

# ► QUARRY SHOPPING CENTER

SE Corner Highway 45 / LaGrange Rd @ Joliet Rd in Hodgkins, Illinois 60525



APPROXIMATELY 7.8 MILLION VISITS PER YEAR

sam's club

Walmart



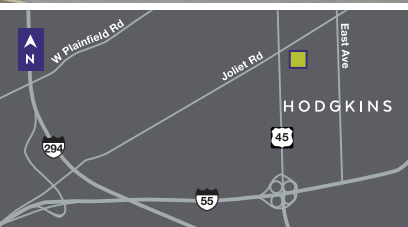
KOHL'S

ROSS  
DRESS FOR LESS

ULTA  
BEAUTY



Shadow Anchors



## VEHICLES PER DAY

LaGrange Rd south of Joliet Rd	34,300
LaGrange Rd north of Joliet Rd	32,800
Joliet Rd west of LaGrange Rd	21,900
Joliet Rd west of LaGrange Rd	18,300

## AVERAGE INCOME

1 Mile	\$119,186
3 Miles	\$181,331
5 Miles	\$169,317

## POPULATION

1 Mile	5,167
3 Miles	75,768
5 Miles	264,890



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM

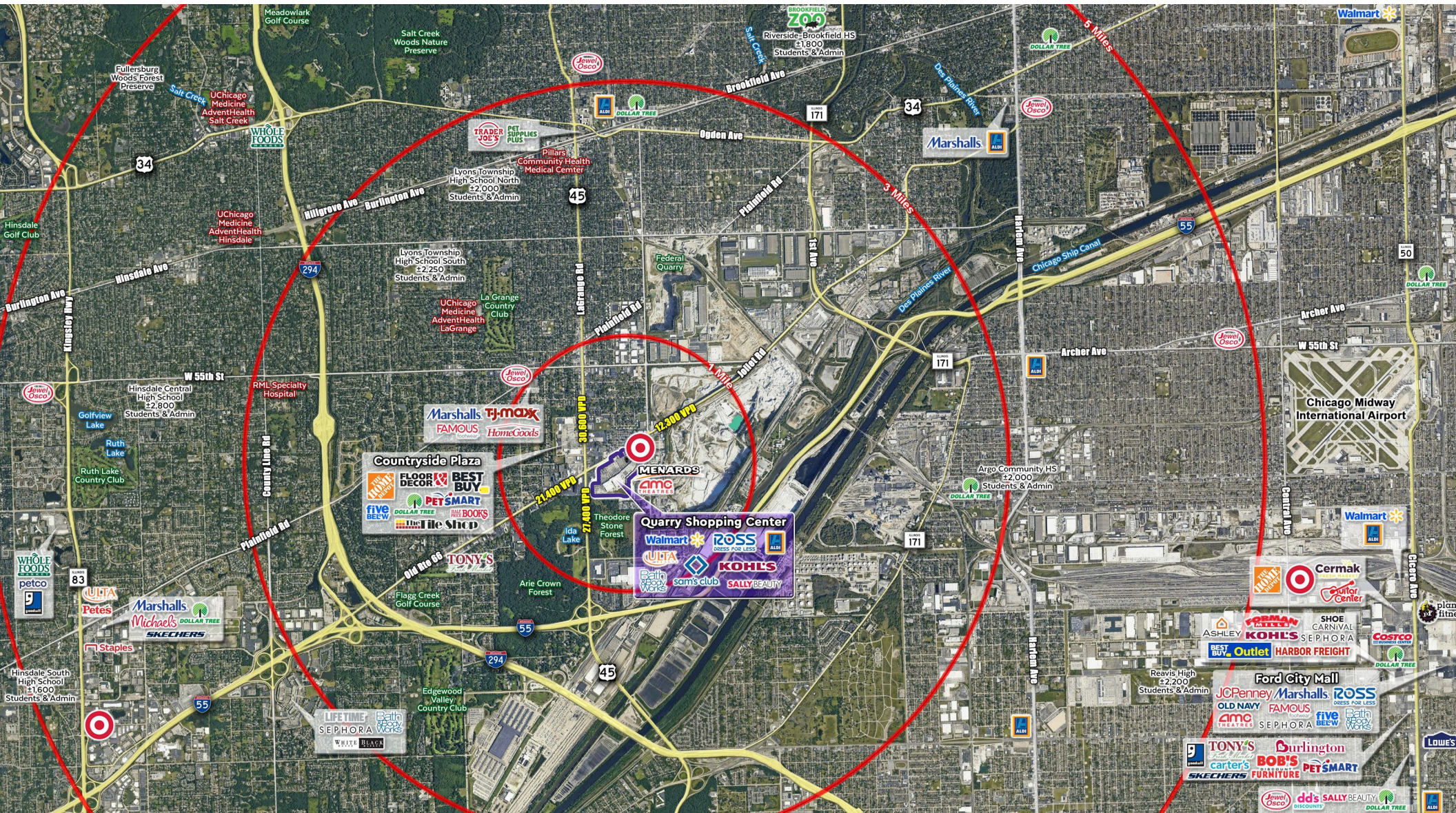


# ► QUARRY SHOPPING CENTER

SE Corner Highway 45 / LaGrange Rd @ Joliet Rd in Hodgkins, Illinois 60525



TENTH MOST VISITED SHOPPING CENTER IN ILLINOIS



Matt Brock

713-693-1406  
mbrock@frpltd.com



WWW.FRPLTD.COM

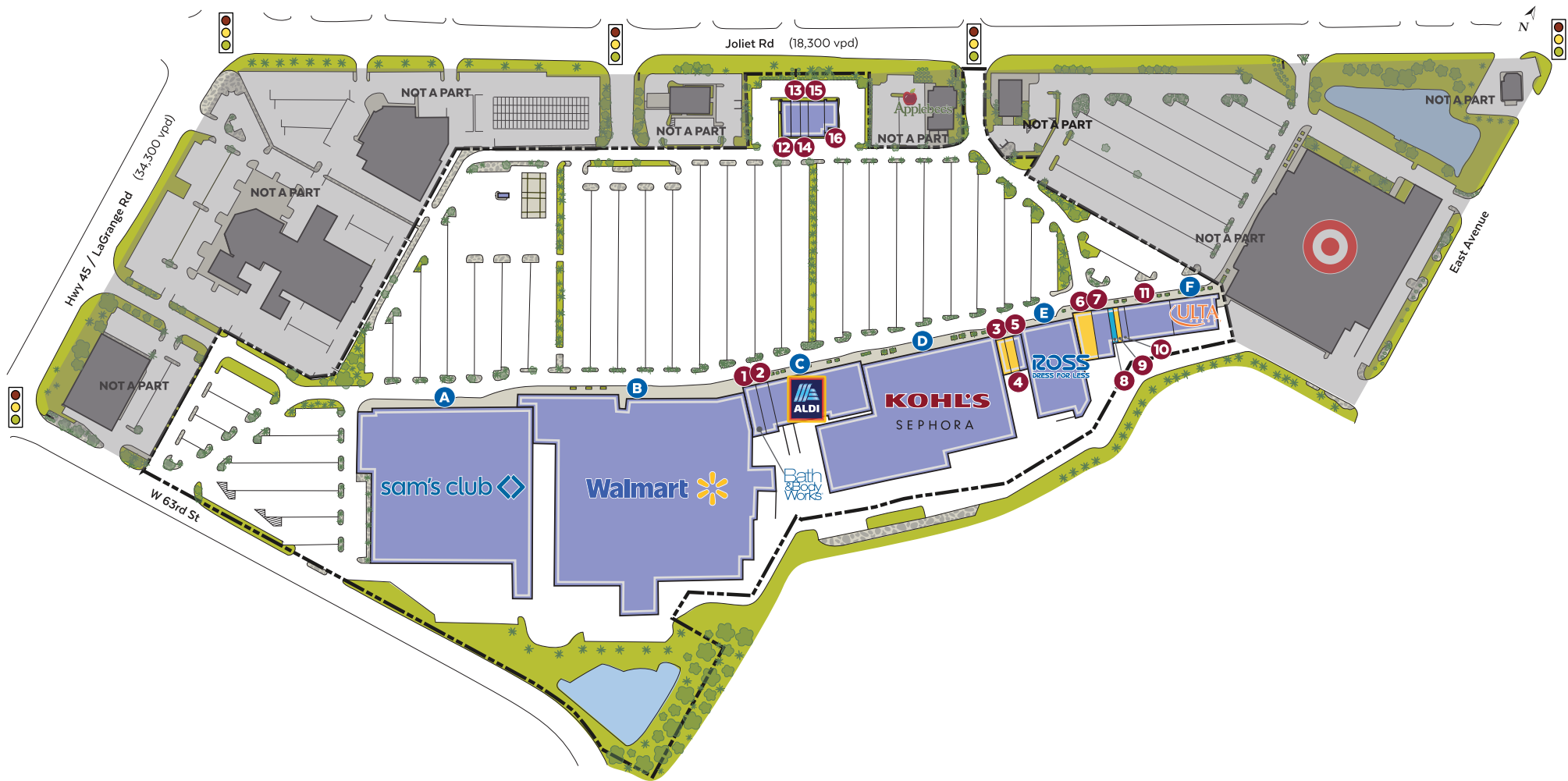


# ► QUARRY SHOPPING CENTER

SE Corner Highway 45 / LaGrange Rd @ Joliet Rd in Hodgkins, Illinois 60525



2,666 SF • 1,600 SF • 1,600 SF (CAN BE COMBINED) • 1,050 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



