




for lease



HAZEL CREST CENTER

17503 S Kedzie Ave Hazel Crest IL 60429
GROCERY ANCHORED RETAIL CENTER

Offering Summary

 AVAILABLE SF | 1,000-3,500 SF
ASKING PRICE | \$12-\$15 SF/YR
CAM & TAX | \$8.60
ZONING | B-1

 **Traffic Count:**
36,000+ VPD

 **Population:**
79,099 (3 MILES)

 **Avg HH Income:**
\$84,216 (3 MILES)

 **#Households:**
28,583 (3 MILES)

Anchored by Teddy's Market, Family Dollar, and the U.S. Post Office, this grocery-anchored shopping center is over 93% leased. It offers limited remaining opportunities from 1,000 to 3,500 SF alongside a strong local and national tenant mix and recent leasing momentum.

- **Grocery-Anchored Stability:** Teddy's Market and Family Dollar drive consistent, necessity-based traffic in a highly occupied center with strong leasing momentum.
- **Flexible Suite Opportunities:** Available spaces from 1,000 to 3,500 SF alongside a growing tenant mix, including the recent addition of Dream's Pizza, an expanding local brand with multiple locations, coming soon.

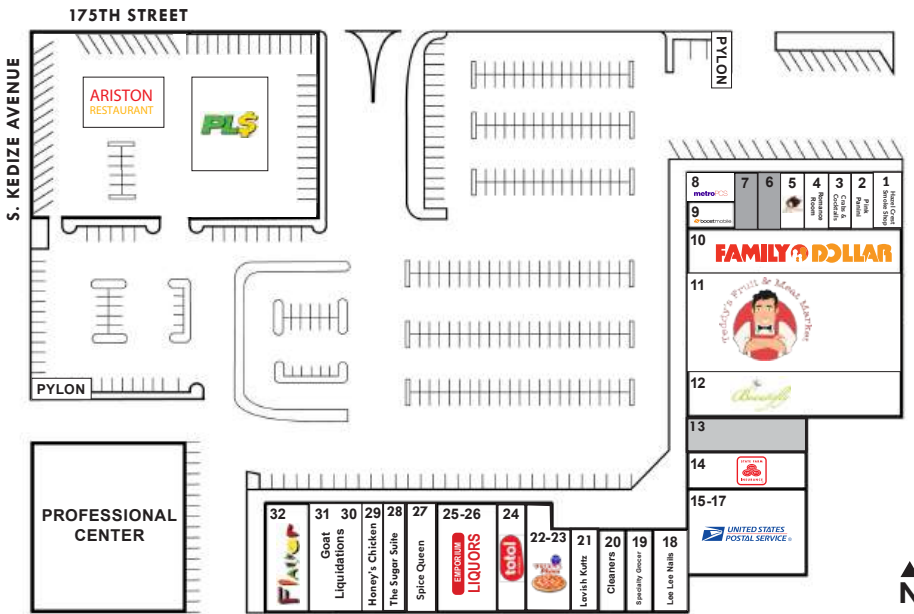
Tenants:



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

GREGORY BLADE
312-337-1001
GBLADE@MATANKY.COM

TERRI COX
312-337-1001
TCOX@MATANKY.COM



#	SF	Tenant
32	4,000	Flavor Brunch
30-31	6,099	Goat Liquidations
29	1,700	Honey's Chicken
28	2,700	Sugar Suite
27	1,500	Spice Queen
26-25	4,500	Emporium Liquors
22-24	3,625	Dreams Pizza
24	1,725	Total By Verizon
21	1,700	Lavish Kuttz
20	1,800	Cleaners
19	1,700	Specialty Grocer
18	1,729	Lee Lee Nails
15-17	8,250	U.S. Post Office
14	1,200	State Farm
13	3,500	AVAILABLE
12	7,500	Beautifully
11	13,682	Teddy's Market
10	8,340	Family Dollar
9	1,000	Boost Mobile
8	1,000	MetroPCS
7	1,000	AVAILABLE
6	1,000	AVAILABLE
5	1,000	Hair Sauce
4	750	Romance Room
3	750	Crabs & Cocktails
2	1,000	Pink Panini
1	1,000	Hazel Crest Smoke



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