773 531 6886  
Brad.Belden@colliers.com

**Scott Reinish**  
Senior VP  
847 444 5727  
scott.reinish@colliers.com



**For Lease** 3400 - 3480 West 183rd Street, Hazel Crest, IL 60429

- [View Online](#)
- [View Video](#)
- [Take A Tour](#)

## Site Plan & Pylon



**Brad Belden**  
Senior Vice President  
773 531 6886  
Brad.Belden@colliers.com

**Scott Reinish**  
Senior VP  
847 444 5727  
scott.reinish@colliers.com

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)

**Colliers**



**For Lease** 3400 - 3480 West 183rd Street, Hazel Crest, IL 60429

Unit #3480 - 3,350 sq.ft.

- [View Online](#)
- [View Video](#)
- [Take A Tour](#)



**Brad Belden**  
Senior Vice President  
773 531 6886  
Brad.Belden@colliers.com

**Scott Reinish**  
Senior VP  
847 444 5727  
scott.reinish@colliers.com

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)





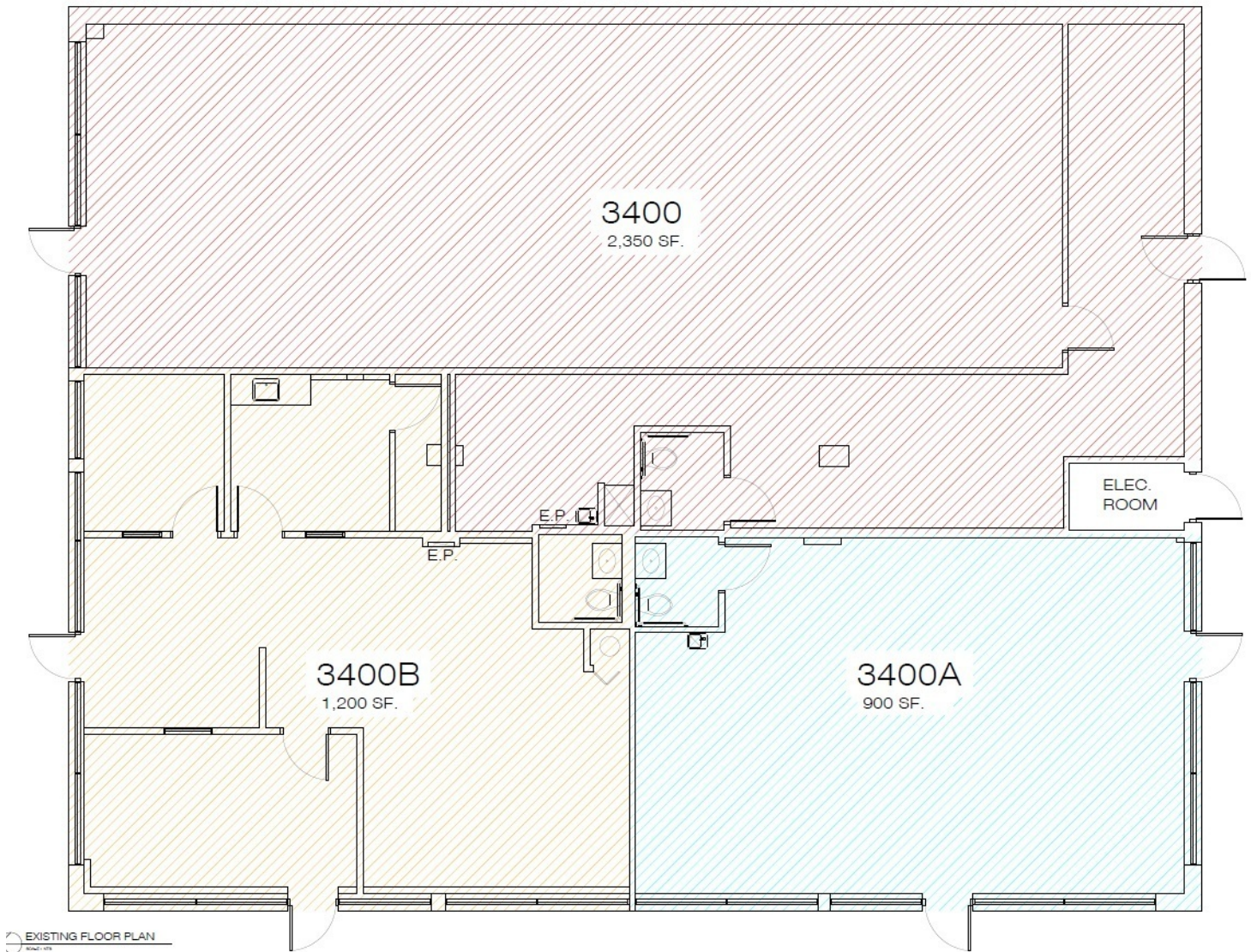
**For Lease** 3400 - 3480 West 183rd Street, Hazel Crest, IL 60429

