

## University Park Commercial Area

The commercial/retail base in University Park is primarily local stores and restaurants situated along University Parkway in the eastern portion of the village. There are three fuel stations, a Speedway located at Western Avenue and University Parkway, a second Speedway at Governors Highway and University Parkway, and Raceco at Cicero Avenue and University Parkway. A convenience store, PK's Pantry occupies the northwest corner of Western Avenue and University Parkway, and Limited Plaza home to Twins Lounge, Pine Variety Beauty, J&J Fish, and New Cuts Barbershop is on the southwest corner of Western Avenue and University Parkway. University Park Town Center is currently the largest retail shopping center in the village. The village is working to add more retail and amenities that would enhance our community of 8,500 residents. There are potential retailers interested in land along University Parkway between Red Oak Lane and Burnham Drive. The village owns the property, zoned B-2 Community Business District and staff is working closely with developers on making these projects come into fruition. Essentially, our village would like to add big-box stores, small retail centers, and restaurants along Cicero Avenue that would serve as a gateway to the community. A planned mixed-use development at Thorn Creek Metra Station would be a cornerstone to our village and combine commercial, retail, office, and residential in close proximity to Governors State University. University Park is a thriving community moving forward in a new era, and opportunities of investment are available for business development.

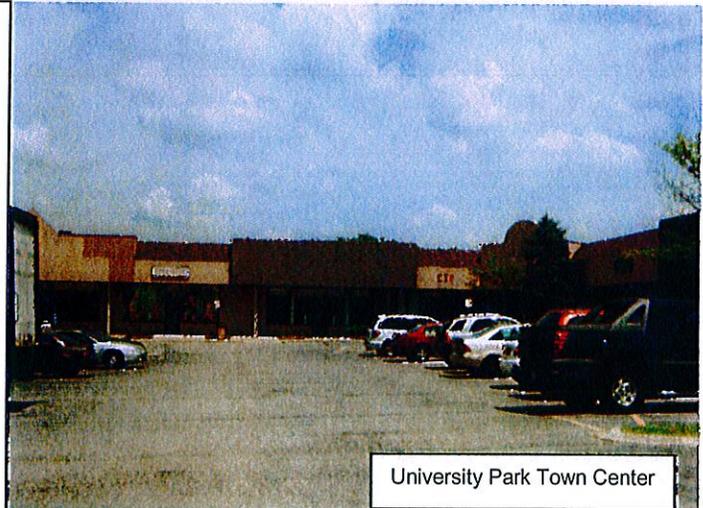
### University Park Town Center

6-100 Town Center Drive University Park, IL 60484

80,000 +/- square-foot shopping center on 20 acres

Zoning: B-2 Business Community Shopping District

Tenants: PK's Christian Daycare, Tom's Barber Shop, Town Center Alterations & Cleaners, Cleo's, PK's Catering & Restaurant, Dimitri Restaurant, Zion Hair Salon, Realtors on Call Real Estate, Currency Exchange, Will County Health Development, Monee Township Office, and the Village of University Park Mayor's Office.



University Park Town Center

Conveniently located on University Parkway just west of Western Avenue, University Park Town Center offers a variety of businesses that include, a day care, barber shop, salon, cleaners, convenience store, caterer, restaurants, currency exchange, real estate office, and government offices. There are several opportunities available, a 35,000 square-foot space formerly occupied by a grocery store, a 10,000 square-foot space suitable for a small store, and storefronts ranging from 2,000 to 5,000 square-feet for smaller shops or restaurants. Additional opportunities include outlots for a bank, pharmacy, or fast food establishment.

### Available commercial sites in University Park

800 University Parkway: Description: Former Seaway Bank site currently vacant and zoned B-2 Business Community Shopping District. Potential uses may include commercial, retail, or office.  
Lot dimension: 296' x 370' PIN #: 14-12-300-028-0000

850 University Parkway: Description: Vacant parcel of land located on the northeast corner of University Parkway and Burnham Drive. This signaled intersection is ideal for commercial, retail, office, or medical development. Site is zoned B-2 Business Community Shopping District.  
Lot dimensions: 110' x 675' PIN #: 14-12-311-006-0000

East side of Cicero Avenue (IL 50) between Steger Road and University Parkway: Description: 60 acres of vacant land along Cicero Avenue adjacent to a planned mixed-use development at Thorn Creek Metra Station. Prime location for development: commercial, retail, industrial, office, or medical. Location is close to the industrial park and has great traffic counts on Cicero Avenue. Any development will benefit from a proposed interchange at I-57 and University Parkway, one mile west of this site. Currently zoned I Industrial District and may be rezoned for commercial use.