

# CRESTWOOD RETAIL DEVELOPMENT

13301 CICERO AVE / CRESTWOOD, IL



2,480 SF Freestanding  
Drive-Thru Outlot  
Available

2,500 SF - 7,500 SF  
Available

FREESTANDING DRIVE-THRU OUTLOT AND SHOP AVAILABLE

# SITE DETAILS

13301 CICERO AVE / CRESTWOOD, IL

## ADDRESS

13301 Cicero Ave  
Chicago, IL 60418

## AVAILABILITY

2,480 SF Drive-Thru Outlot  
Opportunity Available  
2,500 SF to 7,500 SF Available

## JOIN THESE RETAILERS



## FEATURES

- Drive-Thru Outlot Opportunity Available
- In-Line and End-Cap Space Options Available
- Join Panera and Tropical Smoothie Cafe in New Outlot Development in front of Menards and Walmart
- Entry from Signalized Intersection off Cicero Avenue (36,800 vpd)
- 129 Parking Stalls
- The Menards Draws in 1.1M Visits Per Year, and the Walmart draws in 4.3M Visits Per Year (Placer.ai)
- Site is Easily Assessable Through the I-294 (150,900 vpd) Access Ramps

## DEMOGRAPHICS

	1M	3M	5M
AVG HOUSEHOLD INCOME	\$81,918	\$96,210	\$102,708
POPULATION	9,195	83,100	278,053
DAYTIME POPULATION	11,859	79,992	253,226



# SITE PLAN



UNIT	TENANT	SF	UNIT	TENANT	SF
100	FOR LEASE - BUILD TO SUIT	±2,480	102	TROPICAL SMOOTHIE CAFE	±1,500
101	PANERA BREAD	±2,400	103	AVAILABLE	±2,500 - 7,500



**SITE**

**target**

**In The Game**  
HOLLYWOOD PARK

**Burlington**

**KOHL'S**

**DOLLAR TREE**

**PETSMART**

**TJ-max**

**BEST BUY**

**OfficeMax**

**JOANN**

**planet fitness**

**ROSS**  
DRESS FOR LESS

**AMC**  
THEATRES

**five BELOW**

**Party City**

**HOOK & REEL**

**CAL SAG RD**

**Applebees**

**AT THE OFFICE**  
sports bar & grill

**ALDI**

**12,900**

**Chick-fil-A**

**ihop**

**Portillo's**  
ITALIAN BREADS & PANCAKES

**SMOOTHIE KING**

**POTBELLY**

**Cane's**  
COUNTRY COUNTRY

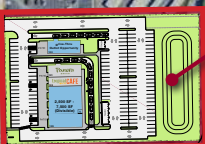
**WIN-STAR**

**Pizza-Hut**

**MATTRESS FIRM**

**Starbucks**

**MAVIS**  
TIRE & BRAKE



**36,800**

**Culver's**

**Holiday Inn Express**

**verizon**

**Wendy's**

**JoJo Meez**  
TUBS

**wellnow**  
URGENT CARE

**CHASE**

**135TH ST**

**OLD NATIONAL BANK**

**CICERO AVE**

**XSPORT FITNESS**

**Pop-Boy's**

**BARRACOS**

**CHASE**

**18,200**

**70**

**MENARDS**

**Walmart**

**AERIAL VIEW**

# RENDERING



# CRESTWOOD RETAIL DEVELOPMENT

13301 CICERO AVE / CRESTWOOD, IL

**WESTIN KANE**

630.954.7447

[WKane@MidAmericaGrp.com](mailto:WKane@MidAmericaGrp.com)

**JIMMY DANAHER**

630.954.7238

[JDanaher@MidAmericaGrp.com](mailto:JDanaher@MidAmericaGrp.com)



410 N Michigan Ave  
Suite 1100  
Chicago, Illinois 60611  
630.954.7327  
[MidAmericaGrp.com](http://MidAmericaGrp.com)

