



**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)

RICK@L3CORP.NET

GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS JAN 1<sup>st</sup>, 2022 - DEC 31<sup>st</sup>, 2022 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



1.5 M

VISITORS



462 K

VISIT FREQUENCY



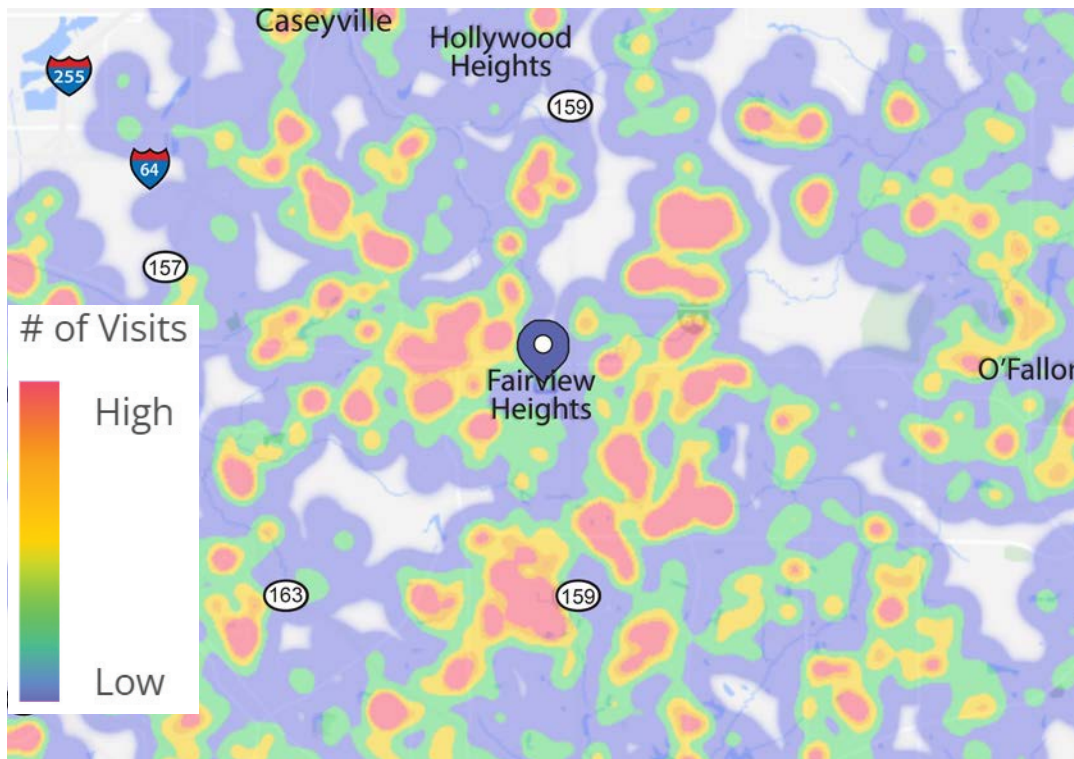
3.3

AVG. DWELL TIME



57 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

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)

RICK@L3CORP.NET

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	BMB Paint	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





