

# ROOSEVELT ROAD RETAIL

621-649 E. ROOSEVELT ROAD, LOMBARD, IL 60148



**LEASE RATE \$16.00 – 17.50 SFY**

## OFFERING SUMMARY

|                |                                           |
|----------------|-------------------------------------------|
| Available SF:  | 993 – 3,275 SF                            |
| Lease Rate:    | \$16.00 – 17.50 SF/yr<br>(NNN)            |
| Lot Size:      | 2.75 Acres                                |
| Year Built:    | 1987                                      |
| Building Size: | 9,280 SF                                  |
| Renovated:     | 2013                                      |
| Zoning:        | B4A   Roosevelt Road<br>Corridor District |
| Market:        | Chicago                                   |
| Submarket:     | Eastern East/West<br>Corridor             |

## PROPERTY OVERVIEW

Roosevelt Road Retail, a 9,280 sf Neighborhood Center, boasts a mix of national tenants including For Eyes, Hertz, and One Main Financial. With excellent neighbors and a recent renovation, Roosevelt Road Retail is perfect for a multitude of businesses!

## LOCATION OVERVIEW

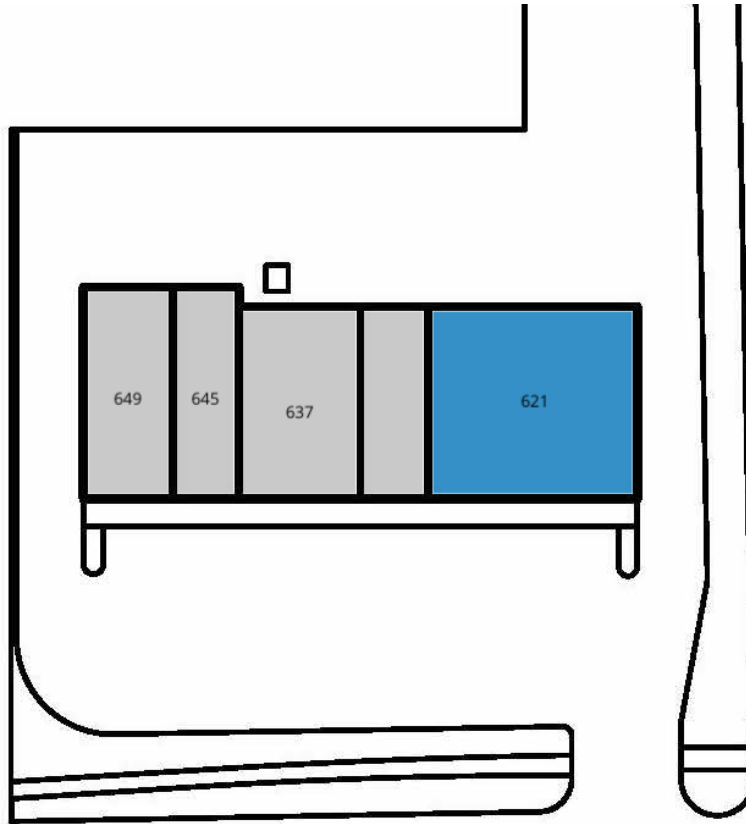
This Shopping Center is located on the south end of heavily traveled Roosevelt Road between Meyers Rd and Highland Ave in Lombard, IL. This location has local high incomes, daytime population, and excellent visibility. High traffic counts and nearby popular local businesses create a wonderful opportunity for drive-by business.

## PROPERTY HIGHLIGHTS

- Recently Renovated Facade
- Excellent Visibility on Roosevelt Rd
- Great Tenant Mix
- 41,600 vpd on Roosevelt Rd