# Outlot - 3400 / 3400A / 3400B

[▶ View Online](#)

[▶ View Video](#)

[▶ Take A Tour](#)



**Brad Belden**  
Senior Vice President  
773 531 6886  
Brad.Belden@colliers.com

**Scott Reinish**  
Senior VP  
847 444 5727  
scott.reinish@colliers.com



For Lease 3400 - 3480 West 183rd Street, Hazel Crest, IL 60429

- [View Online](#)
- [View Video](#)
- [Take A Tour](#)

# Area Retail Map



**Brad Belden**  
Senior Vice President  
773 531 6886  
Brad.Belden@colliers.com

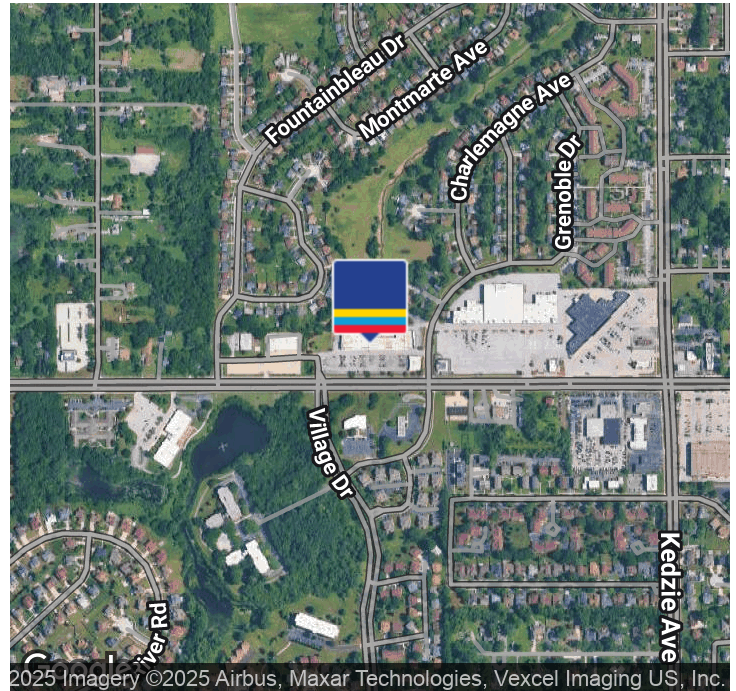
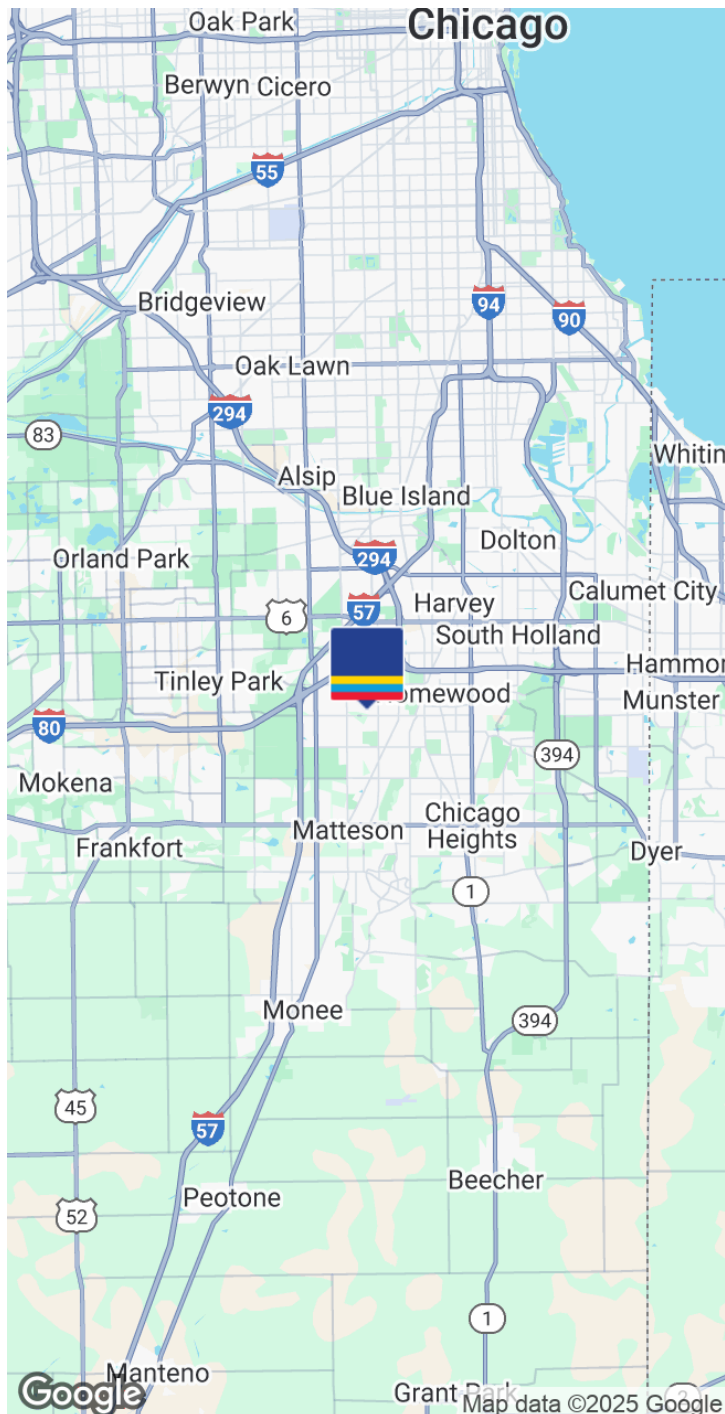
**Scott Reinish**  
Senior VP  
847 444 5727  
scott.reinish@colliers.com



