



FOR LEASE

Boulevard At Central Station  
6701 South Street  
Tinley Park, IL 60477

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### Executive Summary

<b>Lease Rate:</b>	\$27.00 SF
<b>OPEX:</b>	Approx. \$7.00 SF
<b>GLA:</b>	14,040 SF
<b>Available SF</b>	1,564 - 6,199 AF
<b>Year Built</b>	2021
<b>Zoning:</b>	MU-D
<b>Traffic Count:</b>	13,500 VPD

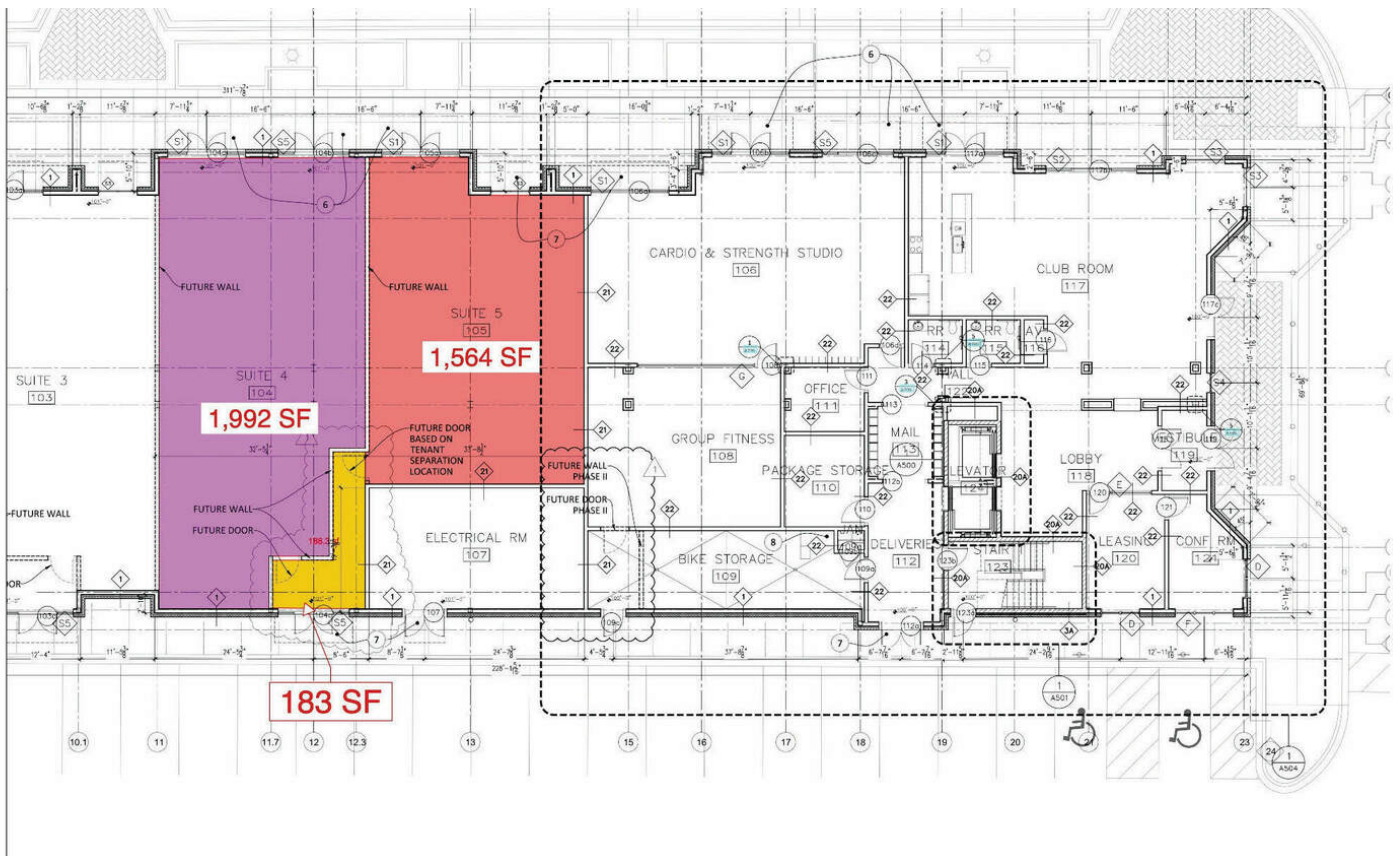
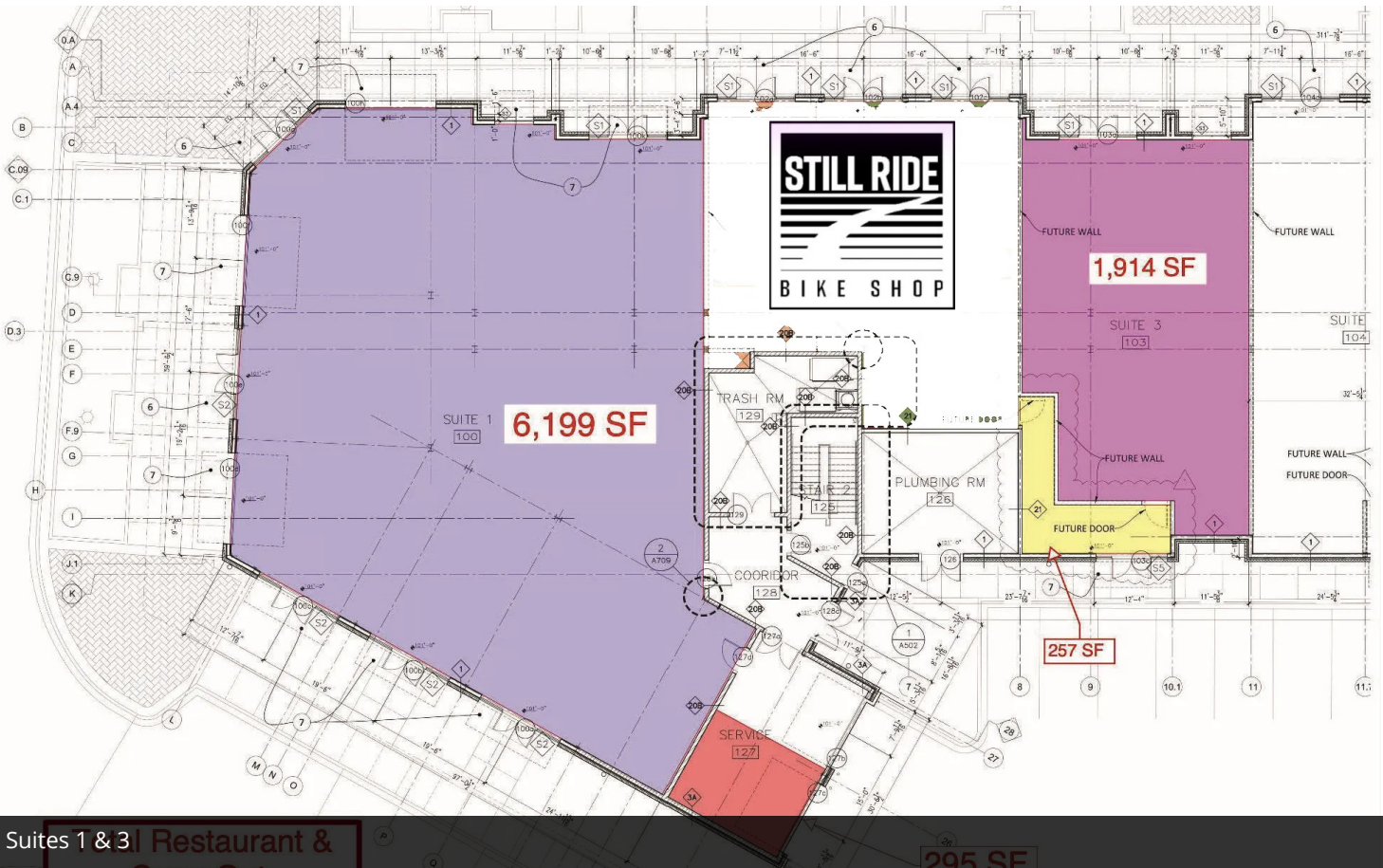
Spaces	Lease Rate	Space Size
<b>6701 South St #1</b>	\$27.00 SF/yr	3,000 - 6,199 SF
<b>6701 South St #3</b>	\$27.00 SF/yr	1,914 - 5,470 SF
<b>6701 South St #4</b>	\$27.00 SF/yr	1,992 - 5,470 SF
<b>6701 South St #5</b>	\$27.00 SF/yr	1,564 - 5,470 SF

