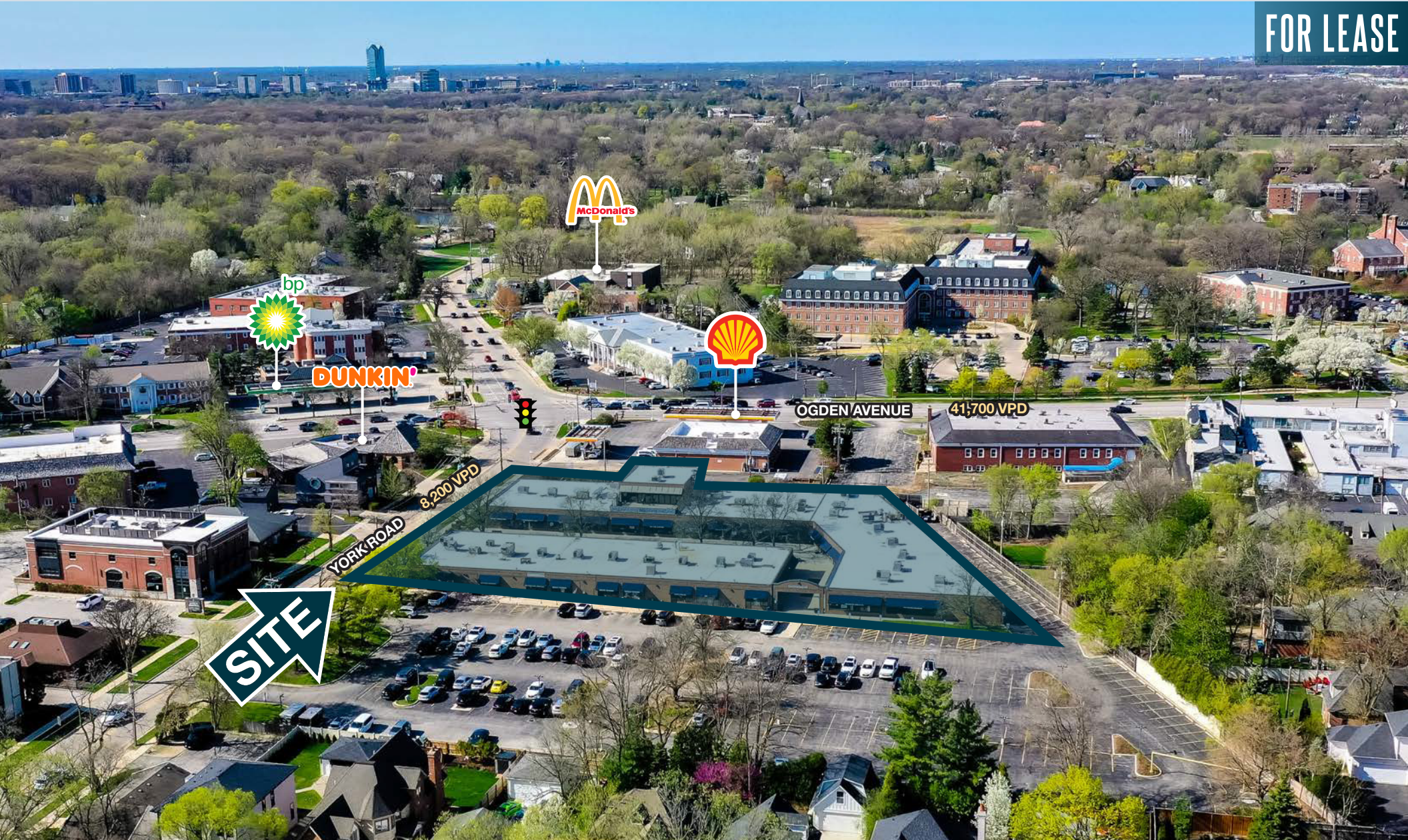


777 N. YORK RD / HINSDALE, IL



# THE GATEWAY AT YORK

FOR LEASE



# SITE DETAILS

## AVAILABILITY

- #9A - 1,070 SF
- #13 - 1,342 SF
- #14 - 4,535 SF - 2 Level Restaurant Space Available
- #17-18 - 2,685 SF - Restaurant Space Available

## ADDRESS

777 N. York Rd  
Hinsdale, IL

## NEIGHBORING TENANTS

**DUNKIN'**



## FEATURES

- Full exterior renovation upgrading the facade to begin in Q2 2026
- Conveniently located off the heavily trafficked York Rd x Ogden Ave intersection
- Over 41,700 vehicles per day at the intersection
- Average Household Income of \$229,706 within a 3-mile radius
- Very High Daytime Population due to neighboring Medical Office Buildings owned and operated by Chicagoland Hospital Systems
- Less than a mile from I-294 and less than two miles from Route 83/Kingery Highway

