

Retail Property For Lease



JOIN VASA FITNESS IN ROMEOVILLE

409 - 443 N WEBER RD, ROMEOVILLE, IL 60446



OFFERING SUMMARY

| | |
|----------------|------------------|
| Available SF: | 1,280 - 8,820 SF |
| Lease Rate: | \$29/SF NNN |
| Lot Size: | 14.51 Acres |
| Year Built: | 2001 |
| Building Size: | 113,422 SF |

PROPERTY HIGHLIGHTS

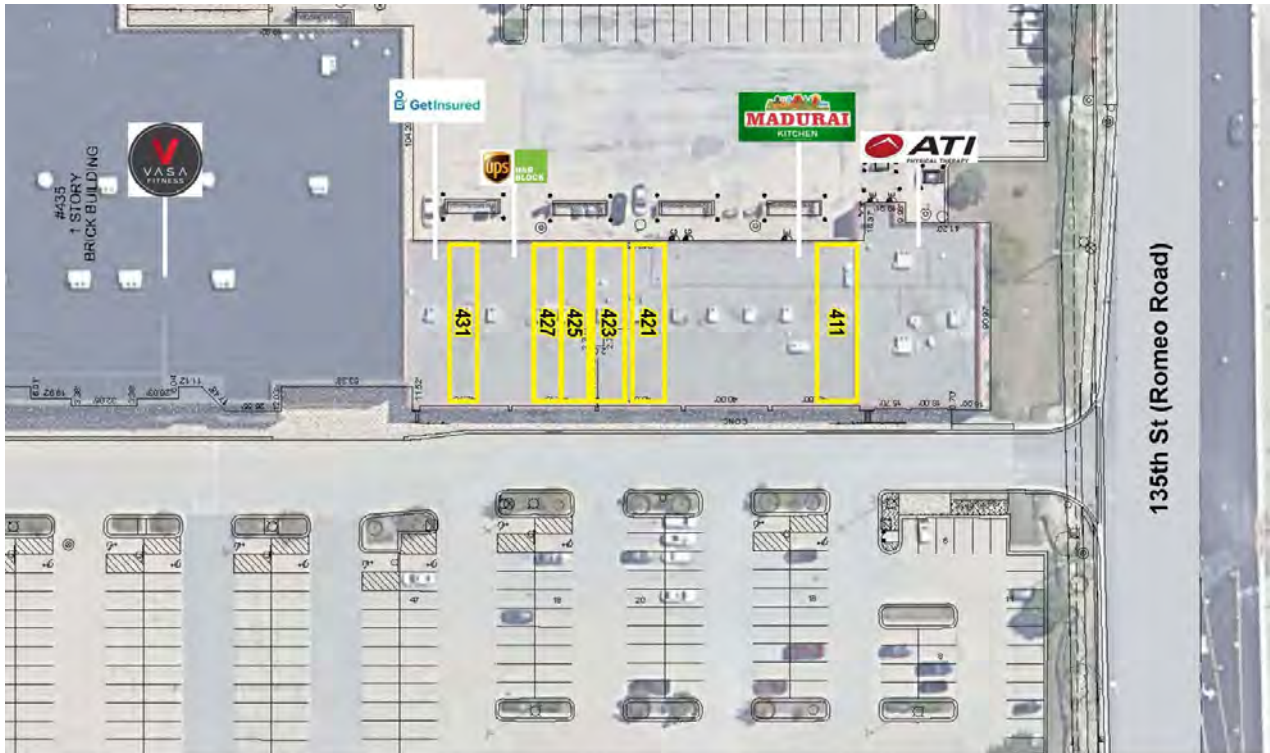
- Join newly opened VASA Fitness alongside ATI Physical Therapy, UPS Store, H&R Block, Ace Hardware, and more.
- Positioned on Weber Road (38,200 VPD) within a growing trade area of 40,955 residents with strong community demand.
- VASA Fitness bringing in ~1,000 daily visitors to the center.
- Adjacent to Monarch Landing, Will County's largest residential development (~855 units) and other established neighborhoods
- Planned full lighted access will enhance ingress and egress.
- Multiple size spaces available ideal for tenants seeking high visibility and foot traffic. Ownership willing to combine.
- Existing fully occupied 11,000 sf retail outlet building
- Vacant corner parcels available for additional outlet development

LOCATION OVERVIEW

Ideally located on Weber Rd between the signalized intersections of 135th and Grand Blvd. Prime retail corridor less than a mile from the new I-55 diamond interchange and Vasa Fitness. Area retailers include QuikTrip Travel Center, Culver's, Ace Hardware, Walgreens, McDonalds, Lucky Strike, Cracker Barrel and more.

