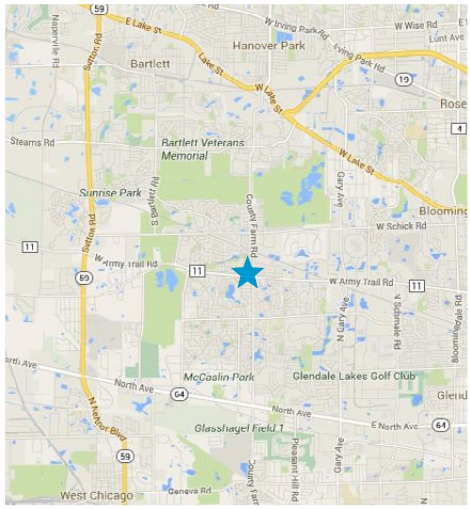
FOR LEASE

SANDPIPER SHOPPING CENTER
1916-2040 ARMY TRAIL ROAD
HANOVER PARK, IL 60133

FEATURES

- Walgreens-anchored
- Shopping Center Size: 36,200 SF
- Available: +-1,027 SF to 5,818 SF
- Parking: 192; parking ratio 5.4/1000
- Zoning: B-2
- Located at Army Trail and County Farm Rd
- Nearby Tenants: Jewel-Osco, Costco, McDonald's
- New façade, pylon sign, parking lot, landscaping
- Traffic Count on Army Trail: 24,100 cars daily



FOR MORE INFORMATION PLEASE CONTACT

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SANDPIPER PROPERTIES

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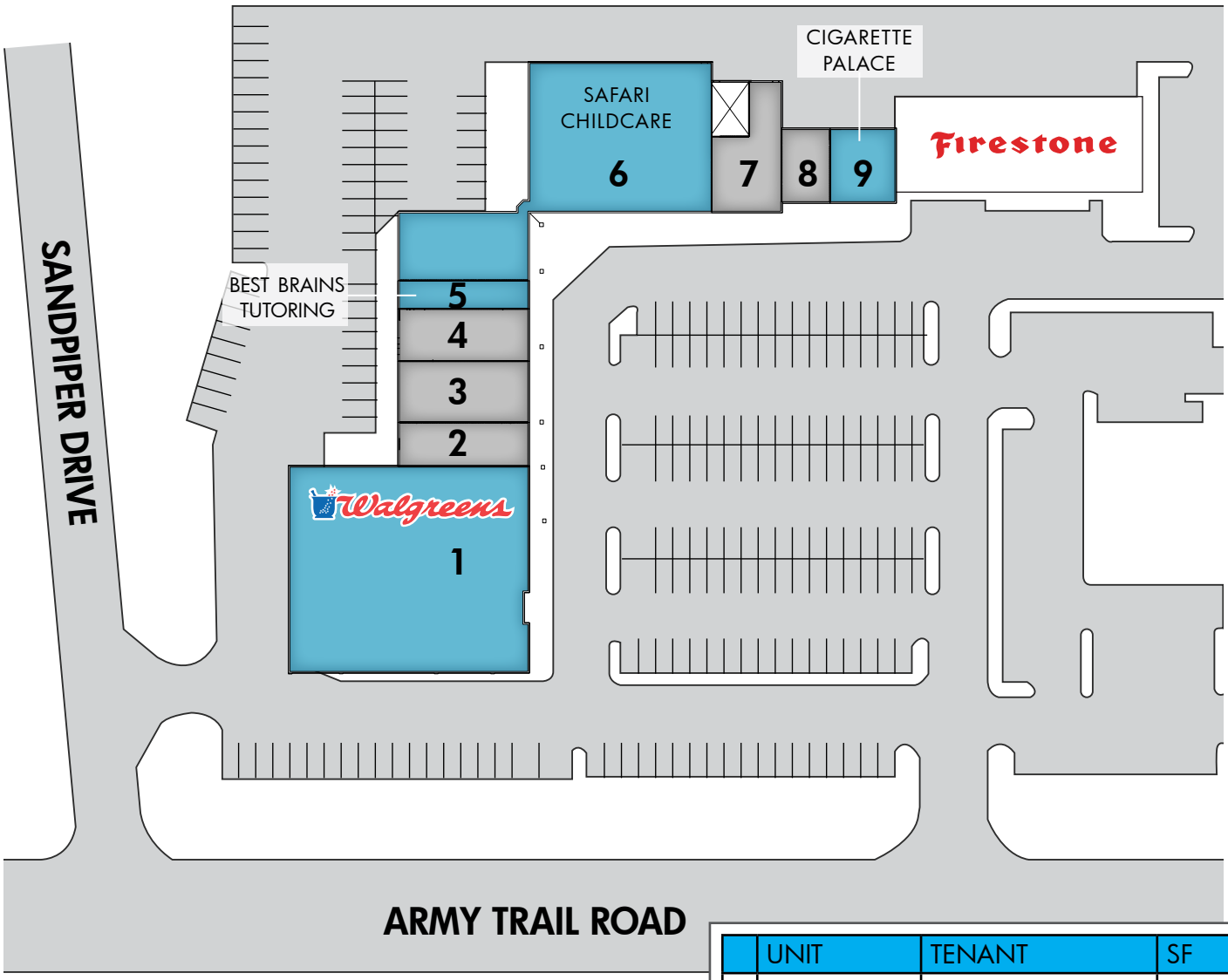

	UNIT	TENANT	SF
1	2040	Walgreens	14,080
2	2030	Vacant	1,620
3	2020/2010	Leased	2,265
4	2000	Vacant	1,935
5	1990	Best Brains Tutoring	1,050
6	1950-1980	Safari Childcare	10,370
7	1930-1940	Vacant	2,021
8	1920	Leased	1,030
9	1916	Cigarette Palace	1,410

DEMOGRAPHICS

	1Mile	3 Miles	5 Miles
Population	15,278	81,586	233,980
Households	5,691	26,927	78,129
Median HH Income	$77,659	$81,947	$74,754
Daytime Population	15,551	68,645	229,549

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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.

SANDPIPER PROPERTIES