



**COMING
SOON!**



TJ·maxx

CROSSROADS CENTRE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

FULL RENOVATION COMPLETED IN 2019

XTEAM
RETAIL ADVISORS

CROSSROADS CENTRE

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET

GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS AUG 1st, 2022 - JUL 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



1.6 M

VISITORS



460 K

VISIT FREQUENCY



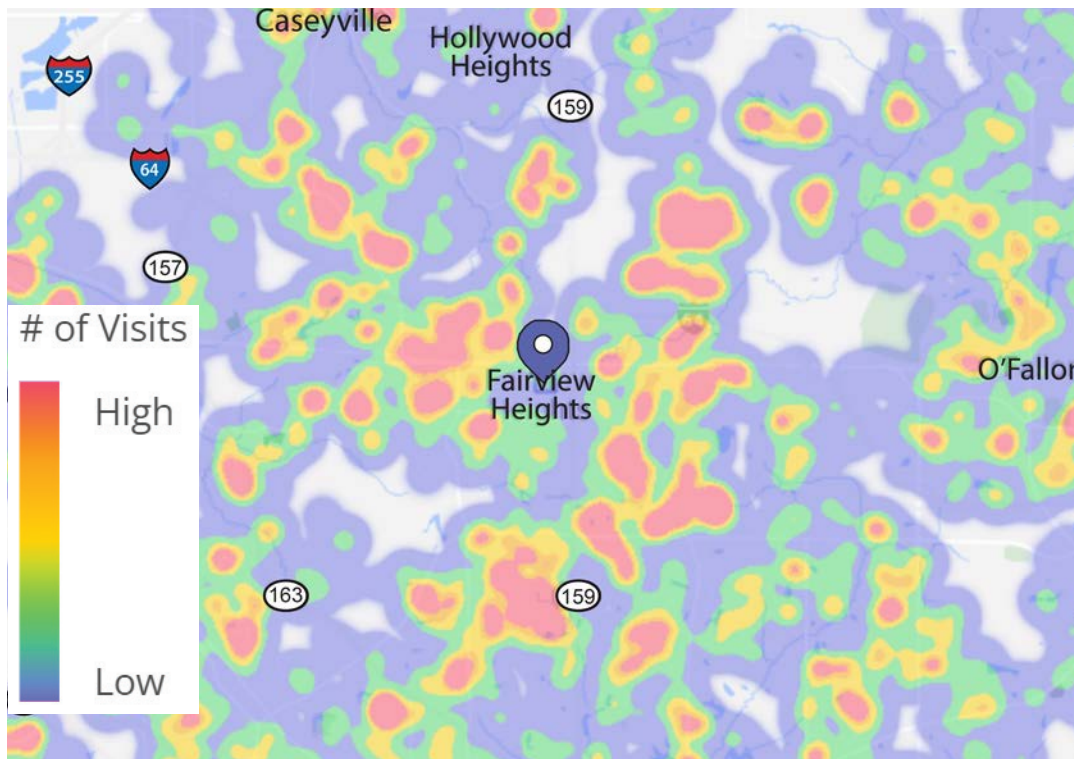
3.4

AVG. DWELL TIME



52 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION



3 MILE
32,338

5 MILES
119,540

7 MILES
187,590

10 MILES
246,095

HOUSEHOLDS



3 MILE
13,285

5 MILES
48,596

7 MILES
75,367

10 MILES
97,092

AVG HH INCOME



3 MILE
\$94,362

5 MILES
\$85,578

7 MILES
\$82,169

10 MILES
\$80,056



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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.

