

FOR  
LEASE

# SPRING HILL MARKET PLACE

## 142-212 SOUTH WESTERN AVENUE

CARPENTERSVILLE, IL

[www.cbre.com/springhillmarketplace](http://www.cbre.com/springhillmarketplace)

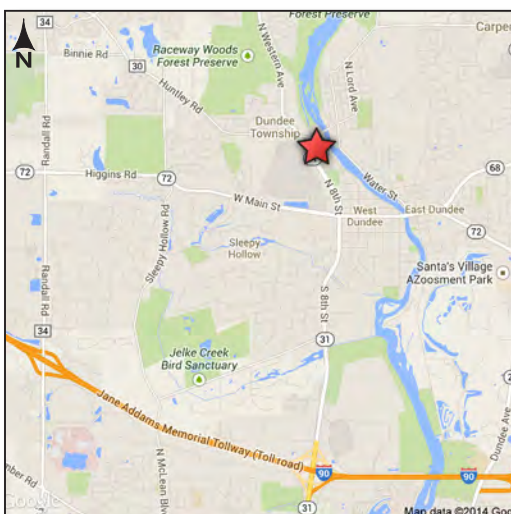
Retail **24/7.**



**1,500 SF  
BUILT-OUT  
RESTAURANT  
AVAILABLE!**



### LOCATION MAP



### FEATURES

- :: Recently renovated
- :: Available size:  $\pm 1,150$  SF to  $\pm 26,467$  SF
- :: Directly across from Spring Hill Mall
- :: Excellent visibility
- :: Asking Lease Rate: \$10.00 - \$14.00 PSF Net
- :: High density market (**147,017 population**)
- :: Strong traffic count of **29,000 vpd**
- :: Signage available
- :: Surrounding retailers include:

**Sears**

**Carson Pirie Scott**



**KOHL'S**

**macy's**

**PETCO**  
Where the pets go

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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### AERIAL MAP



Suite	Tenant	Sq. Ft.
142	Vacant Restaurant	1,500
146	Headliners	1,500
148	Vacant (Lease Pending)	5,836
150	Vacant	9,000
152	City Buffet	6,000
156	Vacant	6,000
160	Firestone	6,500
168	Accent Blinds	1,150
172	Salon Anovin	2,400
180	The UPS Store	1,200
184	Vacant	793
188	Fast Signs	2,283
192	Sherwin Williams	4,000
194-196	Sewing Concepts	4,000
198	Vacant	2,050
200	Big Lots	32,616
204	Vacant	1,600
208-210	Marigold Spa	2,720
212	Vacant	3,680

### SITE PLAN & DEMOGRAPHICS

DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION	6,722	54,691	147,017
HOUSEHOLDS	2,594	17,407	48,686
MEDIAN HH INCOME	\$66,770	\$62,840	\$65,274
DAYTIME POPULATION	11,482	30,933	96,334

#### Traffic Counts

South Western Avenue	29,000
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