

BUILDING SIZE:	42,600 square feet
LOT SIZE:	4.004 acres
YEAR BUILT:	1994
CONSTRUCTION:	Pre-cast concrete wall panels
ROOF:	Modified membrane over metal deck
ZONING:	CG: General Commercial
PARKING:	246 spaces (dedicated parking)
LOADING:	Two (2) exterior docks
CEILING HEIGHT:	24' clear
FIRE PROTECTION:	<ul style="list-style-type: none">• Fully sprinklered (Wet)• Fire alarm
REAL ESTATE TAXES:	\$243,119.24 (\$5.71 psf) — 2012 paid in 2013 —
AVAILABILITY:	Immediate
SALE PRICE:	\$2,500,000 (\$58.69 psf)
LEASE RATE:	Negotiable

AMENITIES INCLUDE

- Special Use Zoning allows for wide range of uses.
- Fully air conditioned.
- Adjacent to major retailers and restaurants along Route 159: Target, Sam's Club, Macy's, JCPenney, etc.
- Signalized intersection access along Route 159 at both Paxton Ave. and Ring Rd.

EXCLUSIVELY MANAGED BY: **PODOLSKY | CIRCLE**
CORFAC INTERNATIONAL

Some of the information contained herein is from owner, and has not been independently verified by us. The balance of the information is from sources we deem reliable. We do not warrant that the information is true and correct and recipient should independently verify same. Price and other terms are subject to change without notice. Certain Principals of the firm may have a direct or indirect ownership interest in this property.

AVAILABLE

1757 EAST-WEST ROAD • CALUMET CITY, IL

RETAIL SPACE FOR SALE OR LEASE



LOCATED IN THE HEART OF CALUMET CITY'S RETAIL DISTRICT
IN **TARGET-ANCHORED OAKVIEW SHOPPING CENTER**

Adam J. Tarantur, CCIM
Principal
847.444.5710
ajt@podolsky.com

Randy D. Podolsky, SIOR
Managing Principal
847.444.5788
rdp@podolsky.com

PODOLSKY.COM

Our firm is part of CORFAC International —
Corporate Facility Advisors — an alliance
of entrepreneurial commercial real estate firms that
partner to deliver quality and experienced service
locally, nationally and internationally.

RETAIL SPACE FOR SALE OR LEASE

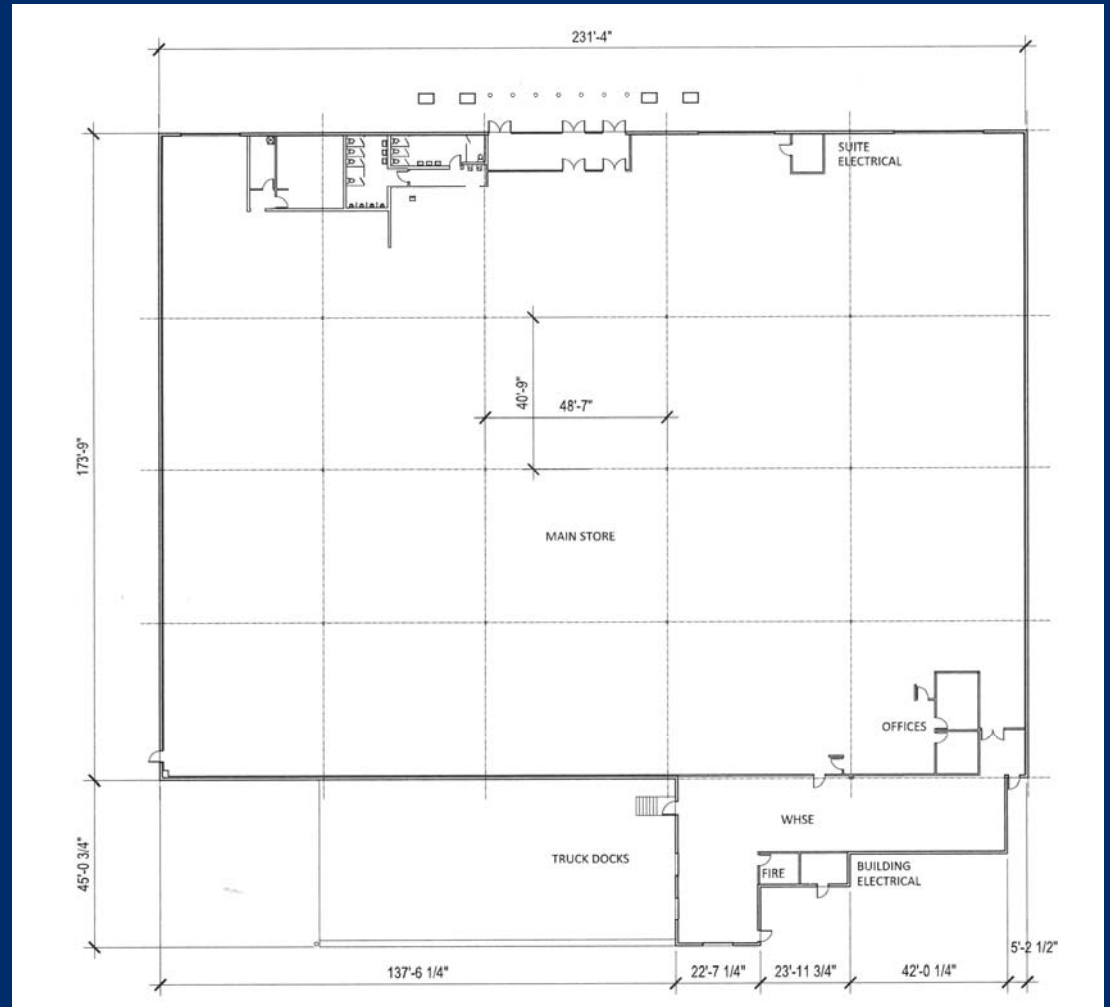


LOCATION

- Located in the heart of Calumet City’s retail district, within Target anchored Oakview Shopping Center.
- Directly off of Calumet City’s main thoroughfare (159th St.).
- ½ mile east of 4-way interchange at I-94.
- Adjacent to River Oaks West Shopping Center and River Oaks Center.

CUSTOMER BASE

DEMOGRAPHICS	population	avg. household income
1 mile radius	5,014	\$52,847
3 mile radius	113,197	\$57,938
5 mile radius	249,290	\$55,188



Adam J. Tarantur, CCIM
Principal
847.444.5710
ajt@podolsky.com

Randy D. Podolsky, SIOR
Managing Principal
847.444.5788
rdp@podolsky.com

PODOLSKY.COM

Our firm is part of CORFAC International — Corporate Facility Advisors — an alliance of entrepreneurial commercial real estate firms that partner to deliver quality and experienced service locally, nationally and internationally.

AVAILABLE

1757 EAST-WEST ROAD • CALUMET CITY, IL



RETAIL SPACE FOR SALE OR LEASE

Adam J. Tarantur, CCIM
Principal
847.444.5710
ajt@podolsky.com

Randy D. Podolsky, SIOR
Managing Principal
847.444.5788
rdp@podolsky.com

PODOLSKY.COM

Our firm is part of CORFAC International — Corporate Facility Advisors — an alliance of entrepreneurial commercial real estate firms that partner to deliver quality and experienced service locally, nationally and internationally.