



**TJ·maxx**

## CROSSROADS CENTRE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

FULL RENOVATION COMPLETED IN 2019





# CROSSROADS CENTRE

## DEMOGRAPHICS

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CRAIG@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR  
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

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GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS MAY 1<sup>st</sup>, 2022 - APR 30<sup>th</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



1.6 M

VISITORS



463 K

VISIT FREQUENCY



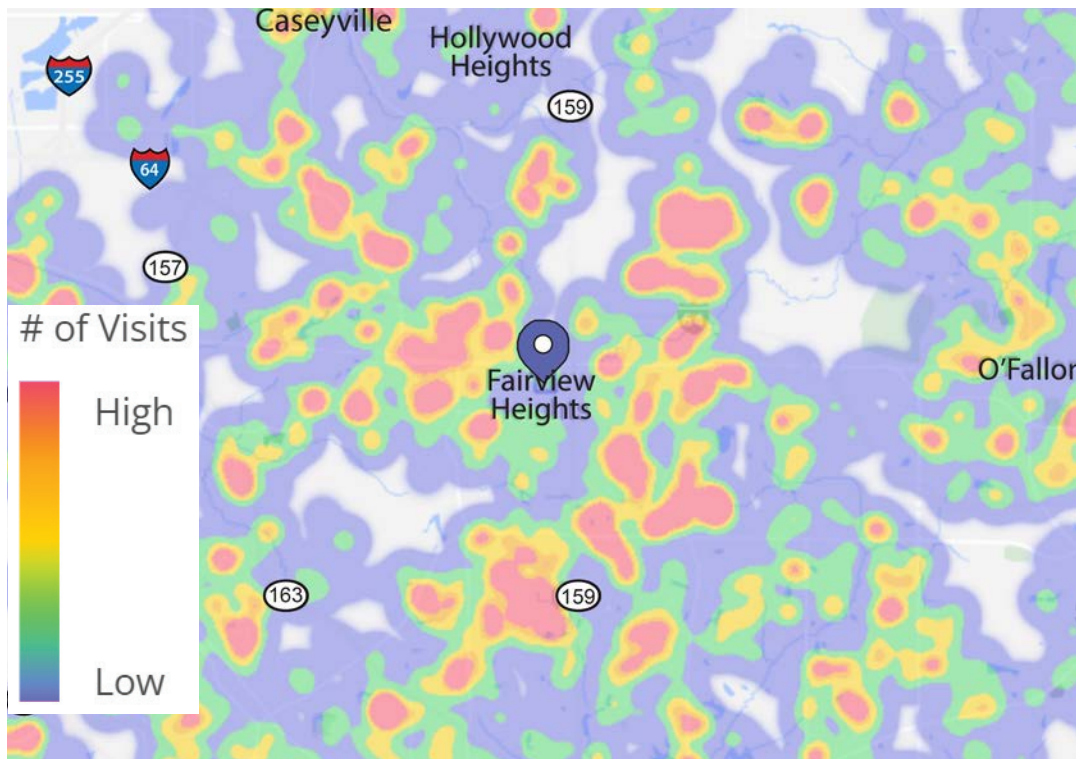
3.4

AVG. DWELL TIME



55 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

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## SITE PLAN

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SPACE	TENANT	SF
1	Dollar Tree	13,760
1A	AVAILABLE	4,642
2	AVAILABLE	12,642
4	Chuck E Cheese's	13,728
5A	American HTV	7,099
6B	Once Upon a Child	6,680
7	Sally Beauty	2,000
8	US Post Office	3,760
10	Beautiful Nail	1,250
11	AVAILABLE	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	AVAILABLE	4,022 ON 1.59 ACRES



- FULL SHOPPING CENTER RENOVATION INCLUDING HARDCAPES AND LANDSCAPES COMPLETED IN 2019
- STRONG CO-TENANCY WITH TJ MAXX, RULER FOODS AND DOLLAR TREE
- JR ANCHOR SPACE PROPOSED IN VERY TIGHT SUBMARKET
- 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





