



CONVENIENCE RETAIL CENTER AT TRAFFIC LIT INTERSECTION

ZION CROSSINGS

SEC RT 173 & GREEN BAY RD, ZION, IL

WWW.CITYOFZION.COM

FOR LEASE

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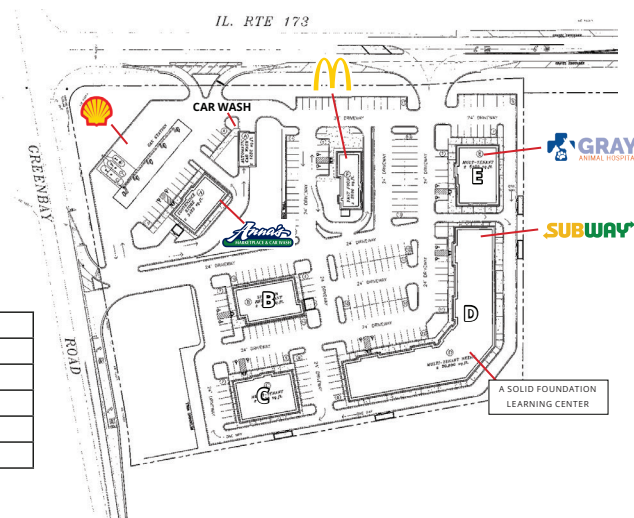


PROPERTY HIGHLIGHTS

- Convenience Retail Center
- Traffic Lit Intersection
- Anchor's Shell, Ana's Market, McDonald's, Gray Animal Hospital, A Solid Foundation Daycare
- Heavily Traveled Rt. 173 & Green Bay Road
- Surrounded by great neighborhood
- Across from Trumpet Park- 1,000 Acre Class A Industrial Park.
When fully developed, Trumpet Park projected to create 5M SF of industrial space and 5,000 jobs
- Fully improved pads available

POTENTIAL BUILDINGS

UNIT	SIZE
A (ANNA'S)	3,423 SF
A (CAR WASH)	1,232 SF
B	4,800 SF
C	5,100 SF
STRIP CENTER	20,800 SF



SITE PLAN

SEC RT 173 & GREEN BAY RD

FOR LEASE



#	TENANT	SF	DIMENSIONS
A	Subway	1,590	28 x 57
B	Taqueria Las Delicias	1,528	27 x 57
C-J	A Solid Foundation	11,306	
K	AVAILABLE	1,021	18 x 57
L	AVAILABLE	1,021	18 x 57
M	AVAILABLE	1,021	18 x 57
N	AVAILABLE	1,021	18 x 57
O	AVAILABLE	1,021	18 x 57
P	Cindy's Slots	1,076	19 x 57

*CLICK TENANT NAME FOR MORE INFO

CONTACT
INFORMATION:

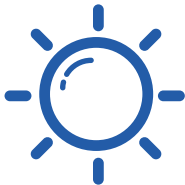
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METRO
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

		1 MILES	3 MILES	5 MILES
	TOTAL POPULATION	5,838	35,810	75,714
	DAYTIME POPULATION	2,259	18,977	45,956
	HOUSE HOLDS	2,070	12,696	27,544
	AVG HH INCOME	\$117,986	\$119,489	\$119,967

NEAR-BY AREA TENANTS





A SOLID FOUNDATION
LEARNING CENTER

TRAFFIC COUNTS

	COUNT
RT 173	12,756 VPD
GREEN BAY RD	15,585 VPD