

STONE REAL ESTATE

CHATHAM RIDGE SHOPPING CENTER



1.2-25.9K

Square feet available



222.1K

Daytime population in a three mile radius



\$56.2K

Average HH income in a three mile radius



254.4K

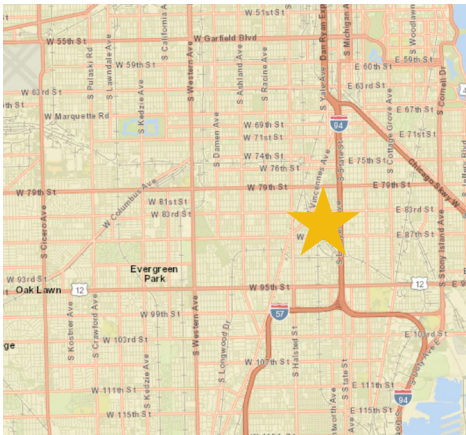
People in a three mile radius



250K

Vehicles per day

Corner Outlot Pad, Junior Box, and Shop Space Available



PROPERTY DESCRIPTION

- Dominant retail trade area with infill demographic profile;
- Anchored by top performing Food 4 Less grocery store (owned by Kroger);
- Incredible visibility being adjacent to the Dan Ryan Expressway (I-94) and CTA Red Line Stop (87th);
- Convenient access from three stoplight intersections;
- Surrounded by prominent retailers providing a strong draw of customers from the surrounding communities;
- Complementary co-tenancy.

SPACE NOTES

- Rarely available stoplight corner with existing drive thru (former bank);
- Corner is available for lease (existing 2,605 sf building) or ground lease (+/- 0.33 acre land size);
- Sizeable junior box now available next to Food 4 Less;
- Prominent pylon signage available;
- Outlot small shop space on busy 87th.

AVAILABLE SPACE

- 25,857 sf (junior box)
- 1,200 sf (outlot shop space)
- 2,605 sf (stoplight corner pad site)
- 3,300 sf
- 3,344 sf
- 5,940 sf
- Contiguous up to 12,584 sf

LEASED

EXCLUSIVE AGENT

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TENANT	Unit	Square Feet
AVAILABLE (drive thru)	1	2,605
Grand Chinese Kitchen	2	1,200
Subway	3	1,200
Firehouse Steak & Lemonade	4	1,200
Nashville Hot Chicken	5	1,740
Insure One	6	900
Docks	7	848
AVAILABLE	8	1,200
Verizon Wireless	9	1,200
Wing Stop (Now Open)	10	1,200
Just Turkey (Now Open)	11	1,740
H&R Block	12	1,800
Starbucks	13	1,780
Dollar Tree	14	8,646
Food 4 Less	16	63,743

TENANT	Unit	Square Feet
AVAILABLE	17	25,857
Rainbow	18	6,640
Footaction/ Flight 23	19	7,267
Villa Join the Movement	21	6,045
City Sports	23	6,000
Biolife (Coming Soon)	24	11,783
US Renal Care	28	12,096
O'Reilly Auto Parts	29	7,500
Classic Nails	30	1,500
GreenCity Project	500	0
TOTAL		175,991

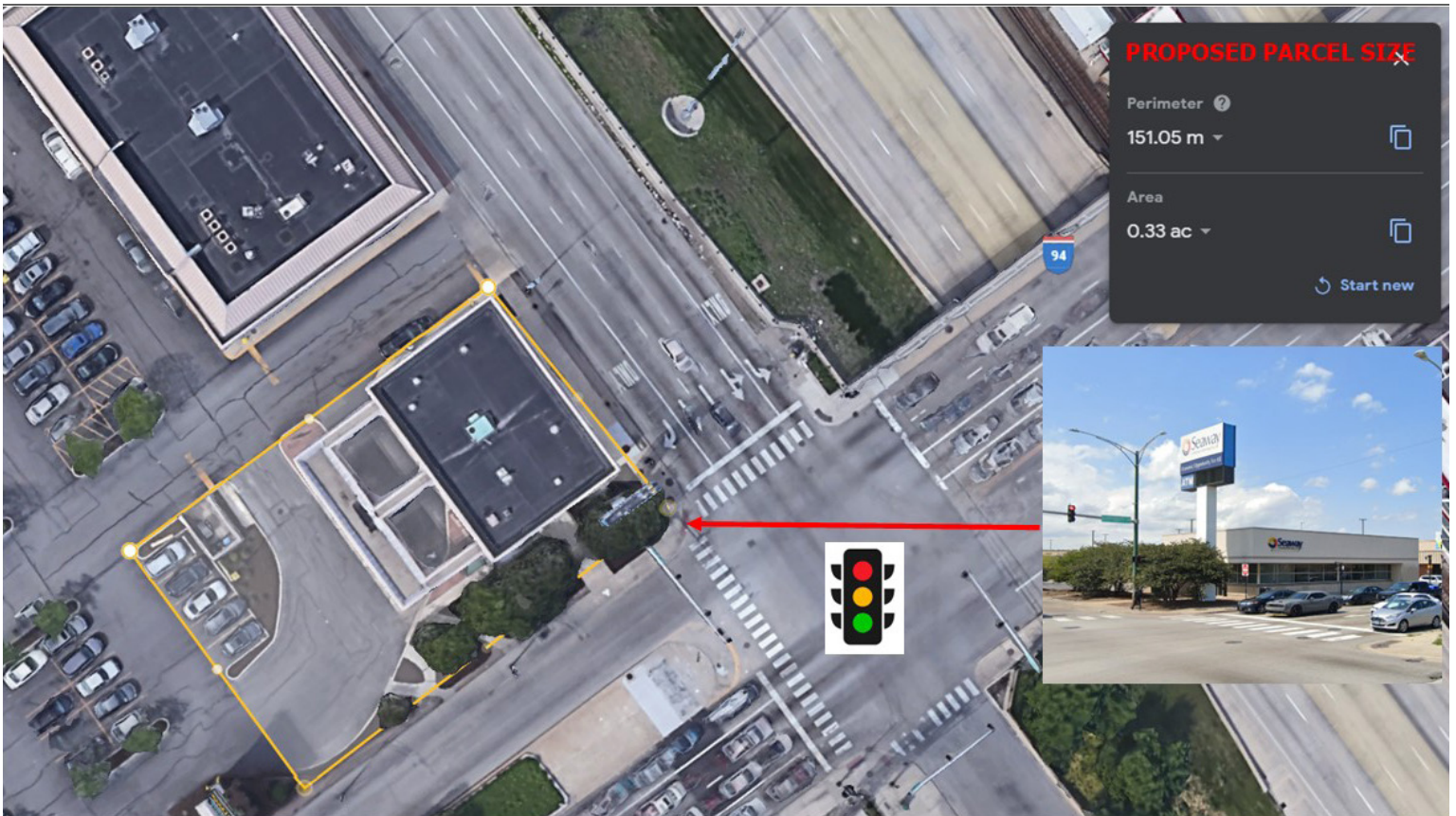
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CORNER AERIAL & SPECIFICATIONS

Building Available or Pad Site for New Construction



CORNER PROPOSED SPECS:

Proposed Land Size:	0.33 acres
Existing Building:	+/- 2,605 sf (former bank branch)
Drive Thru:	Existing 4 lanes
Parking:	Shared easement with the rest of the shopping center
Signage:	Large corner monument (see above)

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