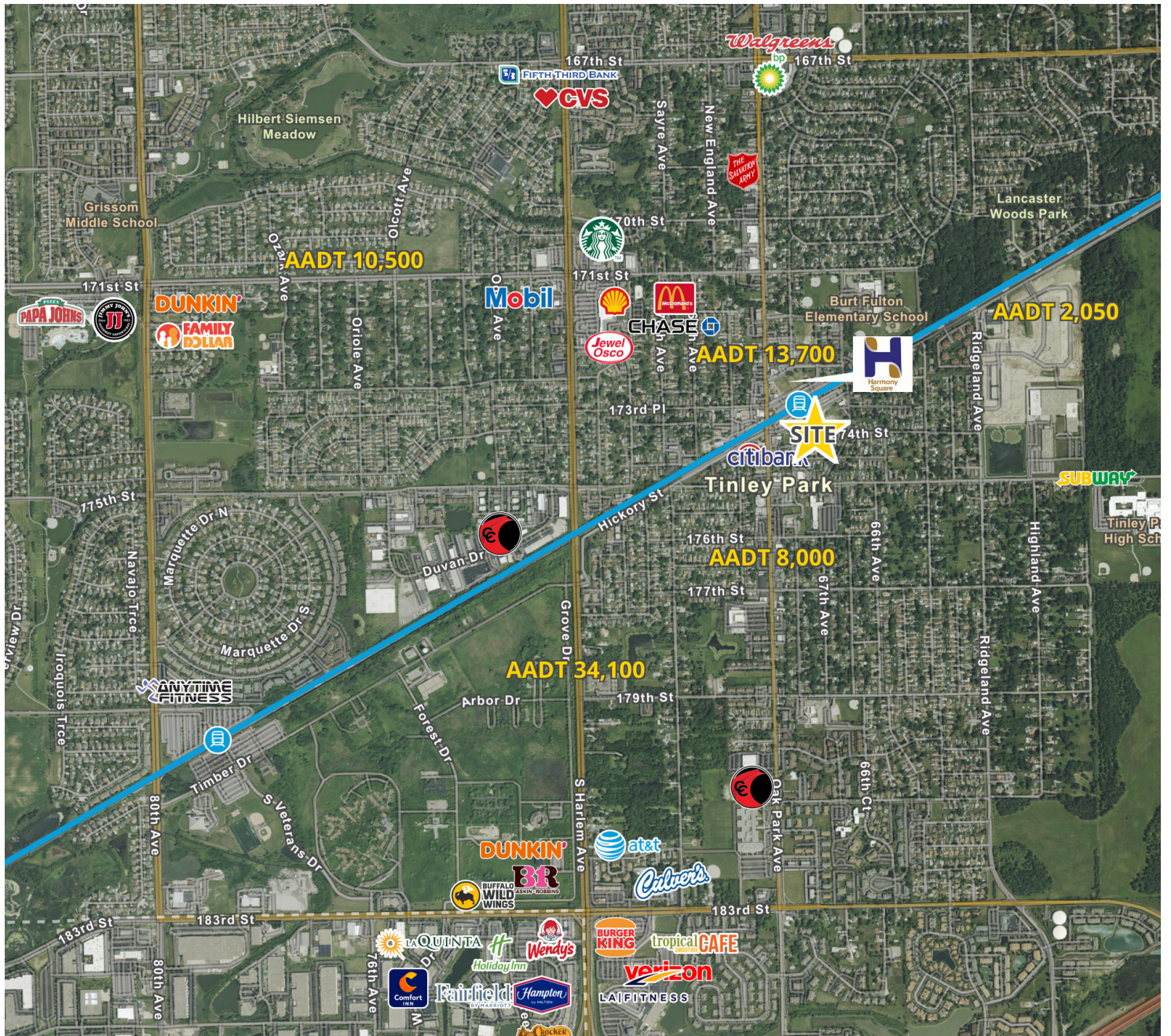
### Property Description

Mixed-use retail available: Located in the heart of Downtown Tinley Park across from its newly developed centerpiece, Harmony Park, consisting of a 1.6 acre multi-use plaza. Steps from the Tinley Park Metra. Available Retail is ground floor to 66 new apartments. Available units include a 6,199 sf corner endcap retail space WITH BLACK IRON and 3 OHGDs.

