

HORIZON REALTY SERVICES, INC.

LEASING • SALES • PROPERTY MANAGEMENT • CONSTRUCTION • DEVELOPMENT

AVAILABLE PROPERTY



Sherwood Plaza – Calumet City, Illinois 668-702 River Oaks Drive

Location: 668-702 River Oaks Drive, Calumet City, IL (River Oaks is 159th Street at Burnham Avenue)

Total GLA: 21,936 SF

Available Space: 1,000 SF to 3,956 SF

Co-Tenants: Allstate Insurance, Calumet City Kids Academy, Mindy's Nails, Quench Restaurant, State Farm Insurance and more.

Area Tenants: Walgreens, Popeye's, JC Penney, Carson's, Macy's, and other national Tenants. Only 1 mile from the River Oaks Mall.

<u>Demographics:</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	10,963	122,385	244,227
Employees:	6,234	47,066	100,889
Avg. HH Income:	\$52,449	\$52,452	\$55,908
Median Age:	36.5	35.5	36.2

Traffic Counts:

30,100 vpd – River Oaks Drive
23,600 vpd – Torrence Avenue

Comments:

This Center is located in the heart of the River Oaks Mall trade area. Walgreens and Dunkin Donuts are adjacent to the property, as well as other local and national retailers. The site lies just east of the intersection of 159th and Torrence Avenue, the bullseye of this market. Pylon signage is available.

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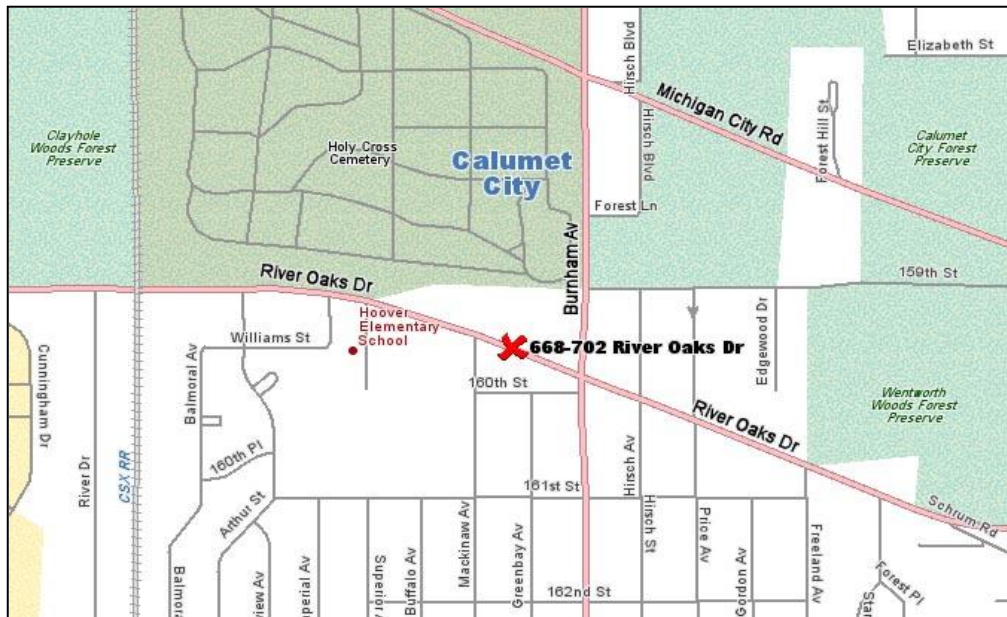
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State Farm Insurance	Hair Salon	Computers	African Hair/Braids	Vacant 1,000 SF	Vacant 1,070 SF	Former Fast Food 1,556 SF	Vacant 1,330 SF	Mindy's Nails	Former Restaurant 2,118 SF	Vacant 2,209 SF	Kids Academy
702	696A	696B	694A	694B	686A	686B	684	682	678	674	668-672

159th Street



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While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

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