

FOR SALE OR
FOR LEASE

Retail **24/7.**

CHANNAHON CROSSINGS SEC ROUTE 6 & RIDGE RD

:: CHANNAHON, IL

www.cbre.com/channahoncrossings



FEATURES

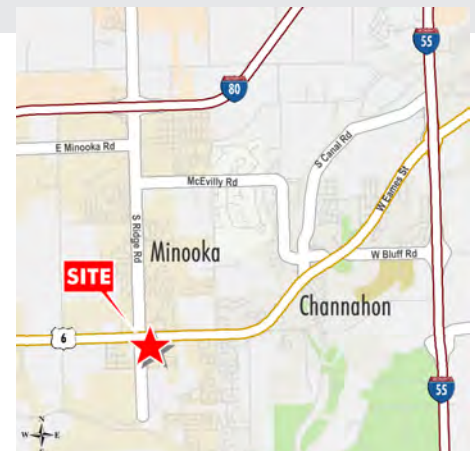
- :: Outlots Available: ±1.16 Acres to ±2.16 Acres
- :: Anchor Sites Available: ±9.11 Acres to ±18.61 Acres
- :: ±13,014 SF Shopping Center with ±1,169 SF to ±6,526 SF available
- :: Great visibility with stop light location
- :: Adjacent to Minooka Community High School Central Campus
- :: Sites are pad ready with utilities, easements, access, and curb cuts
- :: Major Tenants Nearby: McDonald's, Provena Medical, BMO Harris Bank, Walgreen's, Jewel-Osco, Charter Fitness, Dunkin Donuts, Giordano's, Chase Bank, Culver's
- :: Zoning: C3 - General Business

2014 ESTIMATED DEMOGRAPHICS

	3 mile	5 miles	7 miles
POPULATION:	20,374	26,425	38,095
MEDIAN HH INCOME:	\$78,790	\$79,540	\$79,851

TRAFFIC COUNTS

ROUTE 6	15,100 VPD
RIDGE ROAD	7,600 VPD



FOR MORE
INFORMATION
PLEASE
CONTACT

Lynne Brackett

First Vice President
+1 630 573 7035

lynne.brackett@cbre.com

Marisa Roussel

Associate
+1 630 573 7043

marisa.roussel@cbre.com

CBRE

FOR SALE OR
FOR LEASE

Retail **24/7.**

CHANNAHON CROSSINGS

SEC ROUTE 6 & RIDGE RD

:: CHANNAHON, IL

www.cbre.com/channahoncrossings



Tenant Roster

UNIT	TENANT	SQ FT
SUITE A	AVAILABLE	1,750
SUITE B	PROVENA HEALTHCARE	1,757
SUITE C	PROVENA HEALTHCARE	1,231
SUITE D	AVAILABLE	1,169
SUITE E	AVAILABLE	1,200
SUITE F	AVAILABLE	1,169
SUITE G	AVAILABLE	1,231
SUITE H	AVAILABLE	1,757
SUITE I	PIZZA HUT	1,750
	TOTAL GLA	13,014

Outlots

UNIT	TENANT	ACRES
1	WALGREENS	2.0
2	BMO HARRIS BANK	1.54
3	AVAILABLE	1.16
4	AVAILABLE	1.72
6	MCDONALD'S	1.77
7	AVAILABLE	2.0
8	AVAILABLE	2.16
9	AVAILABLE	2.16
Anchor A	AVAILABLE	9.11
Anchor B	AVAILABLE	13.49
Anchor C	AVAILABLE	18.61



CBRE | 700 Commerce Drive | Suite 550 | Oak Brook, IL 60523 | www.cbre.com/oakbrook



© 2014 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.