**For Lease** 3400 - 3480 West 183rd Street, Hazel Crest, IL 60429

- [View Online](#)
- [View Video](#)
- [Take A Tour](#)

# 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.

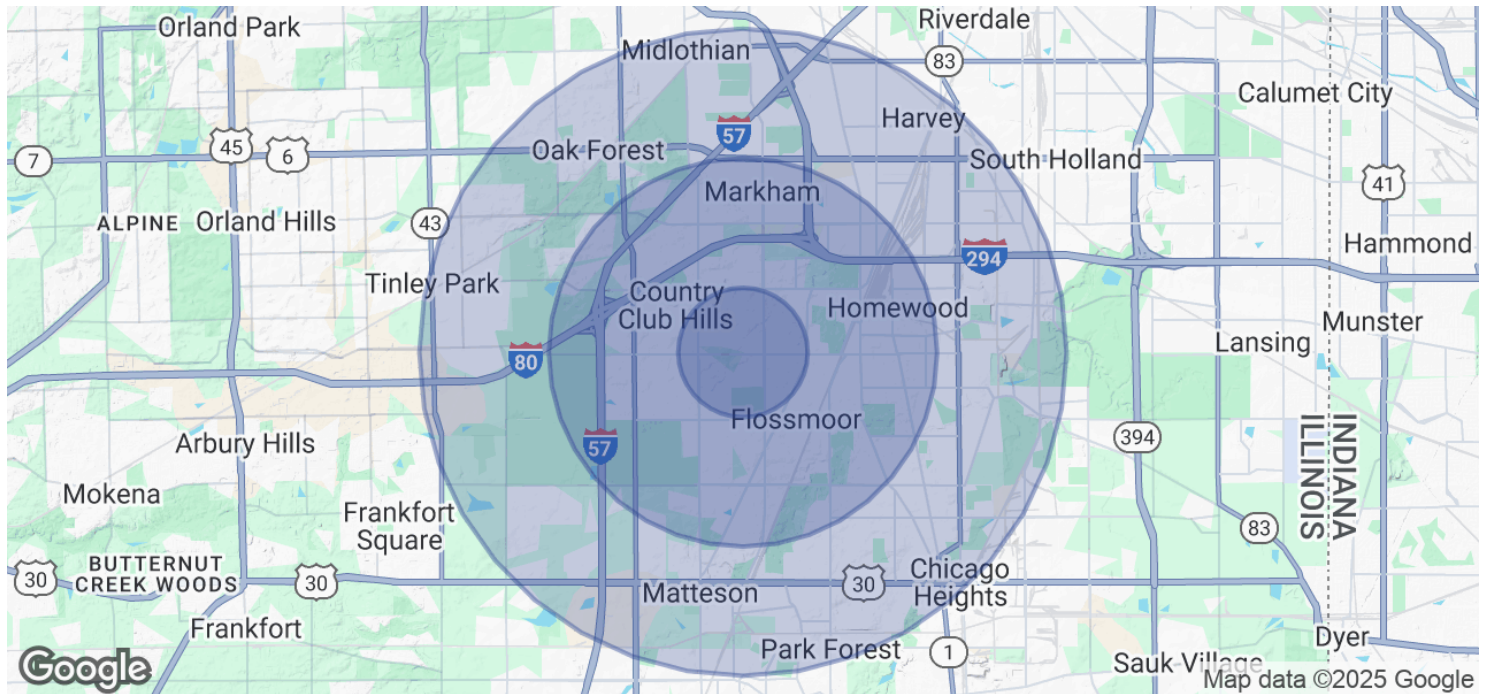
### Brad Belden

Senior Vice President  
773 531 6886  
Brad.Belden@colliers.com

### Scott Reinish

Senior VP  
847 444 5727  
scott.reinish@colliers.com

# 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)

**Brad Belden**  
 Senior Vice President  
 773 531 6886  
 Brad.Belden@colliers.com

**Scott Reinish**  
 Senior VP  
 847 444 5727  
 scott.reinish@colliers.com