CROSSROADS CENTRE

SITE PLAN

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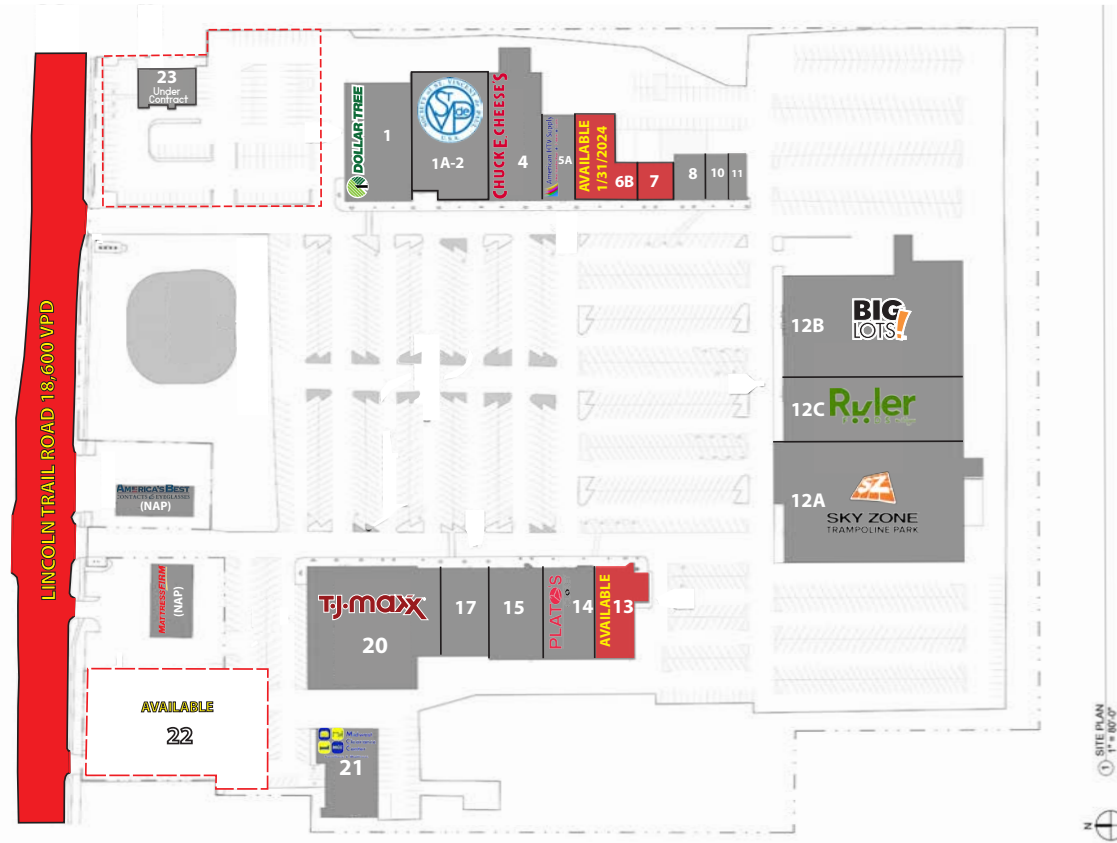
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SPACE	TENANT	SF
1	Dollar Tree	13,760
1A-2	Society of St. Vincent de Paul Thrift Store	17,284
4	Chuck E Cheese's	13,728
5A	American HTV	7,099
6B	AVAILABLE 1/31/24	6,680
7	AVAILABLE	2,000
8	US Post Office	3,760
10	Beautiful Nail	1,250
11	Final Sale	1,250
12A	Sky Zone	37,470
12B	Big Lots	36,146
12C	Ruler Food Stores	23,084
13	AVAILABLE	9,550
14	Plato's Closet	10,000
15	Cafe Bizz	5,880
17	Drip Nation	4,000
20	TJ Maxx	33,200
21	Midwest Clearance Center	8,561
22	AVAILABLE	0.92 acres
23	Under Contract	4,022 on 1.59 Acres



- FULL SHOPPING CENTER RENOVATION INCLUDING HARDSCAPES AND LANDSCAPES COMPLETED IN 2019
- STRONG CO-TENANCY WITH TJ MAXX, RULER FOODS AND DOLLAR TREE
- MULTIPLE PAD SITES AVAILABLE ON LINCOLN TRAIL (15,300 VPD)
- SMALL SHOP SPACE AVAILABLE WITH AMPLE PARKING, RATIO OF 5.95/1,000
- CALL BROKER FOR DETAILS



