

## RETAIL STRIP CENTER

## FOR LEASE



HIGHWAY 173 & GREEN BAY ROAD | ZION, IL 60099



### PROPERTY OVERVIEW

### DETAILS

Excellent Business Opportunity at Zion Crossings. The strip center is located at the very heavily traveled intersection of Highway 173 and Green Bay Road.

Available for lease are 12 Units ranging between 1,021-1,857 SF each. Fully improved pads also available. Current tenants include Subway and A Solid Foundation Daycare. In front of the center is the location of a current Shell fuel station and Anna's Marketplace and Car Wash. A great opportunity for all businesses.

<b>BUILDING SIZE:</b>	20,800 SF
<b>FOR LEASE:</b>	13,650 SF
<b>AVAILABLE UNITS:</b>	12 units
<b>SPACE FOR LEASE:</b>	1,021 SF - 1,857 SF
<b>LEASE RATE:</b>	Contact Broker
<b>COUNTY:</b>	Lake

### FOR MORE DETAILS CONTACT:

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The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a lease, Lessee is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Lessee's intended use of the property. Operated by NRT LLC.

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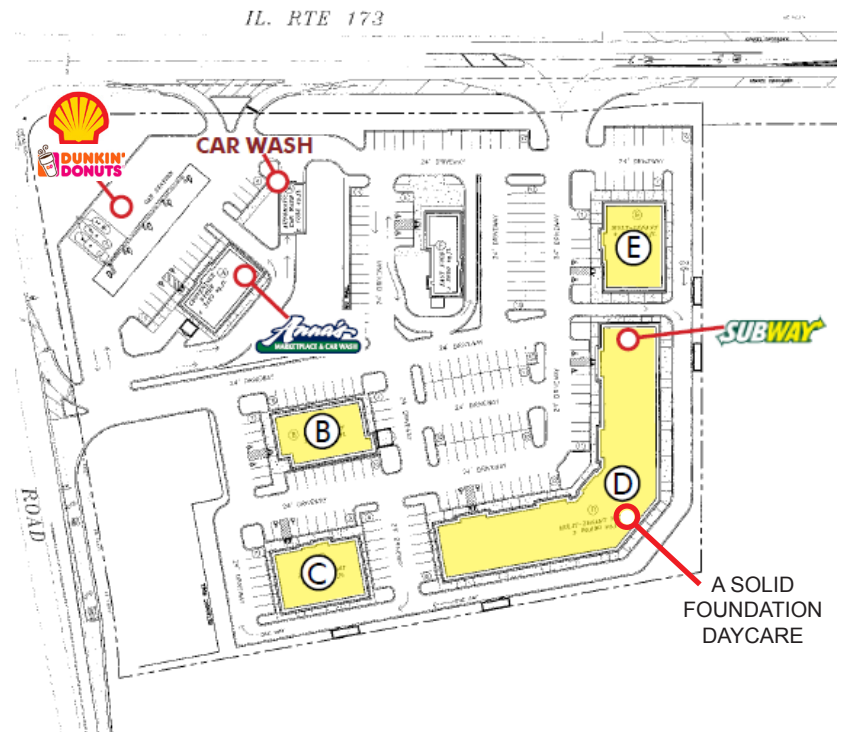


