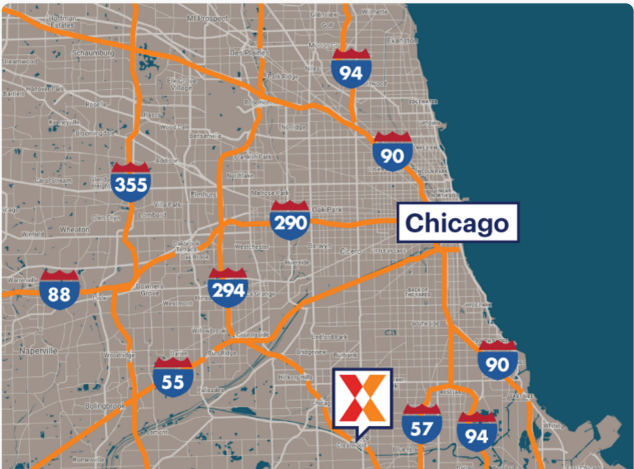


# Rivercrest Shopping Center

Cook County Chicago-Naperville-Elgin, IL-IN 536,964 Sq Ft

13200 Cicero Avenue | Crestwood, IL 60445

41.6532, -87.7413



| Demographics | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------|----------|-----------|-----------|
| Population   | 9,542    | 83,365    | 287,320   |
| Daytime Pop. | 13,872   | 94,924    | 294,032   |
| Households   | 4,197    | 32,983    | 110,888   |
| Income       | \$89,061 | \$102,088 | \$108,817 |

Source: Synergos Technologies, Inc. 2024

Dominant regional center anchored by top national brands including Burlington, Ross Dress for Less & Five Below, along with regional favorites like Fat Tommy's and Portillo's

Surrounded by a strong daytime population of 95K+ within 3 miles, the center draws an estimated 18K+ daily visits and 6.5M+ annual visits (Placer.ai 2025)

Strategically located at the intersection of Cicero Ave/IL-50 with 38K+ vehicles daily and Cal Sag Rd with 13K+ (Kalibrate 2025, 2023)



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### Available Spaces

|      |              |      |       |             |
|------|--------------|------|-------|-------------|
| 100A | 16,129 Sq Ft | 360° | 765   | 1,058 Sq Ft |
| 200  | 87,937 Sq Ft | 360° | 775   | 1,800 Sq Ft |
| 300  | 2,973 Sq Ft  | 360° | 780   | 1,925 Sq Ft |
| 315  | 2,352 Sq Ft  | 360° | 785   | 730 Sq Ft   |
| 350  | 14,000 Sq Ft | 360° | OPO 1 | 0 Sq Ft     |
| 360  | 55,000 Sq Ft | 360° |       |             |

### Current Tenants

Space size listed in square feet

|      |                     |        |       |                       |        |
|------|---------------------|--------|-------|-----------------------|--------|
| 100  | SKECHERS            | 10,000 | 600   | Snipes                | 7,061  |
| 100B | Ross Dress for Less | 29,434 | 600A  | America's Best        | 3,899  |
| 100C | Five Below          | 8,727  |       | Contacts & Eyeglasses |        |
| 305  | Penny's             | 1,977  | 650   | IHOP                  | 4,977  |
| 311  | DentalWorks         | 2,352  | 700   | Portillo's            | 6,000  |
| 320  | Lane Bryant         | 4,303  | 750   | Crave Cookies         | 1,864  |
| 325  | GNC                 | 1,639  | 750A  | Smoothie King         | 1,073  |
| 330  | Bath & Body Works   | 3,600  | 750B  | Verizon Wireless      | 1,300  |
| 340  | Planet Fitness      | 16,500 | 755   | Potbelly Sandwich     | 2,390  |
| 355  | Office Max          | 24,000 |       | Works                 |        |
| 370  | Burlington          | 34,425 | 760   | Nailistic and Spa     | 1,485  |
| 375  | PetSmart            | 31,639 | 770   | Eiffel Waffle         | 1,842  |
| 380  | Dollar Tree         | 25,000 | 800   | Mavis Tire            | 12,370 |
| 410  | Hertz               | 3,000  | 850   | Culver's              | 4,000  |
| 420  | DashMart            | 6,500  | 900   | Hollywood Park        | 15,000 |
| 450  | Hook & Reel Cajun   | 5,435  | 1000  | AMC Theatres          | 70,540 |
|      | Seafood & Bar       |        | NAP01 | Kohl's                | 0      |
| 500  | Applebee's          | 5,600  | NAP02 | Target                | 0      |
| 550  | Fat Tommy's         | 5,128  |       |                       |        |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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