




for lease

MARSHFIELD PLAZA

11602-11730 Marshfield Ave, Chicago IL

98% LEASED RETAIL POWER CENTER VISIBLE FROM I-57

Offering Summary

 AVAILABLE SF | 4,000-4,200 SF
 ASKING PRICE | \$17-\$32 SF/YR
 CAM & TAX | \$11.44
 ZONING | PD 770

 **Traffic Count:**
 126,200 (I-57) VPD

 **Avg HH Income:**
 \$96,905 (3 MILES)

 **Population:**
 168,698 (3 MILES)

 **#Households:**
 64,349 (3 MILES)

Marshfield Plaza is a 98% leased 452,935 SF power center at the Interstate 57 and 119th Street interchange with exposure to approximately 150,000 VPD. Anchored by Jewel Osco, UFC Gym, Old Navy, dd's Discounts, and Forman Mills, the center offers a strong tenant mix and consistent consumer traffic.

- **Recent Leasing Activity:** Unit I-1A (3,300 SF) has been leased to the U.S. Army Career Center, further enhancing the center's diverse tenant mix.
- **Inline & Pad Opportunities:** Final 4,000 SF inline suite and a 4,200 SF pad site available for ground lease or build-to-suit opportunities.

Tenants:

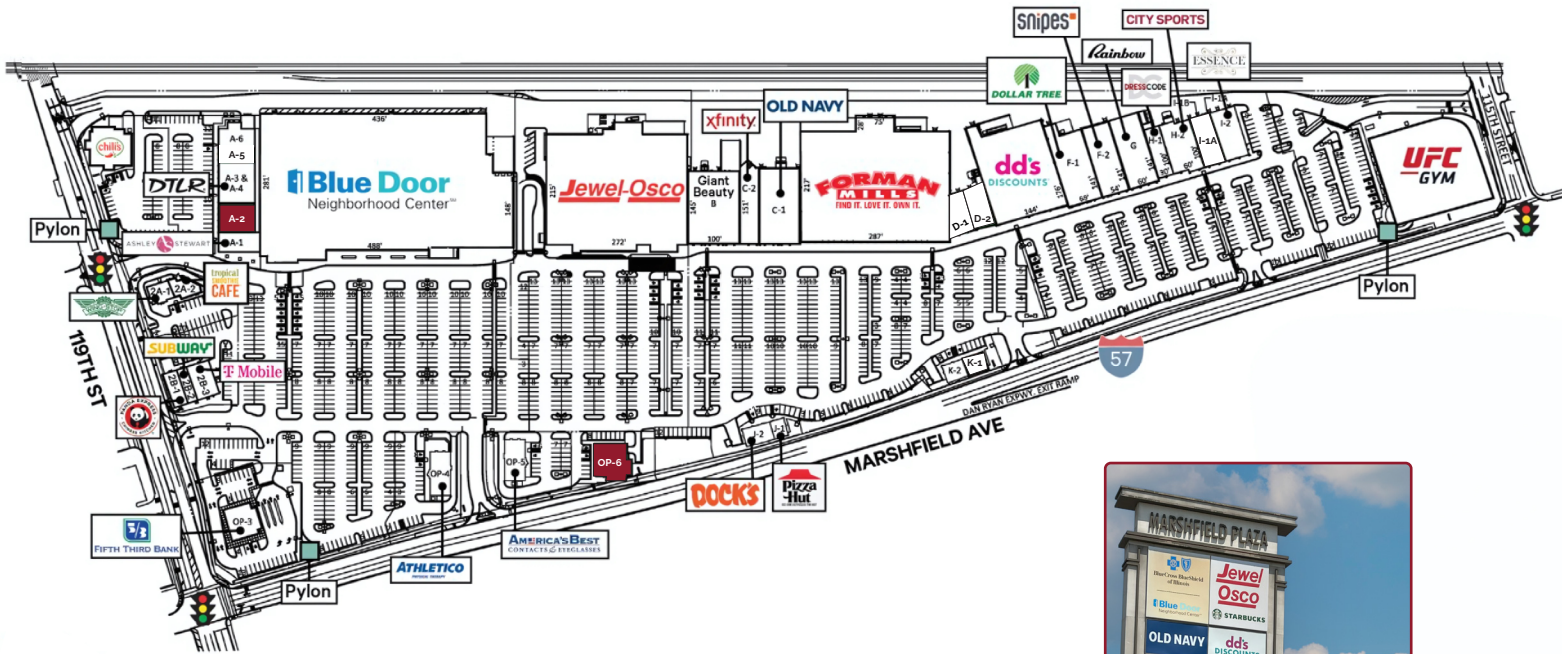


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Site Plan



Unit	Tenant	SF
A-1	Ashley Stewart	3,000
A-2	AVAILABLE	4,000
A-3 & A-4	DTLR	6,069
A-5 & A-6	Nail Works	4,700
	Jewel-Osco	62,603
B	Giant Beauty	14,500
C-2	Xfinity	6,373
C-1	Old Navy	11,627
L	Forman Mills	64,428
D-1 & D-2	Furniture City	6,462
E	DD's Discount	26,000

Unit	Tenant	SF
F-1	Dollar Tree	10,406
F-2	Snipes	7,497
G	Rainbow	8,500
H-1	Dress Code	3,000
H-2	City Sports	6,000
I-1A	U.S. Army Recruiting	3,448
I-2	Essence Salon Suites	5,000
OP-1	Chili's	6,300
2A-1	Wing Stop	2,016
2A-2	Tropical Smoothie	1,200
2B-1	Panda Express	2,200
2B-2	Subway	1,254
2B-3	T-Mobile	3,000

Unit	Tenant	SF
OP-3	Fifth Third Bank	4,141
OP-4	Athletico	3,500
OP-5	America's Best	3,200
OP-6	AVAILABLE Pad Site	Up to 4,200
J-2	Dock's Fish	2,000
J-1	Pizza Hut	1,000
K-2	Mena's Hair Design	1,500
K-1	Stitch Print	1,500
OP-7	UFC Gym	35,000



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