### Property Highlights

- 6,200 sf Corner Unit with Black Iron and 3 OHGD
- All Retail Fully Sprinklered
- Steps From the Tinley Park Metra
- Frontage To Harmony Park
- New Construction 1st Generation Spaces
- Modern Storefronts
- Open Floor Plan
- 66 Apartments Above
- 13,500 VPD @ Oak Park Ave
- Phase II 100+ Apartments

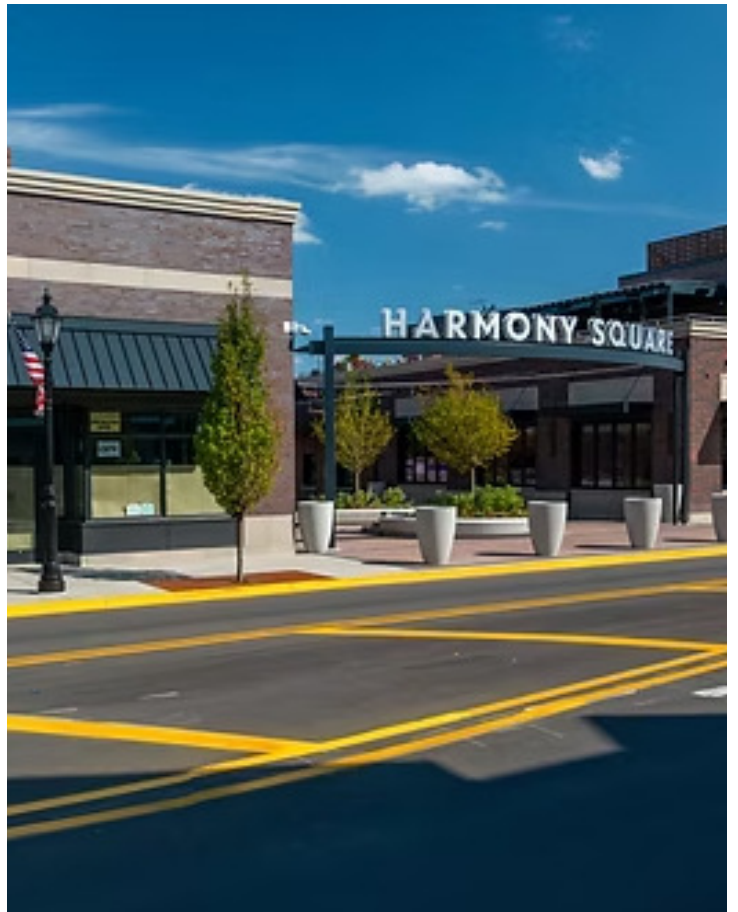


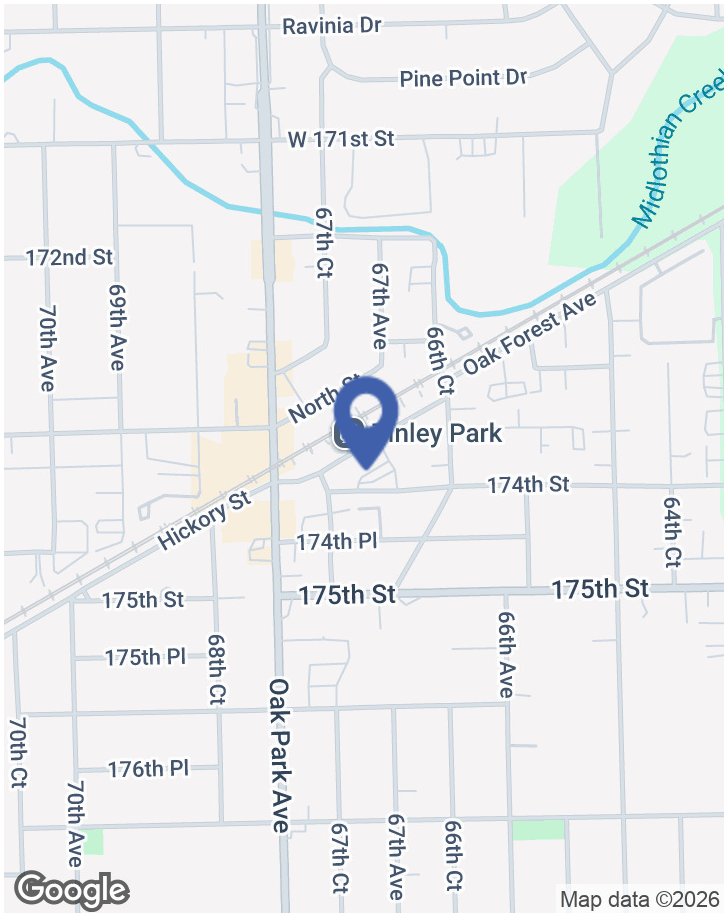
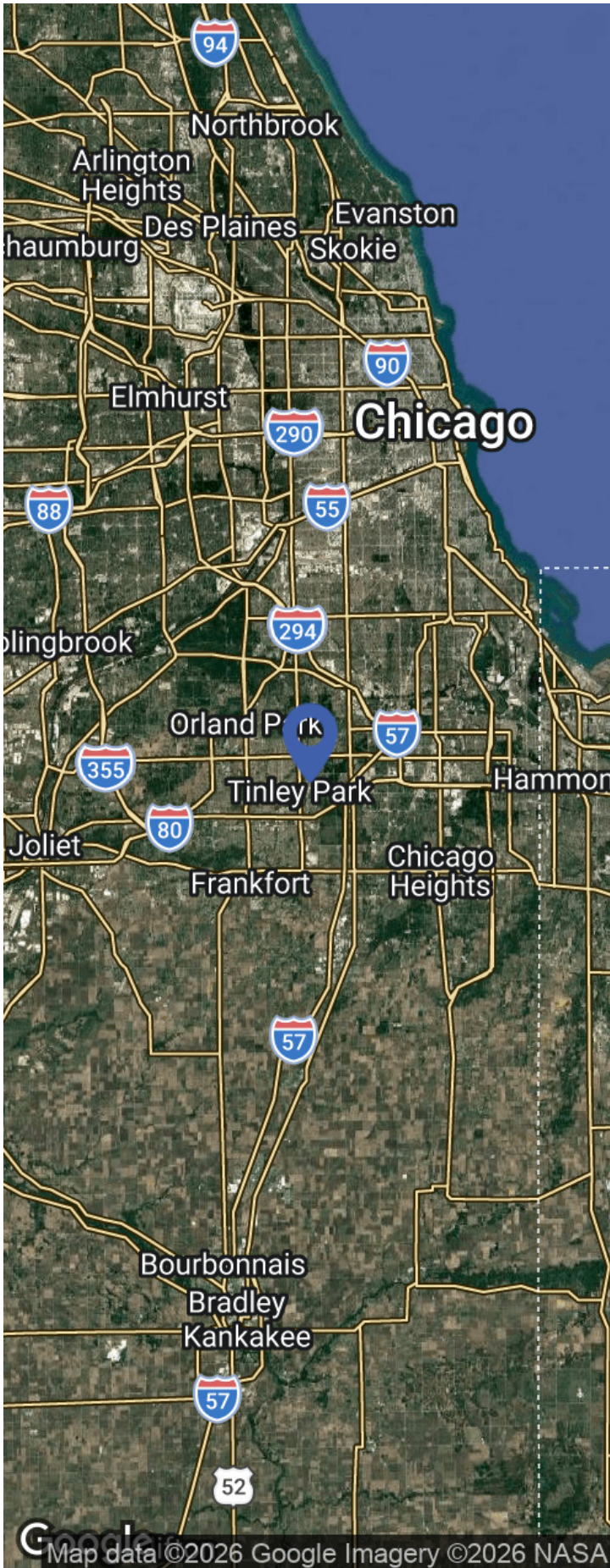


