



CONVENIENCE RETAIL CENTER AT TRAFFIC LIT INTERSECTION

ZION CROSSINGS

SEC RT 173 & GREEN BAY RD, ZION, IL

WWW.CITYOFZION.COM

FOR LEASE

CONTACT: **RICK SCARDINO** rick@metrocre.com 708.921.1044



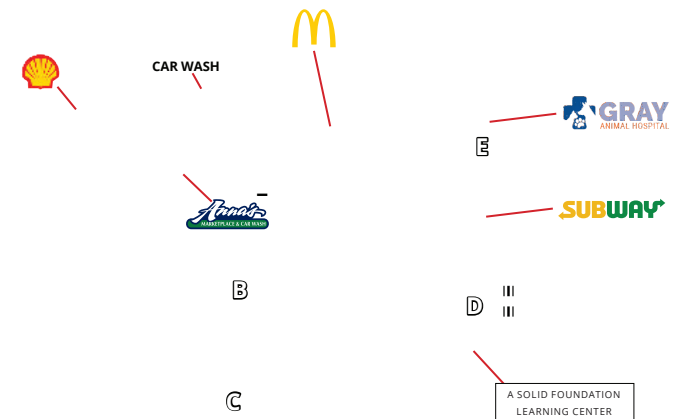


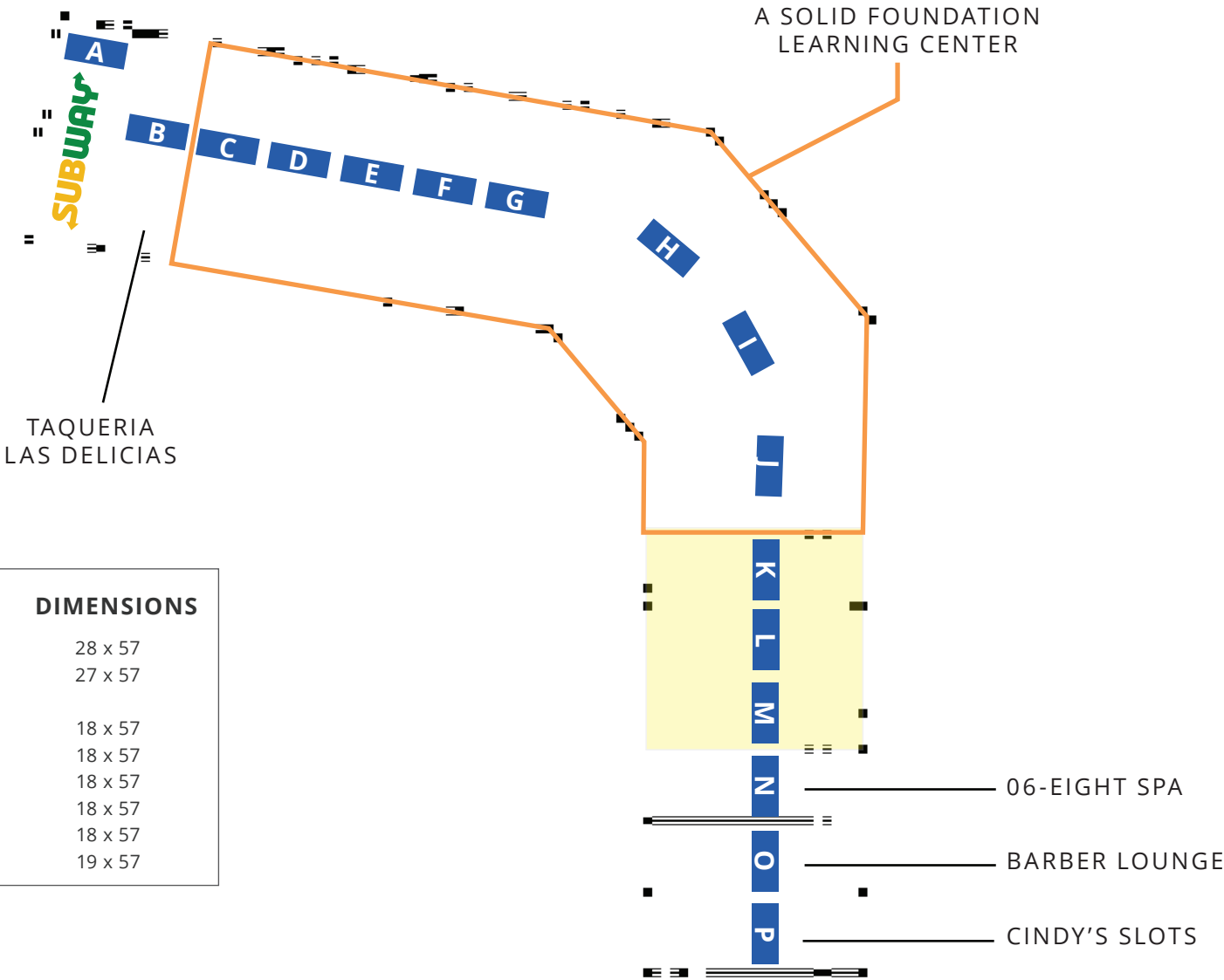
PROPERTY HIGHLIGHTS

- Convenience Retail Center
 - Traffic Lit Intersection
 - Shell / Anna's Market
 - Heavily Traveled Rt. 173 & Green Bay Road
 - Surrounded by great neighborhood
 - Across from Trumpet Park- 1,000 Acre Class A Industrial Park.
- When fully developed, Trumpet Park projected to create 5M SF of industrial space and 5,000 jobs
- Fully improved pads available.
 - Spaces in Cold Dark Shell condition for ease of combination/ underground utility placement

POTENTIAL BUILDINGS

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

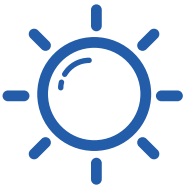




#	TENANT	SF	DIMENSIONS
A	Subway	1,590	28 x 57
B	Taqueria Las Delicias	1,528	27 x 57
C-J	A Solid Foundation	11,306	
K	AVAILABLE	1,021	18 x 57
L	AVAILABLE	1,021	18 x 57
M	AVAILABLE	1,021	18 x 57
N	06-Eight Spa	1,021	18 x 57
O	Barber Lounge	1,021	18 x 57
P	Cindy's Slots	1,076	19 x 57

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

		1 MILES	3 MILES	5 MILES
	TOTAL POPULATION	5,838	35,810	75,714
	DAYTIME POPULATION	2,259	18,977	45,956
	HOUSE HOLDS	2,070	12,696	27,544
	AVG HH INCOME	\$117,986	\$119,489	\$119,967

NEAR-BY AREA TENANTS





A SOLID FOUNDATION
LEARNING CENTER

TRAFFIC COUNTS

	COUNT
RT 173	12,756 VPD
GREEN BAY RD	15,585 VPD