

**VANILLA BOX
RESTAURANT
OPPORTUNITY**



for lease



OLYMPIA PLAZA - RESTAURANT SPACE

187-189 W Joe Orr Rd Chicago Heights, IL 60411
FLEXIBLE RESTAURANT SPACE READY FOR CUSTOM BUILD-OUT

Offering Summary



AVAILABLE SF | 1,500-3,000
ASKING PRICE | \$16 SF/YR
CAM & TAX | \$9 SF/YR
ZONING | B3-1



Traffic Count:
40,000+ VPD



Population:
169,681 (3 MILES)



Avg HH Income:
\$91,485 (3 MILES)



#Households:
61, 914 (3 MILES)

Olympia Plaza offers a highly visible endcap opportunity ideal for a sit-down or casual dining restaurant with room to expand. Located alongside Country Squire Foods, DTLR, Rainbow, Little Caesars, and Subway, the center benefits from strong daily traffic and upcoming national fitness anchor. **A special leasing incentive for 2026 is available until March 31, 2026**

- **Restaurant-Focus Vanilla Box:** 3,000 SF (divisible) layout with multiple restrooms in place, offering flexible layouts for custom kitchen and dining build-outs as well as a patio.
- **Traffic & Visibility:** Grocery-anchored foot traffic, strong co-tenancy, and ample parking support dine-in, takeout, and repeat visits.

Tenants:

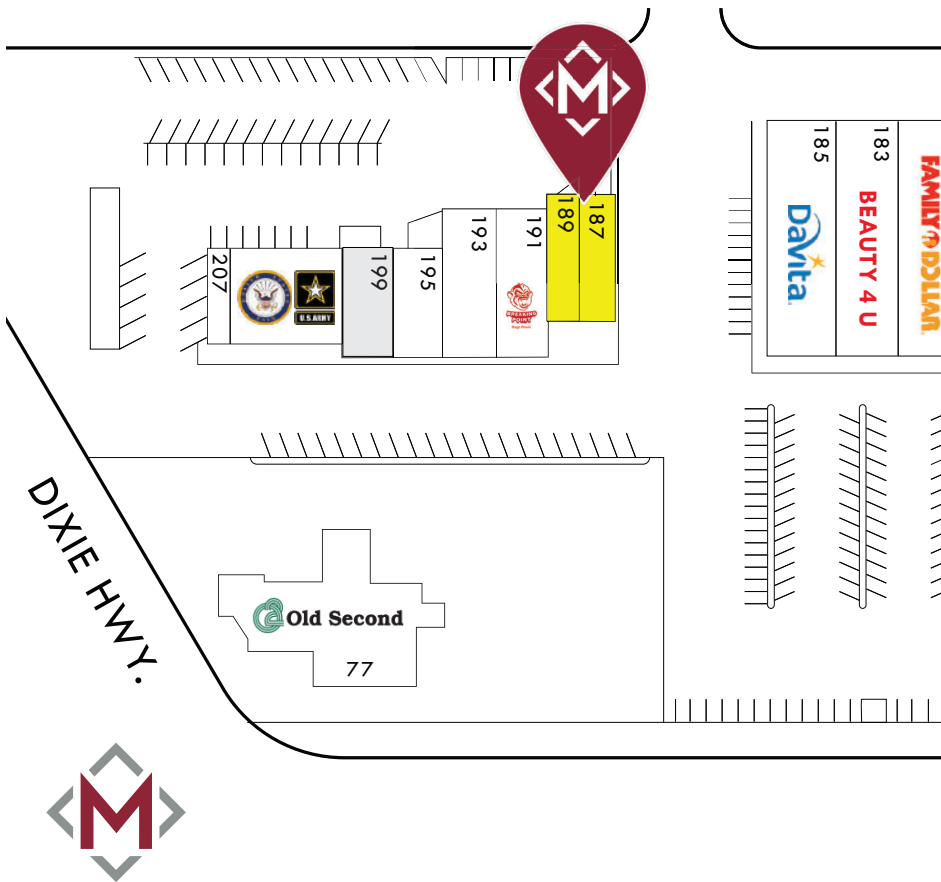


MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

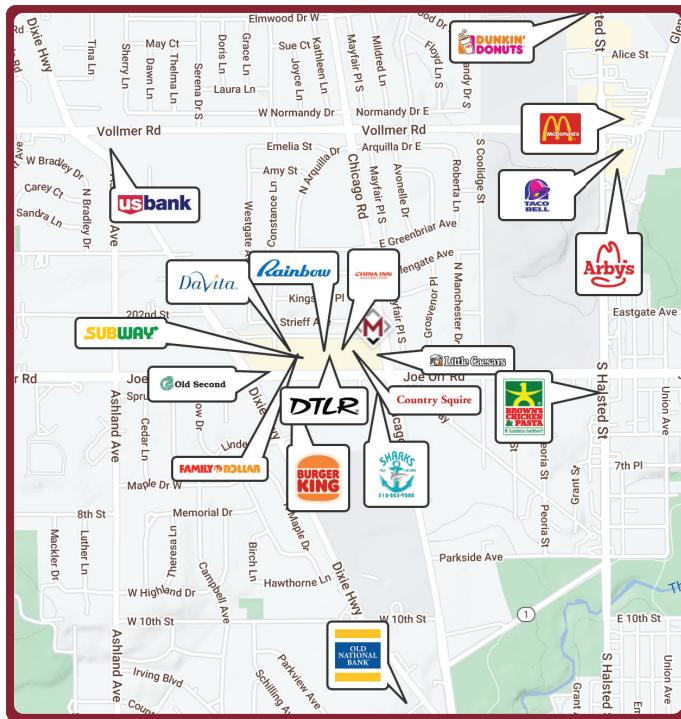
TROY BATES
312-337-1001
TBATES@MATANKY.COM

TERRI COX
312-977-2028
COX@NONCOMBATANT

ARQUILLA DR.



| # | Tenants |
|-----|----------------------------|
| 207 | Dimitri's Restaurant |
| 203 | ARMY Recruiting Center |
| 199 | AVAILABLE |
| 195 | Clippers and Clients |
| 193 | Reliable Staffing Services |
| 191 | Breaking Point |
| 189 | AVAILABLE (1,500 SF) |
| 187 | AVAILABLE (2,000 SF) |



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