# MARKET AERIAL

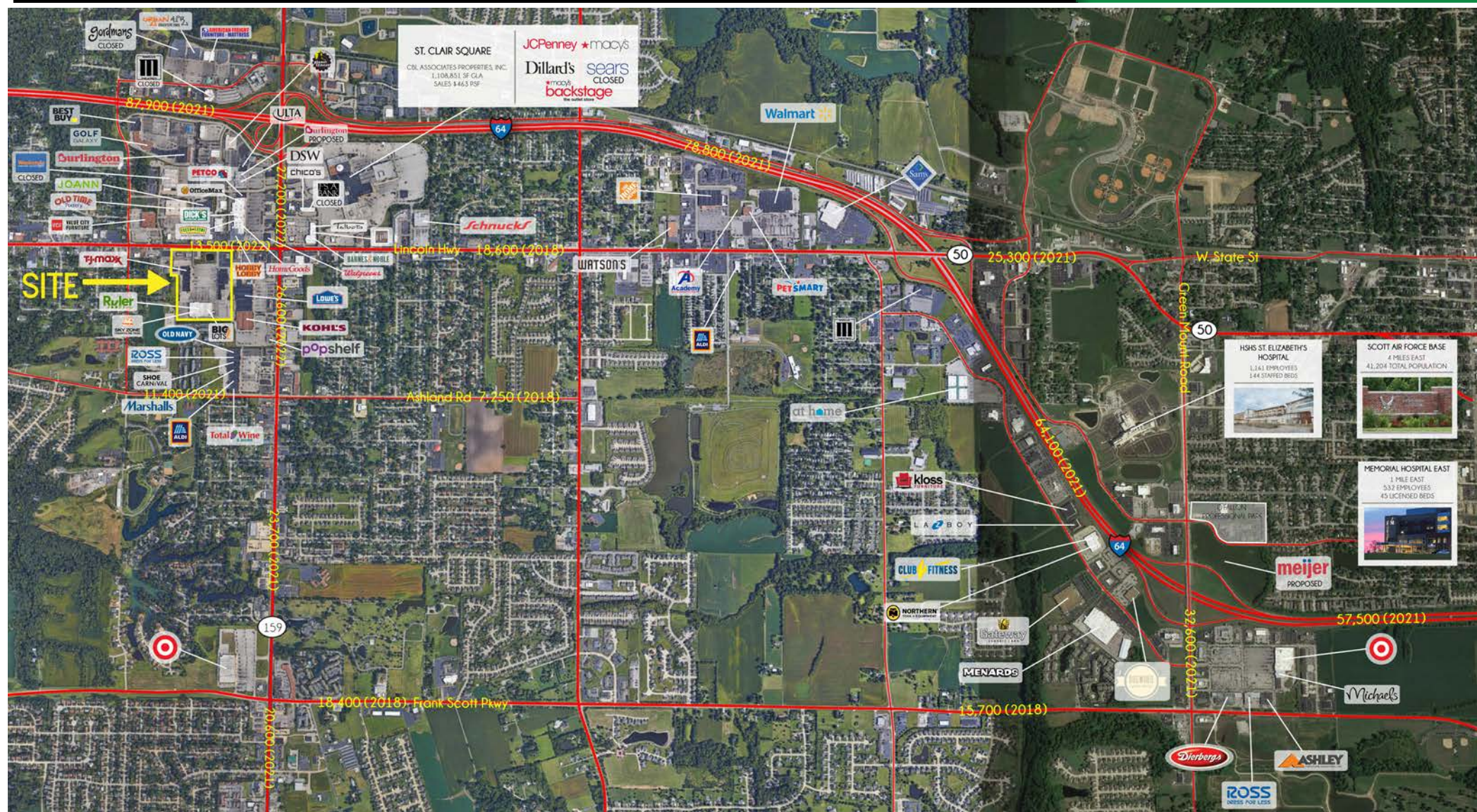
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## MARKET RETAILER 50 MILE RADIUS RANKINGS

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### RETAILER

### RANK

	36/38
	3/5
	1/5
	5/7
	5/9
	6/7
	1/3
	17/69
	1/7
	1/8
	5/5
	5/6

### RETAILER

### RANK

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

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