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UNAVAILABLE

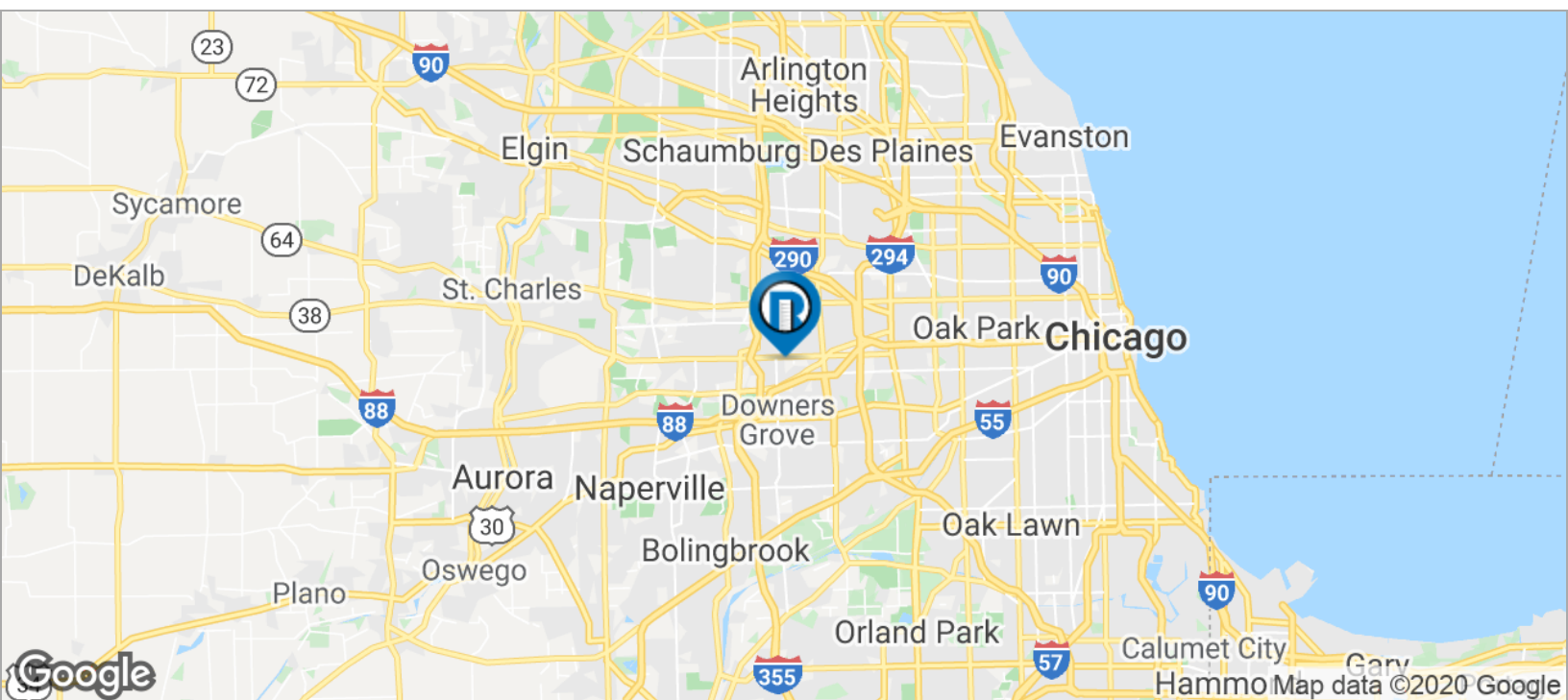
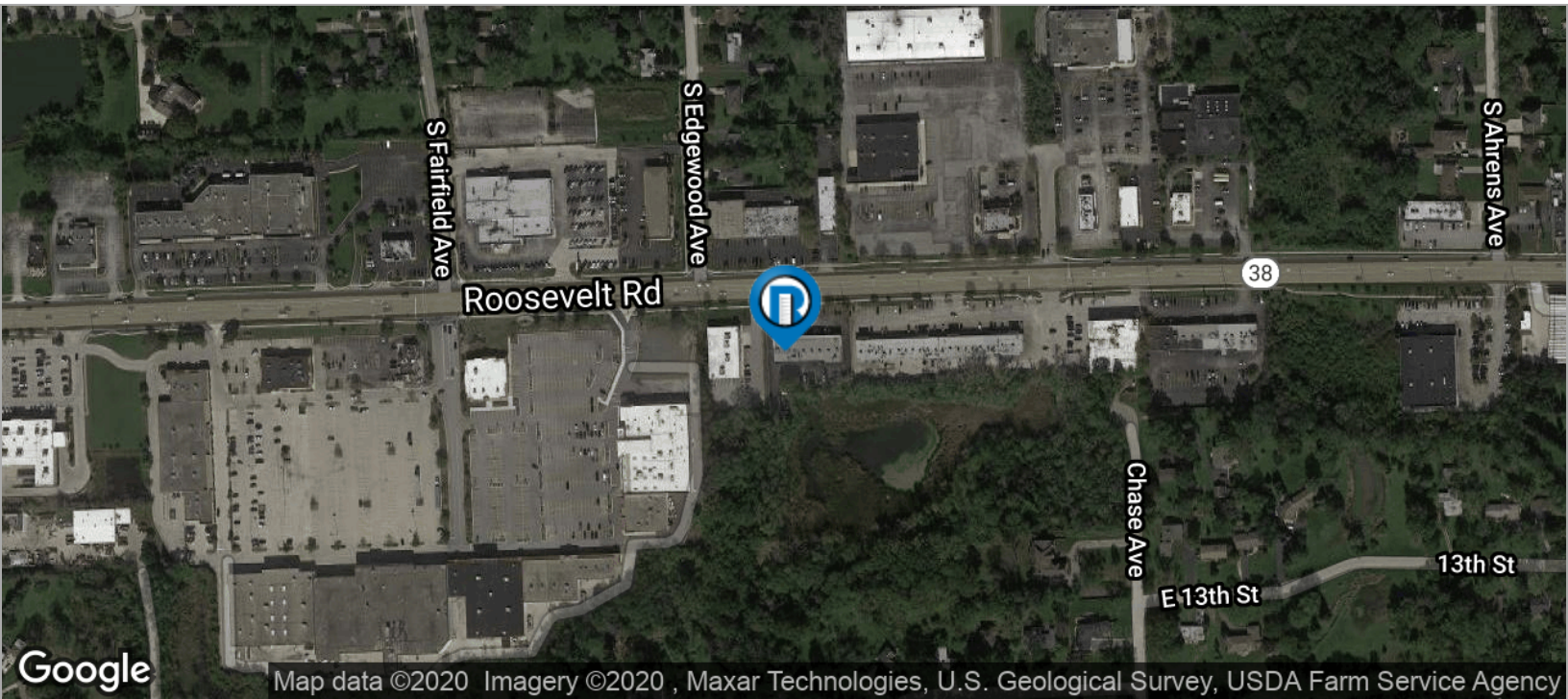
AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 993 - 3,275 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$16.00 - \$17.50 SF/YR

