

250 MIDWEST CENTER

250 W 162ND STREET, SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

1,200 - 1,375 SF (2,578 SF contiguous) of retail space is now available for lease at 250 Midwest Center in South Holland. This center boasts high visibility along 162nd Street (Rte 6) on South Holland's retail corridor. Built in 2003, the center features an attractive masonry façade and plenty of parking (5.95 per 1,000 SF). With 30,700 vehicles passing per day, the center benefits from its location fronting 162nd Street and is easily accessible. It is also conveniently located less than ½ mile from the College Park Development, which includes 40,000 square feet of office/medical space as well as the South Suburban College. Don't miss out on this opportunity to lease prime retail space in South Holland.

PROPERTY HIGHLIGHTS

- 1,203 - 1,375 SF retail space available. Up to 2,578 contiguous SF.
- Excellent visibility from US Rte. 6 with 30,700 VPD.
- Convenient access, plenty of parking (5.95/000).
- Center anchored by national tenants, including Jackson Hewitt & Browns Chicken.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,215	40,517	104,035
Total Population	8,575	95,037	252,162
Average HH Income	\$57,098	\$50,827	\$56,624

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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Gwen Lampert represent(s) the Landlord only, and not the Tenant.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	3 - 10 years
Total Space:	1,200 - 1,375 SF	Lease Rate:	\$2,874 - \$3,293 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 240	Available	1,375 SF	Modified Gross	\$3,293 per month	Available, Endcap
Suite 244	Available	1,203 SF	Modified Gross	\$2,881 per month	Available, Former salon
Suite 250	Available	1,200 SF	Modified Gross	\$2,874 per month	Coming Soon
Suite 254	Available	1,360 SF	Modified Gross	\$3,257 per month	Coming Soon
Suite 260	Jackson Hewitt	918 SF	Modified Gross	Leased	Leased, In-line
Suite 264	Brown's Chicken	1,500 SF	Modified Gross	Leased	Leased, End-cap