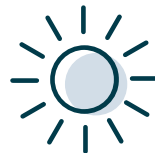
## DEMOGRAPHICS WITHIN 3 MILES



Avg  
Household  
Income  
**\$229,706**



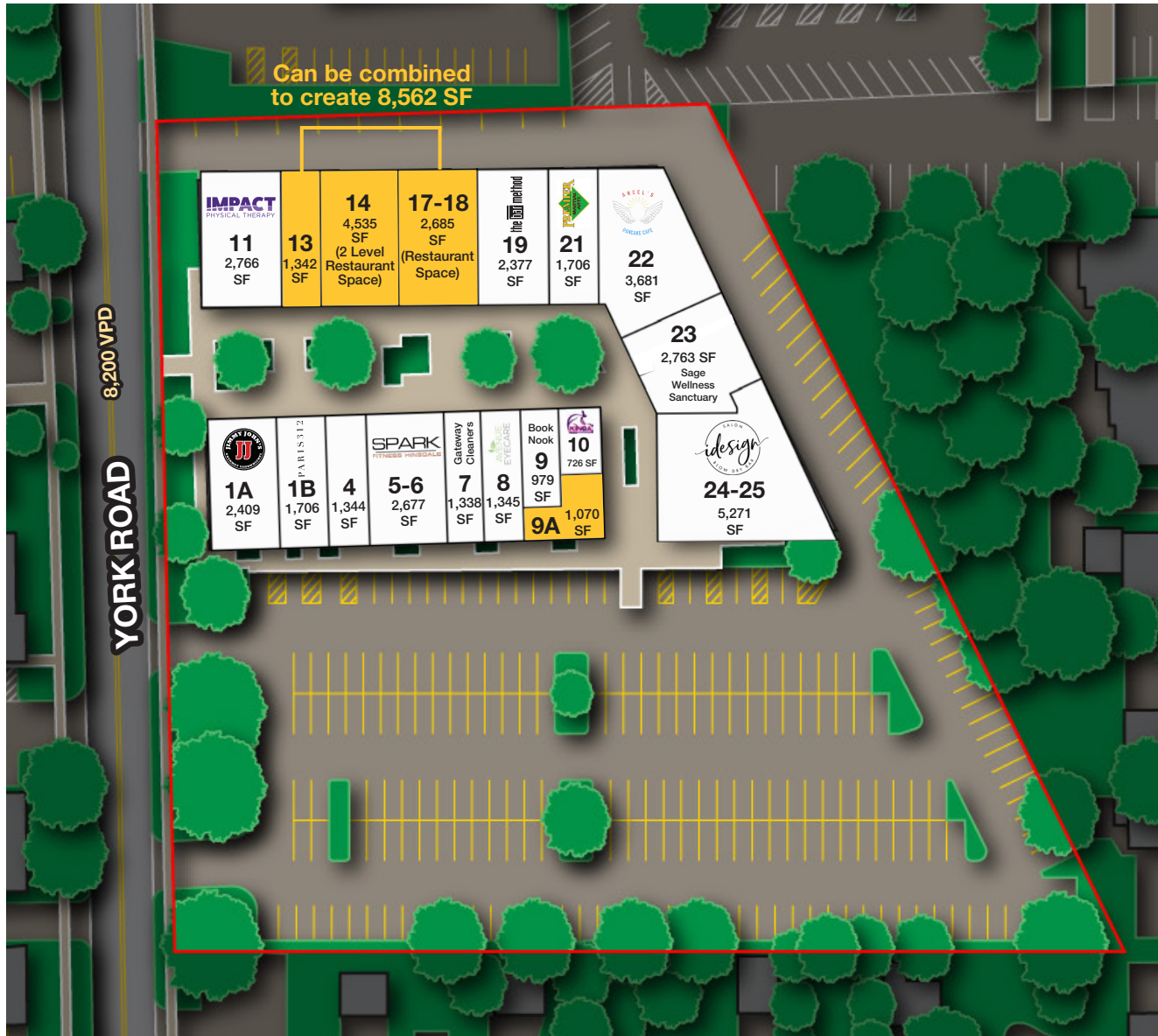
Population  
**83,802**



Daytime  
Population  
**119,493**



# SITE PLAN



#	Tenant	Size
1A	Jimmy Johns	2,409 SF
1B	Paris312	1,706 SF
4	Prime N Tender Meats	1,344 SF
5-6	Spark Fitness	2,677 SF
7	Gateway Cleaners	1,338 SF
8	Avenue Eyecare	1,345 SF
9	Book Nook	979 SF
9A	Available	1,070 SF
10	Kinga Orthopedic Shoes	726 SF
11	Impact	2,766 SF
13	Available	1,342 SF
14	Available (2 Level Restaurant Space)	4,535 SF
17-18	Available (Restaurant Space)	2,685 SF
19	The Bar Method	2,377 SF
21	Premier Martial Arts	1,706 SF
22	Angel's Pancake Cafe	3,681 SF
23	Sage Wellness Sanctuary	2,736 SF
24-25	IDesign Salon	5,271 SF



# REDEVELOPMENT RENDERING



COURTYARD FROM YORK ROAD



COURTYARD INTERIOR



# AERIAL



extended  
STAY  
AMERICA

FIFTH THIRD  
BANK

BW  
Best  
Western.

CLUB PILATES

Mobil

ROSATT'S  
PIZZA

GRILL  
89

KINGERY HWY  
66,500 VPD

WHINSDALE AVE

OGDEN AVENUE  
41,700 VPD

YORK RD

DUNKIN'

**SITE**

- the method
- SPARK FITNESS HINSDALE
- AVENUE EYECARE
- KINGA
- HINSDALE ANIMAL HOSPITAL
- PRIME & TENDERMEAT

WINTRUST  
BANK

AT THE FOREFRONT  
UChicago  
Medicine

The UPS Store

EINSTEIN BROS  
BAGELS

W

ACE  
Hardware

FedEx  
Office

corepower  
YOGA

verizon

duly  
HEALTH AND CARE

BMO

VISTRO  
PRIME

294

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# CONTACT US

**BRENDAN REEDY**

630.954.7390

[BReedy@MidAmericaGrp.com](mailto:BReedy@MidAmericaGrp.com)

**JIMMY DANAHER**

630.954.7238

[JDanaher@MidAmericaGrp.com](mailto:JDanaher@MidAmericaGrp.com)

**GRIFFIN FLEMING**

630.954.7320

[GFleming@MidAmericaGrp.com](mailto:GFleming@MidAmericaGrp.com)

