



# for lease



## HAZEL CREST CENTER

17503 S Kedzie Ave Hazel Crest IL 60429  
GROCERY ANCHORED RETAIL CENTER



### Offering Summary

AVAILABLE SF | 1,000-3,500 SF  
ASKING PRICE | \$12-\$15 SF/YR  
CAM & TAX | \$8.60  
ZONING | B-1



Traffic Count:  
36,000+ VPD



Population:  
79,099 (3 MILES)



Avg HH Income:  
\$84,216 (3 MILES)



#Households:  
28,583 (3 MILES)

Anchored by Teddy's Market, Family Dollar, and the U.S. Post Office, this grocery-anchored shopping center is 96% leased with very limited space remaining. Available suites range from 1,000 to 3,500 SF within a strong mix of local and national retailers, including the recent addition of Total by Verizon.

- **Grocery-Anchored Stability:** Teddy's Market and Family Dollar drive consistent, necessity-based traffic in a 96%-leased environment with recent tenant additions enhancing center momentum.
- **Flexible Suite Opportunities:** Hood-ready bakery and pizza footprints, adaptable to a variety of user requirements.

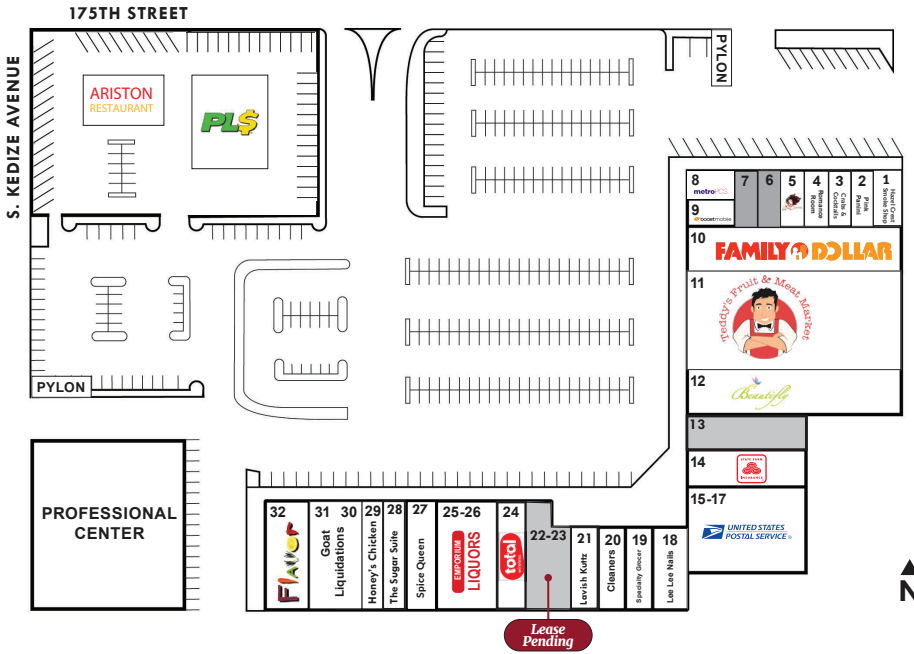
### Tenants:



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

GREGORY BLADE  
312-337-1001  
GBLADE@MATANKY.COM

TERRI COX  
312-337-1001  
TCOX@MATANKY.COM



#	SF	Tenant
32	4,000	Flavor Brunch
30-31	6,099	Goat Liquidations
29	1,700	Honey's Chicken
28	2,700	Sugar Suite
27	1,500	Spice Queen
26-25	4,500	Emporium Liquors
22-24	3,625	<b>LEASE PENDING</b>
24	1,725	Total By Verizon
21	1,700	Lavish Kuttz
20	1,800	Cleaners
19	1,700	Specialty Grocer
18	1,729	Lee Lee Nails
15-17	8,250	U.S. Post Office
14	1,200	State Farm
13	3,500	<b>AVAILABLE</b>
12	7,500	Beautifully
11	13,682	Teddy's Market
10	8,340	Family Dollar
9	1,000	Boost Mobile
8	1,000	MetroPCS
7	1,000	<b>AVAILABLE</b>
6	1,000	<b>AVAILABLE</b>
5	1,000	Hair Sauce
4	750	Romance Room
3	750	Crabs & Cocktails
2	1,000	Pink Panini
1	1,000	Hazel Crest Smoke



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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