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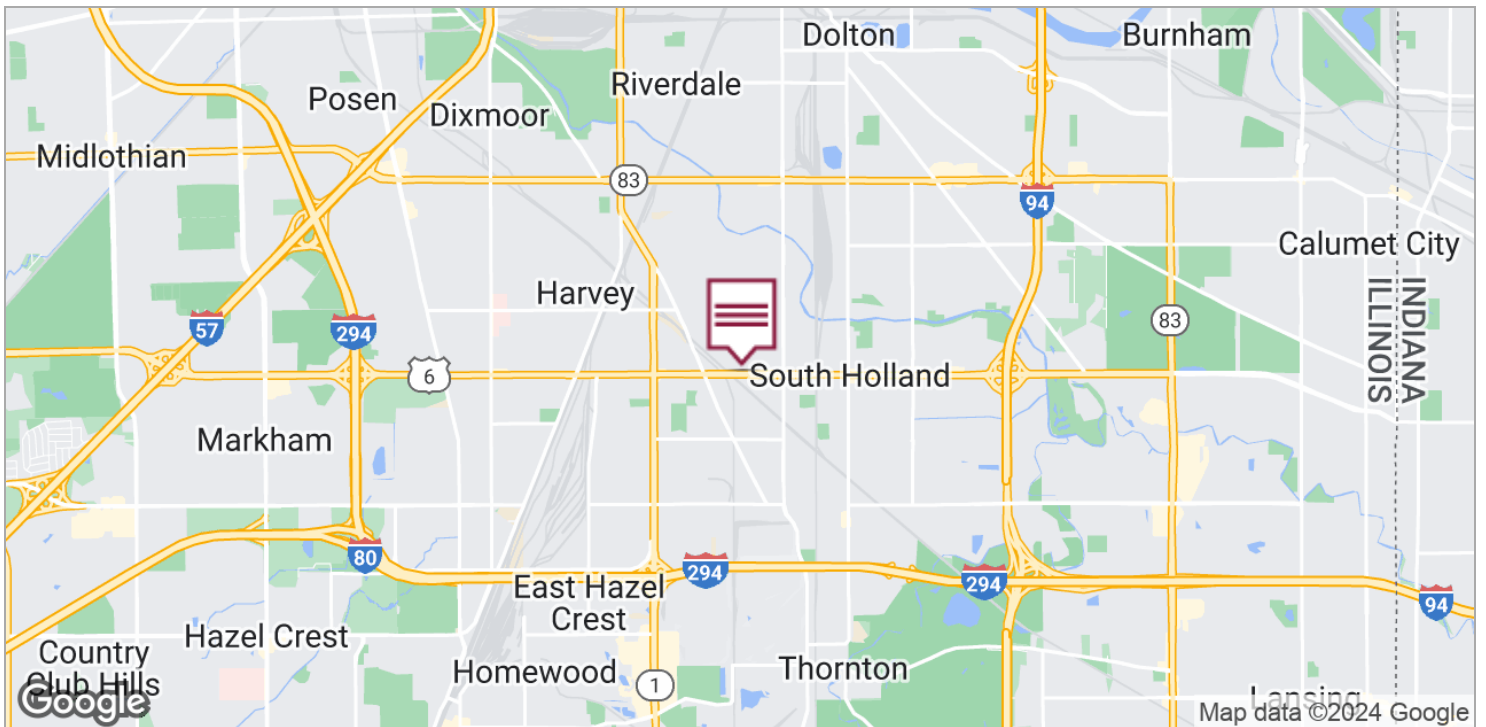
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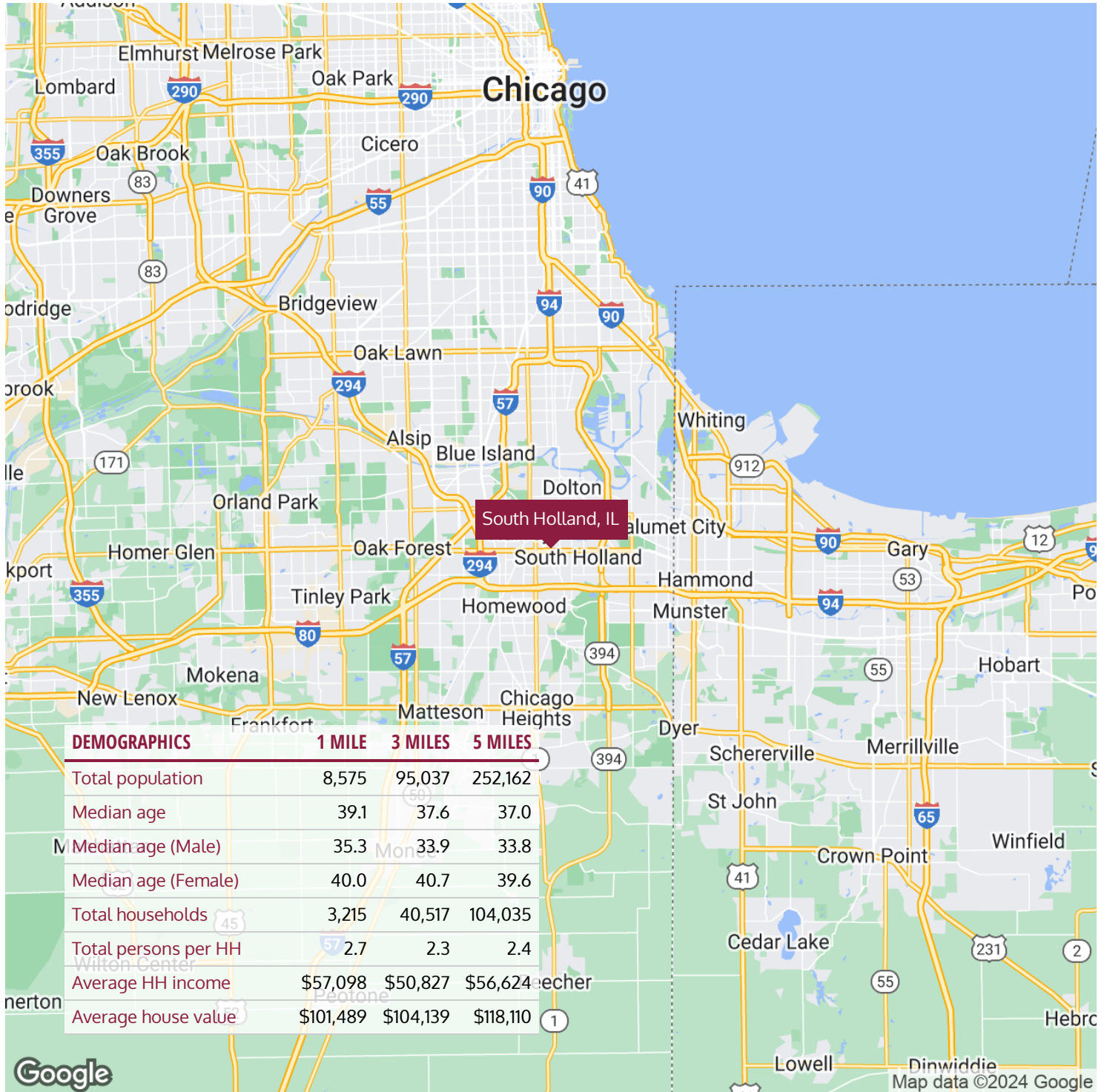
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