# CROSSROADS CENTRE

## MARKET AERIAL

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CRAIG@L3CORP.NET

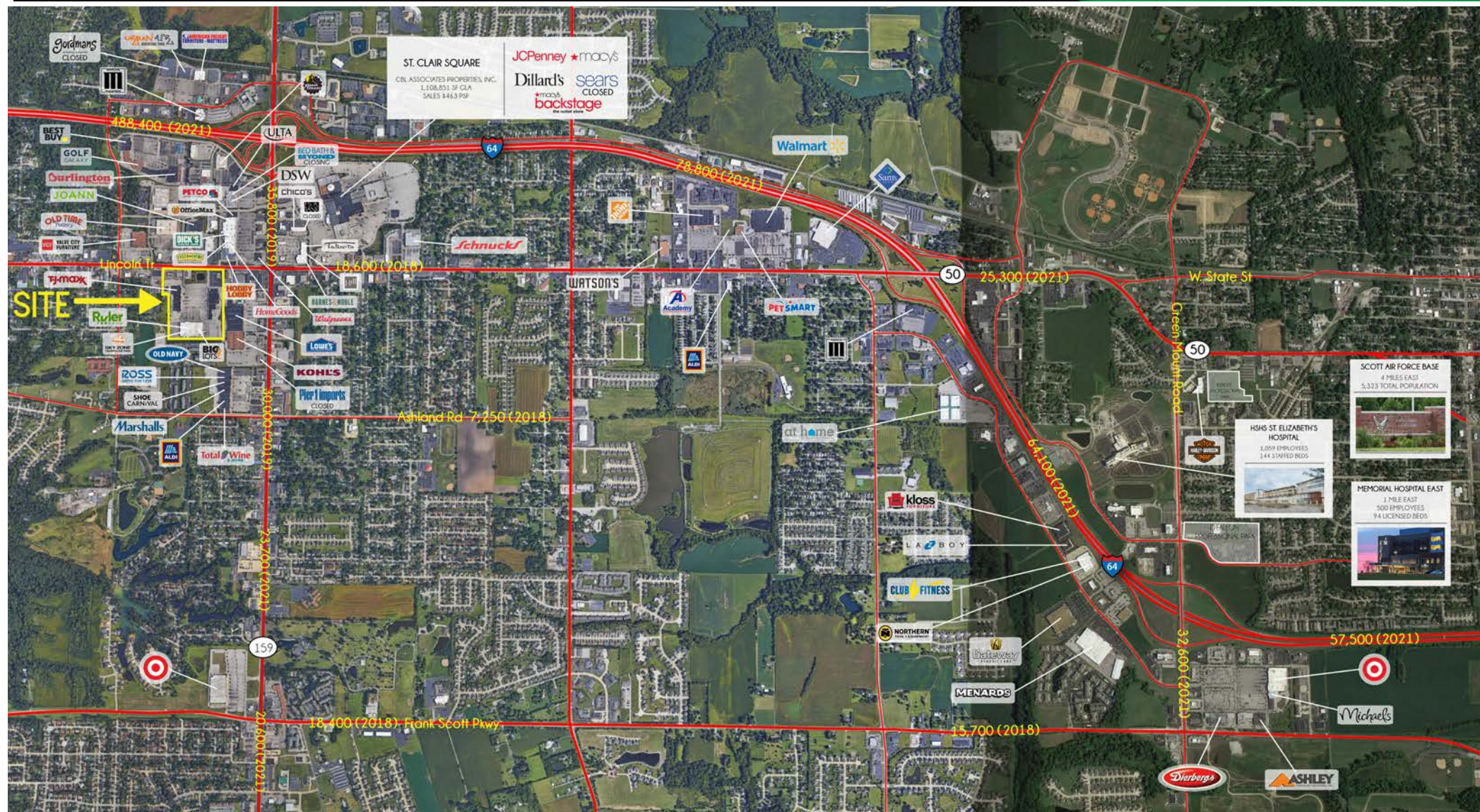
L<sup>3</sup> CORPORATION

RICK SPECTOR  
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET





# CROSSROADS CENTRE

## MARKET RETAILER 50 MILE RADIUS RANKINGS

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CRAIG@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)













314.708.2009 (MOBILE)

RICK@L3CORP.NET

DATA PROVIDED BY PLACER.AI • JAN 1<sup>st</sup>, 2022 - DEC 31<sup>st</sup>, 2022

### RETAILER

### RANK

	35/38
	3/5
	2/5
	2/5
	5/8
	3/9
	6/7
	1/3
	1/6
	1/8
	5/5
	5/6

### RETAILER

### RANK

	3/13
	10/15
	5/9
	2/9
	1/2
	4/14
	3/12
	34/74
	13/20
	2/8
	3/4
	4/5

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.