



## PROPERTY DESCRIPTION

Brand new Ace Hardware anchored neighborhood shopping center in the heart of the thriving Coal City/Diamond market. Located on Highway 113 with a major interchange at I-55, approximately 1.5 miles from the site. Retail and pad sites available.

### TENANTS

Ace Hardware, Dollar General, Athletico, Advance Auto Parts, Fitness Premier

### GLA

50,000 SF

### AVAILABLE SF

3,600 SF (2nd floor Office)

Pad sites available: Pad 1: 1.16; Pad 2: 2.26

### TRAFFIC COUNT

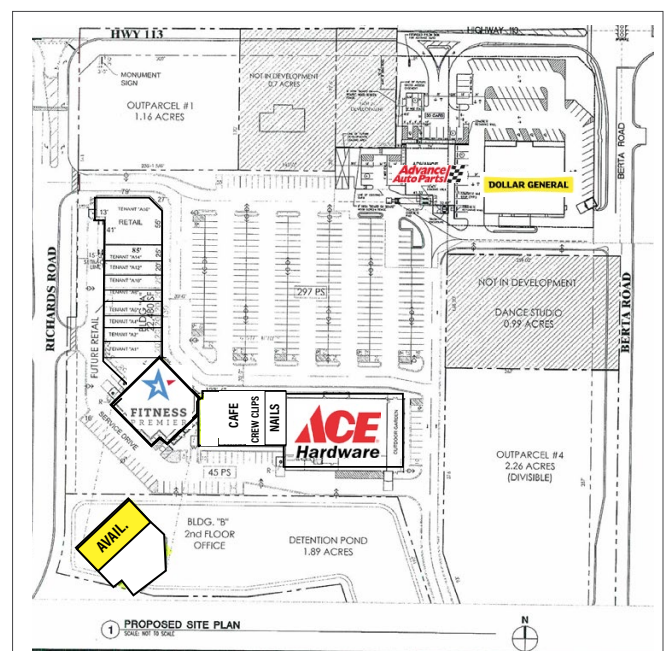
15,100 VPD

### PARKING RATIO

5/1,000 SF

### SIGNAGE

Highly visible storefront sign available  
Monument sign available



**LOCATION AERIAL**



**COAL CITY/DIAMOND TRADE AREA DEMOGRAPHICS**

■ POPULATION	33,537
■ HOUSEHOLDS	12,014
■ AVG. HH INCOME	\$67,563

**CONTACT INFORMATION**

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