| SUITE              | TENANT    | SIZE           | TYPE | RATE                    |
|--------------------|-----------|----------------|------|-------------------------|
| 621 E Roosevelt Rd | Available | 993 - 3,275 SF | NNN  | \$16.00 - \$17.50 SF/yr |

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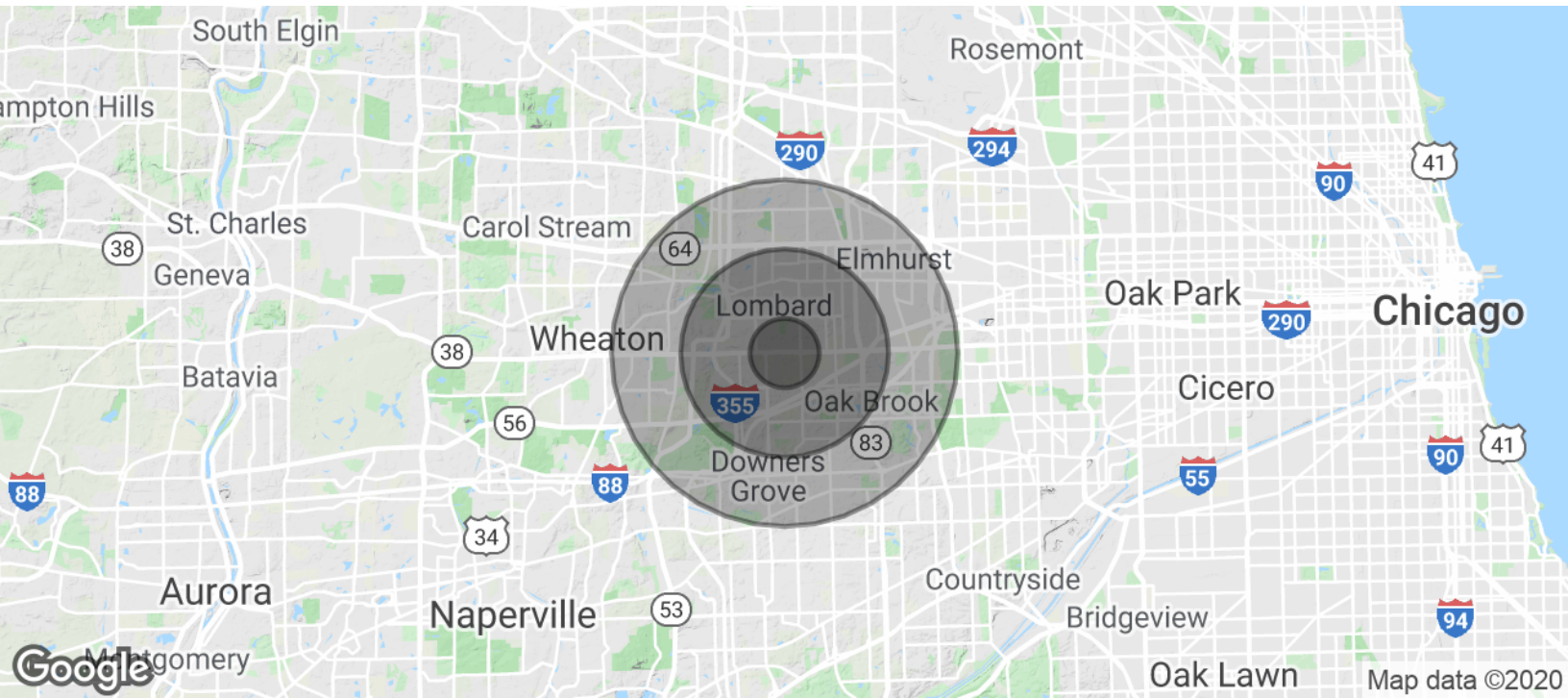
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 11,077 | 105,155 | 260,533 |
| Average age          | 38.8   | 39.2    | 39.5    |
| Average age (Male)   | 37.1   | 36.8    | 37.7    |
| Average age (Female) | 40.2   | 41.2    | 40.8    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,646     | 41,534    | 98,949    |
| # of persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH income   | \$79,468  | \$84,210  | \$100,949 |
| Average house value | \$308,705 | \$344,433 | \$400,779 |

\* Demographic data derived from 2010 US Census