Matt Brock

713-693-1406

mbrock@frpltd.com



WWW.FRPLTD.COM























# ► QUARRY SHOPPING CENTER

SE Corner Highway 45 / LaGrange Rd @ Joliet Rd in Hodgkins, Illinois 60525



2,666 SF • 1,600 SF • 1,600 SF (CAN BE COMBINED) • 1,050 SF

## Tenant List

	Tenant	Address	SF/Acres
A	 Sam's Club	9500 Joliet Rd	
B	 Walmart	9450 Joliet Rd	
C	 Aldi	9430 Joliet Rd	
D	 Kohl's	9350 Joliet Rd	
E	 Ross Dress for Less	9290 Joliet Rd	
F	 Ulta Beauty	9270 Joliet Rd #100	
1	 Bath & Body Works	9430 Joliet Rd #750	
2	 Sally Beauty Supply	9430 Joliet Rd #600	
3	 AVAILABLE	9320 Joliet Rd #400	1,600
4	 AVAILABLE	9320 Joliet Rd #200	1,600
5	 Dakgogi	9320 Joliet Rd #100	
6	 AVAILABLE	9270 Joliet Rd #800	2,666
7	 America's Best	9270 Joliet Rd #750	
8	 Lease Pending	9270 Joliet Rd #700	
9	 AVAILABLE	9270 Joliet Rd #650	1,050
10	 AT&T	9270 Joliet Rd #600	
11	 Villa Nails	9270 Joliet Rd #400	
12	 Tropical Smoothie Cafe	9404 Joliet Rd #C	
13	 Buffalo Wild Wings GO	9404 Joliet Rd #B	
14	 GameStop	9404 Joliet Rd #A	
15	 Verizon	9402 Joliet Rd	
16	 Dunkin'	9400 Joliet Rd	