CROSSROADS CENTRE

MARKET AERIAL

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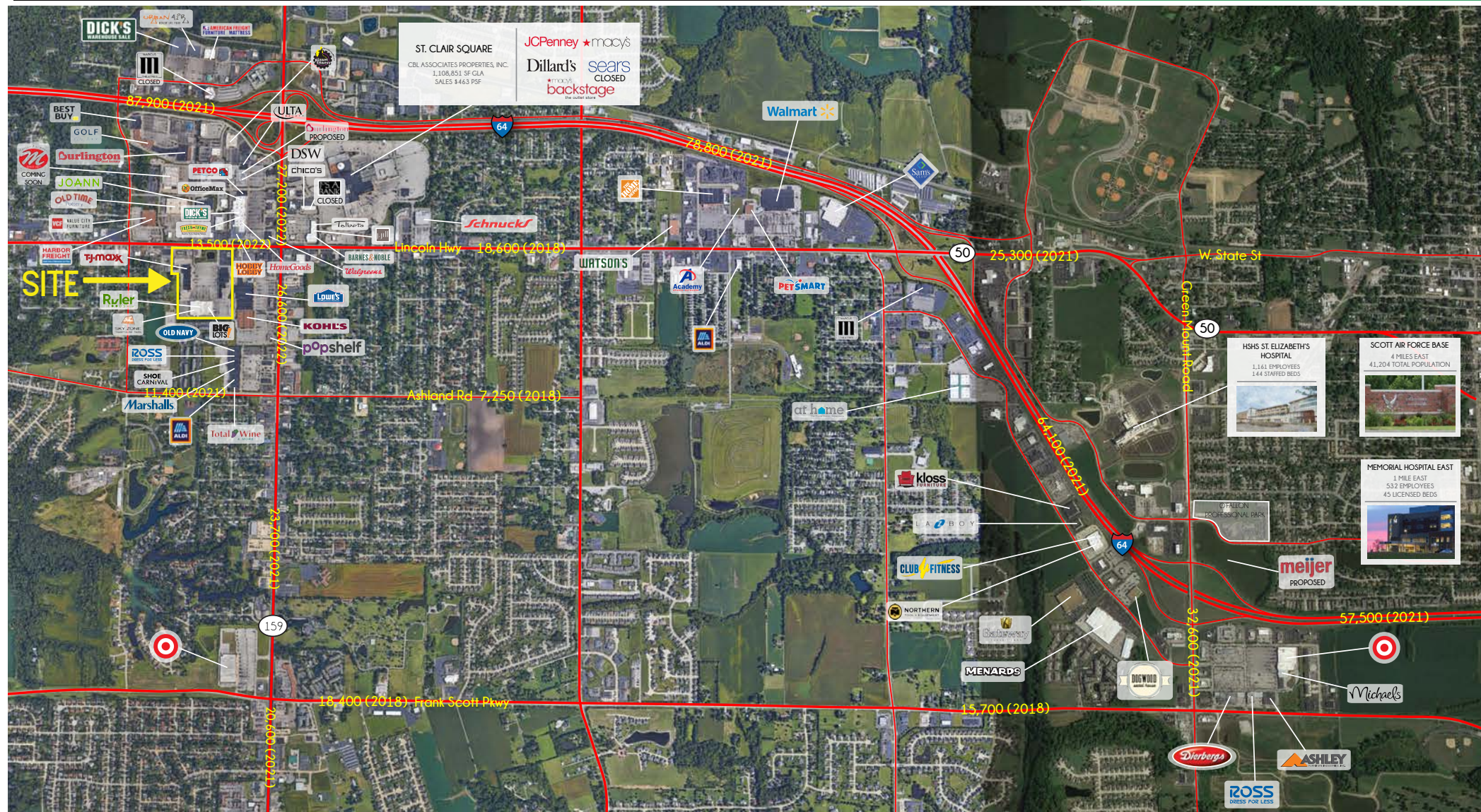
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CROSSROADS CENTRE

MARKET RETAILER 50 MILE RADIUS RANKINGS

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RETAILER

RANK

	38/41
	3/4
	1/5
	5/8
	5/9
	6/6
	1/3
	17/76
	1/7
	1/9
	1/8
	5/6

RETAILER

RANK

	3/13
	10/15
	5/9
	2/9
	1/2
	4/14
	3/13
	31/75
	13/20
	1/8
	2/4
	4/5

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