



American Plaza 3300-3332 Chicago Road South Chicago Heights, IL 60411

100% Occupied

MULTI-TENANT RETAIL STRIP CENTER

For Sale



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American Plaza

3300-3332 Chicago Road, South Chicago Heights, IL

Offering Details

ASKING PRICE	\$6,350,000
PRICE PER SQ FT	\$100.56
TOTAL SQ FT	63,148 SF
LOT SIZE	4.55 AC
ZONING	B-1
NO. OF UNITS	13
NOI	\$583,861
CAP	9.19%
OCCUPANCY	100%
YEAR RENOVATED	2019



Offering Overview

SVN Chicago Commercial is pleased to present **American Plaza**, a ±63,148 SF multi-tenant neighborhood retail center located at 3300–32 Chicago Road in South Chicago Heights, Illinois. Fully renovated in 2019, the property features 13 tenant units and is currently 100% occupied, with value-add potential through stabilization of the final remaining space.

Anchored by Save-A-Lot, O'Reilly Auto Parts, and Family Dollar, with Jewel-Osco as a shadow anchor, the center offers a strong mix of national and local retailers. Situated on 4.55 acres in Cook County, approximately 28 miles south of downtown Chicago, American Plaza benefits from high visibility along a dense retail corridor.



American Plaza

3300-3332 Chicago Road, South Chicago Heights, IL

Offering Highlights

- ±63,293 SF Community Retail Center on 4.55 AC
- 100% Occupied
- Strong Mix of 12 National and Local Tenants
- Excellent Visibility and Prominent Monument Signage
- Priced Below Replacement Cost
- Low area Cook County Taxes
- Easy Access to I-57 and I-394





American Plaza

3300-3332 Chicago Road, South Chicago Heights, IL

Exterior Photos





American Plaza

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Building Aerial 1



CHICAGO RD
13,500 VPD



American Plaza

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Building Aerial 2





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Subway is an American fast food restaurant franchise that primarily sells submarine sandwiches and salads. It is owned and operated by Doctor's Associates Inc. Subway is one of the fastest growing franchises in the world, with 44,488 restaurants in 111 countries and territories as of November 11, 2015. USA alone has 27,058 outlets. It is the largest single-brand restaurant chain and the largest restaurant operator in the world. This location is a corporate store. (Occupies 1,500 SF).



Rent-A-Center (formerly Renters Choice) became the #1 operator of rent-to-own stores in the US through a long string of acquisitions. Nationwide, the company owns and operates about 2,600 stores and franchises an additional 314 through subsidiary ColorTyme. In early 2004 the firm agreed to acquire Rainbow Rentals, which operates more than 120 stores in 15 states, for an estimated \$95 million. Rent-A-Center (NMQ:RCII) offers home electronics, computers, furniture, accessories, and appliances. The company employs 14,300 people and had 2003 sales of \$2.2 billion.



O'Reilly Auto Parts is a publicly traded chain of auto parts stores that started with one store in Springfield, Missouri, in 1957. It has since grown to include more than 4,523 stores in 43 U.S. states. The corporation is still based in Springfield, Missouri.



Dozeli Pizza "Our story begins with two brothers that have been making pizza in our family for almost 28 years. We started out making pizza right in our own kitchen. We pride ourselves on using only the freshest and finest ingredients. We serve Chicago Height's Best Pizza, Gourmet Sandwiches and Wings. We are always adding to our long list of favorites because nothing is more important than bringing you the BEST! So if you are looking for the BEST, if you tried all of the rest come with us and take home the BEST PIZZA at your service."

Tenant Profiles



Family Dollar is an American variety store chain in the United States. Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone. Today, Family Dollar has 8,100 locations, it is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people.



Founded in 1977 by Bill Moran, Save-A-Lot is an American hard discount supermarket chain headquartered in Earth City, Missouri, near St. Louis, Missouri, United States. The subsidiary of SuperValu comprises more than 1,300 stores across 36 states in the United States with over \$4 billion in annual sales. While stores carry most typical grocery products, they feature less variety than conventional supermarkets. A typical Save-A-Lot is 15,000 square feet with items displayed in their cardboard shipping boxes.



Go Wireless DBA Metro PCS - As America's Un-carrier, T-Mobile US, Inc. (NYSE: TMUS) is redefining the way consumers and businesses buy wireless services through leading product and service innovation. The Company's advanced nationwide 4G LTE network delivers outstanding wireless experiences to approximately 59 million customers who are unwilling to compromise on quality and value. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS.



At Sharks Fish & Chicken, our mission is simple: we want to serve food that makes people feel happy and satisfied. It's not just about the dishes we serve; it's about creating a space where families can share a meal, friends can enjoy each other's company, and everyone leaves feeling full and content.



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Retailer Map

Location Overview

Located approximately 28 miles south of downtown Chicago, **South Chicago Heights** is a well-established village in Cook County spanning roughly 1.6 square miles. The community has a population of about 3,900 residents with a median household income near \$56,000, reflecting steady growth since 2010. Its diverse population and strategic position along key suburban thoroughfares make it an attractive destination for national and local retailers alike. Supported by a dense residential base and proximity to major regional employers, South Chicago Heights offers a stable, income-balanced market ideal for retail investment.



Walgreens



AutoZone

W SAUK TRAIL

13,000 VPD

CHASE



13,500 VPD





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Market Highlights

Strategic South Suburban Location

Situated 28 miles south of downtown Chicago within the South Suburban retail corridor, providing convenient access to major transportation routes including I-57, I-80, and I-394.

Established Trade Area

More than 115,000 residents within a 5-mile radius support steady retail demand and long-term occupancy.

Prime Retail Corridor

Chicago Road (U.S. Route 1) remains one of the South Suburbs' busiest commercial arteries with ±20,000 VPD.

Affordable Operating Environment

Competitive rents and low barriers to entry compared to the core Chicago market make South Suburban assets attractive to both tenants and investors.

Strong Retail Presence

Surrounding area features a healthy mix of national retailers—Walmart, Jewel-Osco, Menards, Dollar Tree, and Walgreens—driving consistent consumer traffic.

Consistent Market Demand

Value-oriented retailers and service users continue to fill available space, keeping vacancy levels low.

5-Mile Demographic Snapshot



Population

129,172



No. of Households

48,626



Median Income

\$73,265



Median Age

39.1



Average HH Size

2.6



Total Housing Units

52,918



HH Mo. Expenditure

\$7,904



Total Businesses

4,089



Total Employees

40,092



Daytime Population

83,191



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