

HILL CREEK SHOPPING CENTER

8601-8729 W 95TH ST, HICKORY HILLS, IL 60427

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- Up to 10,995 contiguous square feet available
- Various retail space available
- Access from 95th and 88th Ave
- Co-tenants include: Speedway, O'Reilly Auto Parts, Fairplay Foods, Dollar Tree, and Subway
- Monument sign with electronic message center
- Approximately 1 mile from I-294

LEASE RATE **\$12.00 - 16.00 SF NNN**

OFFERING SUMMARY

Building Size: 114,903 SF

Available SF: 783 - 5,165 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,220	30,809	71,248
Total Population	14,342	79,428	190,645
Average HH Income	\$73,448	\$67,747	\$73,444

Lot Size: 11.2 Acres

County: Cook

MARTHA WINTER

Senior Vice President
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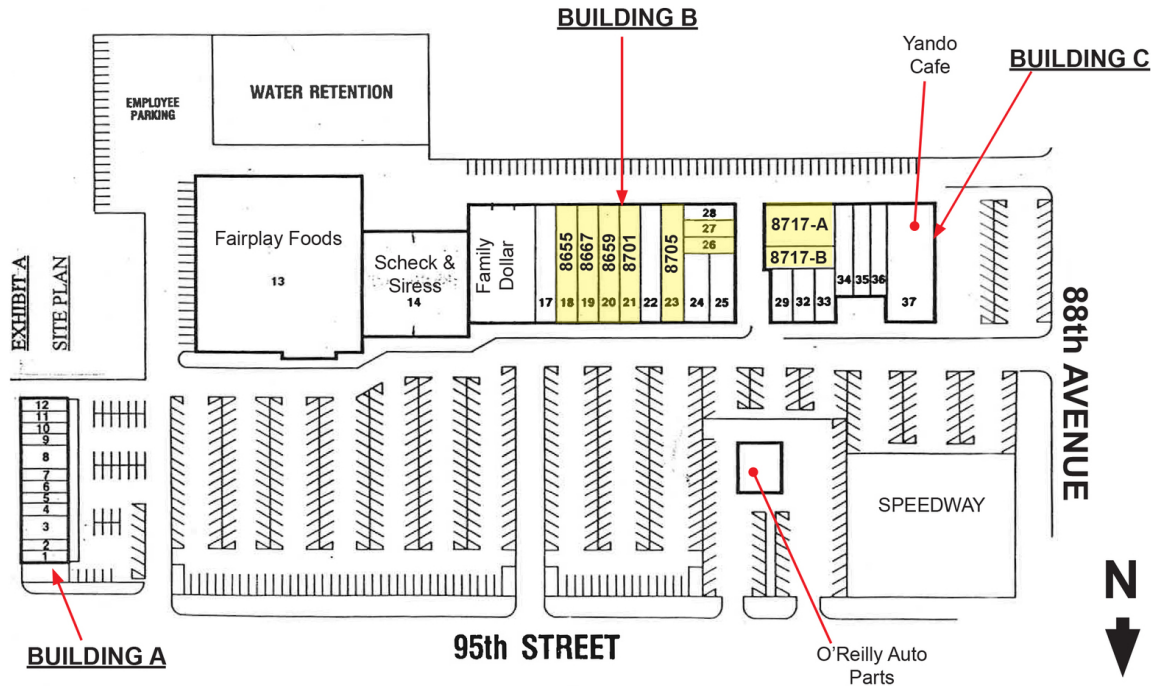
Office Address: 361 S. Frontage Rd
Burr Ridge, IL 60527
630.325.8338
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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BUILDING A			BUILDING B			BUILDING C		
Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
8601	Smokers Choice (#1)	1,010	8631	Fairplay Foods (#13)	37,800	8717-19	Nail Pro (#29 & 32)	1,593
8603	One Hour Cleaners (#2)	940	8641	Scheck & Siress (#14)	18,150	8717-A/B	Martial Arts	1,620
8605	Morrison Eye Center (#3)	1,244	8647-51	Dollar Tree (#15)	8,416	8717-C	AVAILABLE (#31)	1,046
8607	Guido's Music (#3)	878	8653	Blackhawk Restaurant	1,915	8721	Tanning Salon (#33)	790
8609	Sal's Philly's (#4)	1,138	8653 Rear	AVAILABLE (#17)	891	8723	Home Watch Care Givers (#34)	923
8611	Dentist (#5)	878	8655	AVAILABLE (#18)	2,915	8725-29	Yando Cafe (#35-37)	5,898
8613	MK Cafe (#6)	878	8657	AVAILABLE (#19)	2,915		Total Sq. Ft.	11,870
8615	Subway (#7)	1,300	8659-8701	AVAILABLE (#20 & 21)	5,165			
8617	Ted's Jewelry (#8)	1,300	8703	Giatony, Inc. (#22)	2,500			
8619	Blades of Gold (#8)	878	8705	AVAILABLE (#23)	1,620			
8621	H&R Block (#9)	1,138	8707	First American Title (#24)	2,145			
8623	State Farm Insurance (#10)	1,138	8711	Unique Freight Carriers, Inc. (#25)	1,925			
8625	Jade Palace (#11)	878	8711-A	Democratic Office (#26)	943			
8627	Laundromat (#12)	1,300	8711-B	Office (#27)	1,276			
	Total Sq. Ft	14,898	8711-C	Silwady Trucking (#28)	450			
				Total Sq. Ft.	88,135			