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## POTENTIAL BUILDINGS

UNIT	SIZE
A (ANNA'S)	3,423 SF
A (CAR WASH)	1,232 SF
B	4,800 SF
C	5,100 SF
D	20,800 SF
E	5,100 SF





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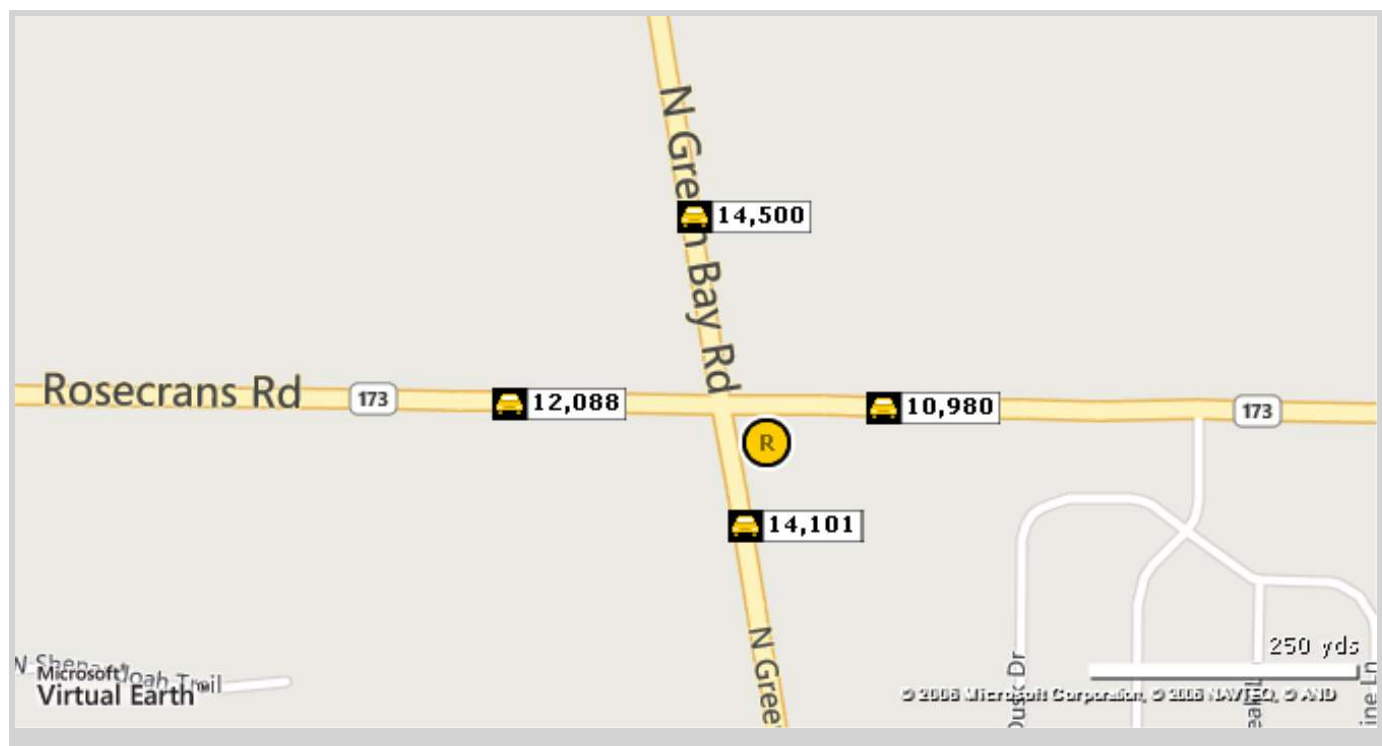
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## Traffic Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Green Bay Rd	W Illinois Route 173	0.06 N	2010	10,512	MPSI	.05
2	Green Bay Rd	W Illinois Route 173	0.06 N	2011	10,550	MPSI	.05
3	Green Bay Rd	Rosecrans Rd	0.06 N	2012	14,101	MPSI	.05
4	W Illinois Route 173	Green Bay Rd	0.08 W	2011	11,007	MPSI	.07
5	Rosecrans Rd	Green Bay Rd	0.08 W	2012	11,840	MPSI	.07
6	W Illinois Route 173	Green Bay Rd	0.08 W	2010	10,980	MPSI	.07
7	Green Bay Rd	Rosecrans Rd	0.10 S	2009	14,500	AADT	.13
8	W Illinois Route 173	Green Bay Rd	0.12 E	2010	11,285	MPSI	.14
9	W Illinois Route 173	Green Bay Rd	0.12 E	2011	11,319	MPSI	.14
10	Rosecrans Rd	Green Bay Rd	0.12 E	2012	12,088	MPSI	.14



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## Demographic Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	5,234		33,588		74,329	
2014 Estimate	5,246		33,524		73,909	
2010 Census	5,305		33,562		73,325	
Growth 2014 - 2019	-0.23%		0.19%		0.57%	
Growth 2010 - 2014	-1.11%		-0.11%		0.80%	
2014 Population by Hispanic Origin	1,292		7,842		18,249	
2014 Population By Race	5,246		33,524		73,909	
White	3,254	62.03%	22,839	68.13%	55,475	75.06%
Black	1,465	27.93%	7,916	23.61%	12,801	17.32%
Am. Indian & Alaskan	37	0.71%	273	0.81%	734	0.99%
Asian	283	5.39%	1,415	4.22%	2,761	3.74%
Hawaiian & Pacific Island	18	0.34%	44	0.13%	84	0.11%
Other	190	3.62%	1,037	3.09%	2,055	2.78%
Households						
2019 Projection	1,721		11,196		25,567	
2014 Estimate	1,724		11,179		25,425	
2010 Census	1,738		11,189		25,210	
Growth 2014 - 2019	-0.17%		0.15%		0.56%	
Growth 2010 - 2014	0.37%		0.05%		0.89%	
Owner Occupied	1,215	70.48%	8,172	73.10%	18,975	74.63%
Renter Occupied	509	29.52%	3,006	26.89%	6,450	25.37%
2014 Households by HH Income	1,724		11,179		25,423	
Income: <\$25,000	386	22.39%	2,221	19.87%	4,583	18.03%
Income: \$25,000 - \$50,000	263	15.26%	2,228	19.93%	5,462	21.48%
Income: \$50,000 - \$75,000	265	15.37%	2,310	20.66%	5,100	20.06%
Income: \$75,000 - \$100,000	400	23.20%	1,536	13.74%	3,671	14.44%
Income: \$100,000 - \$125,000	157	9.11%	1,120	10.02%	2,827	11.12%
Income: \$125,000 - \$150,000	90	5.22%	726	6.49%	1,496	5.88%
Income: \$150,000 - \$200,000	91	5.28%	611	5.47%	1,312	5.16%
Income: \$200,000+	72	4.18%	427	3.82%	972	3.82%
2014 Avg Household Income	\$78,022		\$76,369		\$77,037	
2014 Med Household Income	\$69,934		\$60,418		\$61,784	



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