Retail Map

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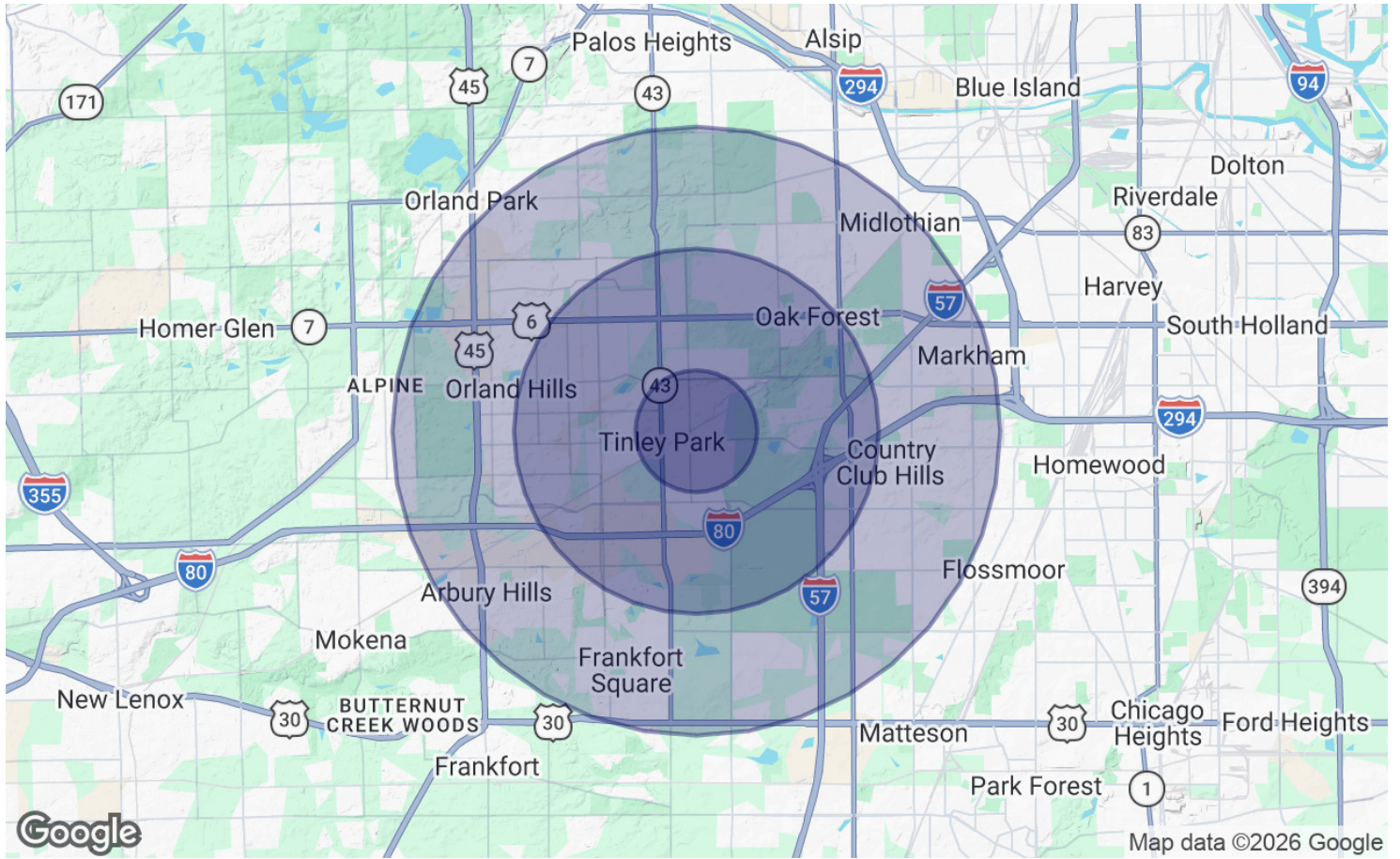
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**Location Overview**

Discover the vibrant energy of the newly developed Downtown Tinley Park neighborhood surrounding this prime retail location. Situated in the heart of Tinley Park, the area offers a blend of bustling urban amenities and suburban charm, attracting a steady flow of visitors and residents. Located across the street from Tinley Park's new centerpiece, Harmony Square, a 1.6-acre multi-use plaza. Additionally, the Hollywood Casino Amphitheatre and Tinley Park's downtown district provide a steady stream of foot traffic, presenting an ideal opportunity for retail businesses to thrive. With its strategic positioning and access to major roadways, the location offers unbeatable visibility and accessibility, making it an enticing prospect for retail tenants seeking prime exposure in a high-traffic area.



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	10,610	75,599	196,229
<b>Average Age</b>	40.7	43.5	42.5
<b>Average Age (Male)</b>	38.8	39.7	39.8
<b>Average Age (Female)</b>	41.9	45.8	44.5
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	4,399	30,138	74,163
<b># of Persons per HH</b>	2.4	2.5	2.6
<b>Average HH Income</b>	\$109,172	\$117,393	\$117,275
<b>Average House Value</b>	\$258,865	\$285,054	\$280,995

2023 American Community Survey (ACS)