 AVAILABLE

 LEASE PENDING

 EXECUTED



Matt Brock

713-693-1406

mbrock@frpltd.com



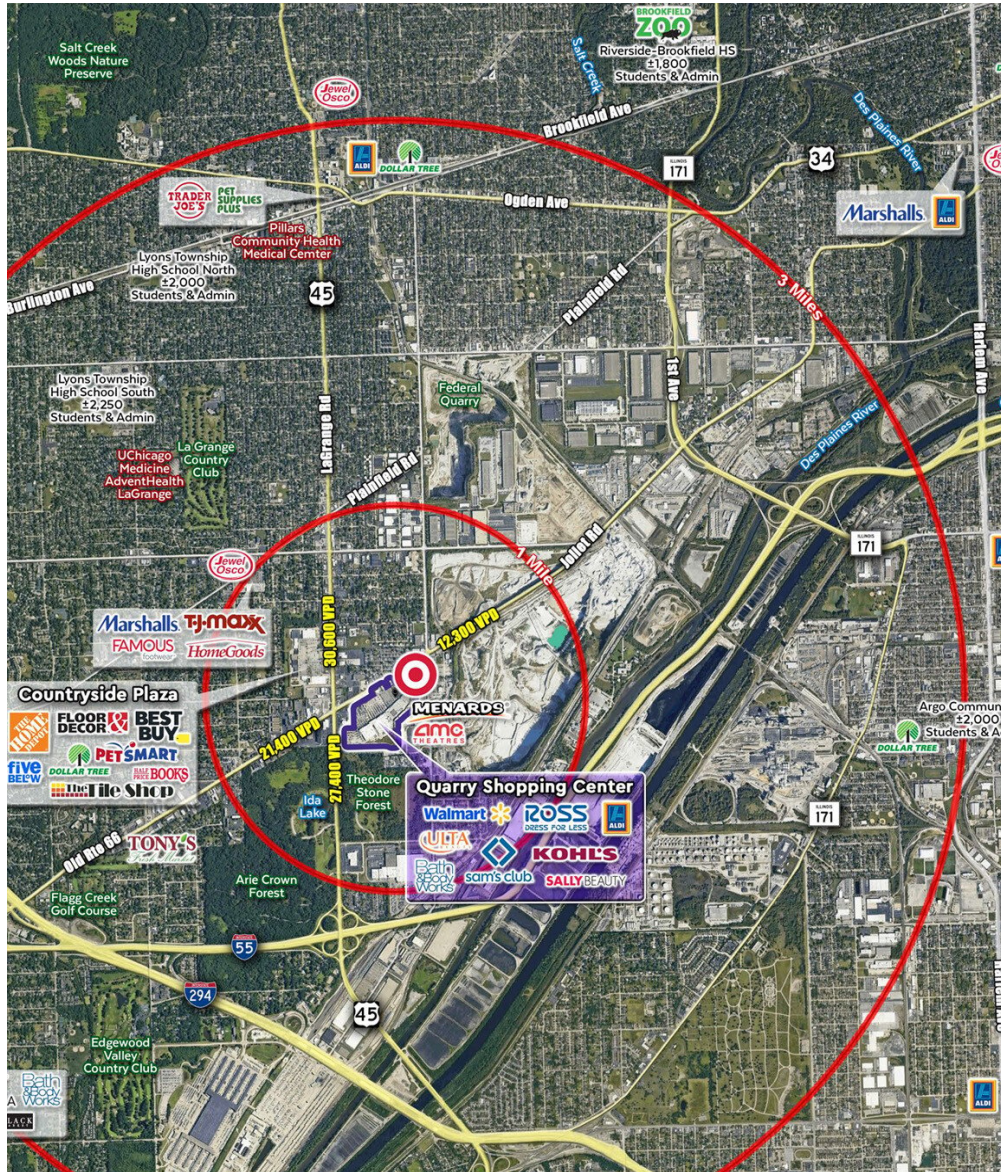
WWW.FRPLTD.COM



# ► QUARRY SHOPPING CENTER

SE Corner Highway 45 / LaGrange Rd @ Joliet Rd in Hodgkins, Illinois 60525

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/quarry](http://frpltd.com/properties/quarry)



Lat/Lon: 41.7794,-87.8619

Quarry Shopping Center Hodgkins, IL 60525	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	5,167	75,768	264,890
2028 Projected Population	4,862	70,101	245,620
2020 Census Population	5,513	79,897	276,345
2010 Census Population	5,524	77,437	269,798
Projected Annual Growth 2023 to 2028	-1.2%	-1.5%	-1.5%
Historical Annual Growth 2010 to 2023	-0.5%	-0.2%	-0.1%
2023 Median Age	41.5	41.1	41.2
<b>Households</b>			
2023 Estimated Households	2,218	28,237	98,671
2028 Projected Households	2,154	27,026	94,333
2020 Census Households	2,287	29,510	103,360
2010 Census Households	2,271	28,733	101,404
Projected Annual Growth 2023 to 2028	-0.6%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2023	-0.2%	-0.1%	-0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	63.1%	69.6%	67.9%
2023 Estimated Black or African American	6.7%	6.9%	6.8%
2023 Estimated Asian or Pacific Islander	3.1%	3.6%	5.0%
2023 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2023 Estimated Other Races	26.1%	19.0%	19.5%
2023 Estimated Hispanic	32.0%	23.5%	24.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$119,186	\$181,331	\$169,317
2023 Estimated Median Household Income	\$79,586	\$119,461	\$113,076
2023 Estimated Per Capita Income	\$51,173	\$67,647	\$63,138
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.7%	4.5%
2023 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.3%	4.7%
2023 Estimated High School Graduate	26.6%	20.0%	22.1%
2023 Estimated Some College	20.5%	17.4%	17.4%
2023 Estimated Associates Degree Only	6.6%	6.2%	7.5%
2023 Estimated Bachelors Degree Only	22.2%	26.1%	24.4%
2023 Estimated Graduate Degree	12.2%	20.4%	19.4%
<b>Business</b>			
2023 Estimated Total Businesses	420	3,317	9,966
2023 Estimated Total Employees	7,589	41,471	115,012
2023 Estimated Employee Population per Business	18.1	12.5	11.5
2023 Estimated Residential Population per Business	12.3	22.8	26.6



Matt Brock

713-693-1406

[mbrock@frpltd.com](mailto:mbrock@frpltd.com)



[WWW.FRPLTD.COM](http://WWW.FRPLTD.COM)

# ► QUARRY SHOPPING CENTER

SE Corner Highway 45 / LaGrange Rd @ Joliet Rd in Hodgkins, Illinois 60525



## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

#### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

#### AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

#### AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

#### AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

#### LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



Matt Brock

713-693-1406  
mbrock@frpltd.com



WWW.FRPLTD.COM

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20