



LOCATION FINDERS INTERNATIONAL, INC.

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## Crestwood, IL

Southeast Corner of Cicero Avenue & Cal Sag Road





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FRESENIUS KIDNEY CARE

13,700 VPD



Portillo's

Ultra Foods



ROSS DRESS FOR LESS



42,400 VPD

ILLINOIS 83

S Cicero Ave.



Site

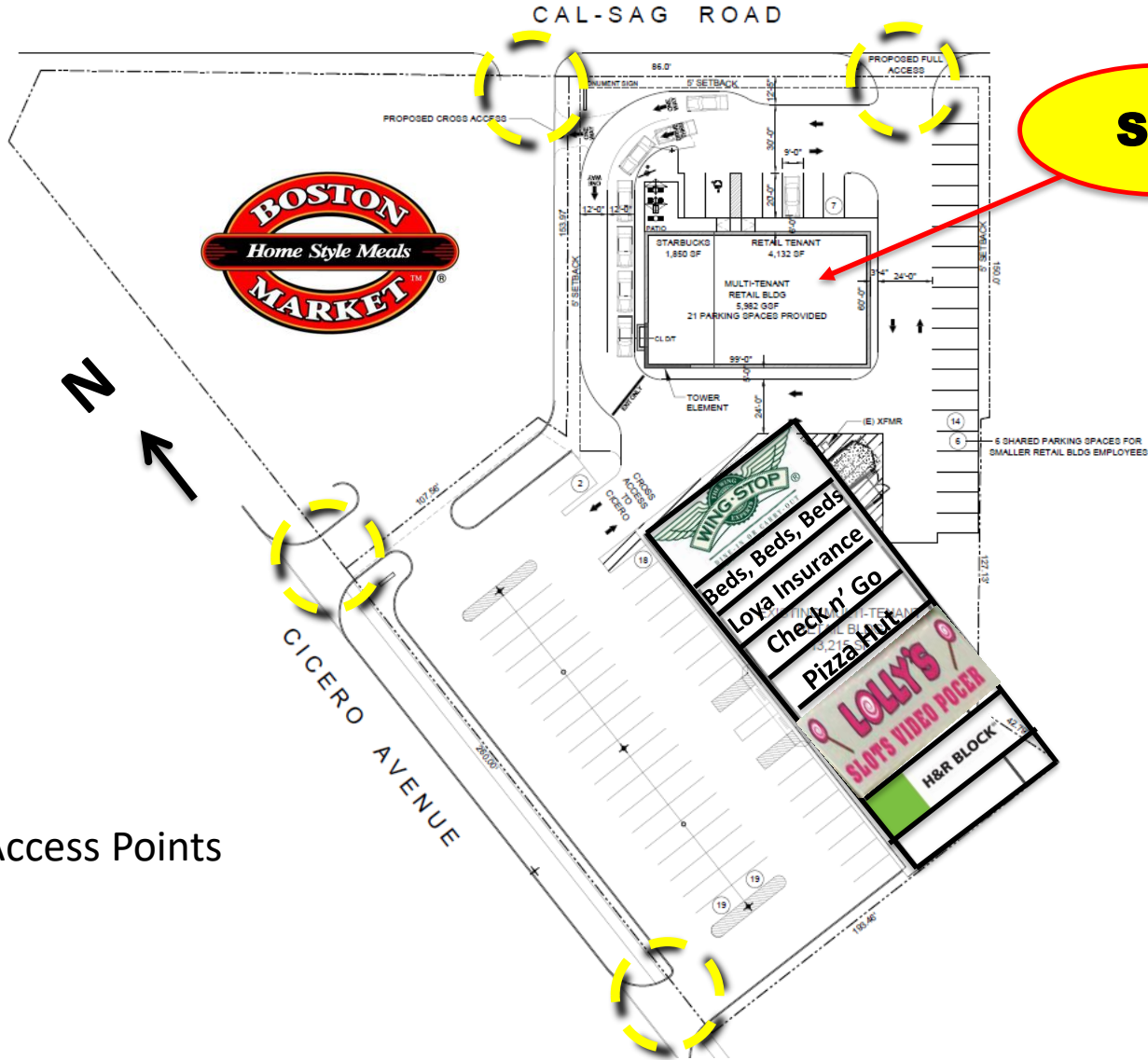
Cal Sag Rd.



Cal Sag Rd



# Southeast Corner of Cicero Ave. & Cal Sag Road



 = Full Access Points



# Southeast Corner of Cicero Ave. & Cal Sag Road

## Proposed Site Plan

- **Building GLA:** 5,982 sf (proposed)
- **Available:** 5,982 sf including drive-thru endcap
- **Access:** Two full access points off Cicero; Two full access points off Cal Sag; Cross access with Boston Market and existing multi-tenant building
- **Signage:** Shared signage available

## Market Summary

Surrounded by national big box retail at this heavily trafficked signalized intersection. Area retail includes: Walmart, Menards, Target, Ultra Foods, Ross Dress for Less, Kohls, Burlington Coat Factory & More. This site is strategically located at the front door of the Crestwood retail market and 1 mile south of the full interchange at I-294 & 127<sup>th</sup> Street. This proposed center serves the surrounding high density communities of Crestwood, Midlothian, and Oak Forest and captures both commuters and daily needs shoppers.



Southeast Corner of Cicero Ave. & Cal Sag Road

## Site Benefits

- Terrific traffic numbers of over 55,000 VPD at the Cicero Cal Sag intersection
- Flexibility with ownership having control of the neighboring properties
- Over 115,000 employees within the trade area
- Four access points to the site
- Additional area retailers include: Walmart, Target, Menards, AMC Theatre, X-Sport, Kohls, Best Buy and many more

## Contact Information:

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Demographics	1-Mile	3-Mile	5-Mile
Population	8,182	89,602	300,372
Avg. HHI	\$71,619	\$74,736	\$78,744