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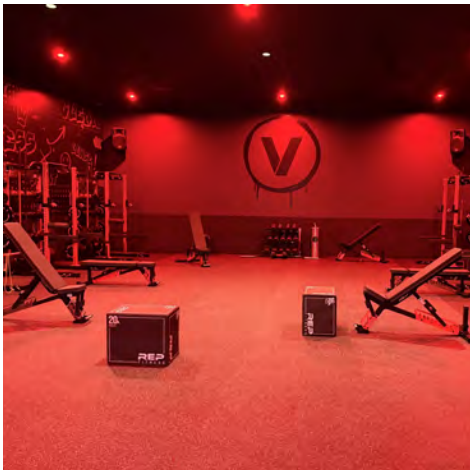
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| | | |
|---------|----------------------|-----------|
| 439-443 | Valley View Dental | 8,160 SF |
| 445 | Vasa Fitness | 65,492 SF |
| 433 | GetInsured | 1,200 SF |
| 431 | AVAILABLE | 1,440 SF |
| 429B | UPS Store | 1,440 SF |
| 429A | H&R Block | 1,440 SF |
| 427 | AVAILABLE | 1,440 SF |
| 425 | AVAILABLE | 1,360 SF |
| 423 | AVAILABLE | 1,280 SF |
| 421 | AVAILABLE | 1,280 SF |
| 415-419 | Lease Pending | 4,800 SF |
| 413 | Madurai Kitchen | 1,920 SF |
| 411 | AVAILABLE | 2,100 SF |
| 409 | ATI Physical Therapy | 3,300 SF |

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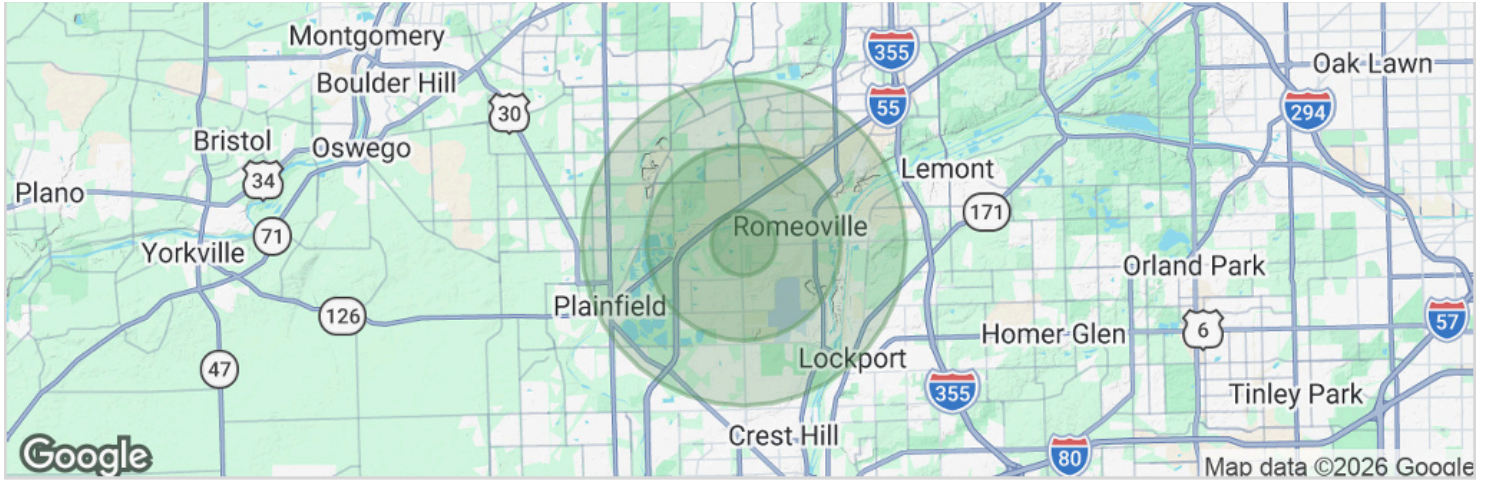
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1 mile



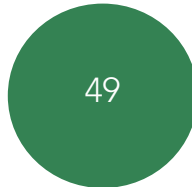
\$98,625
Median Household
Income



\$44,829
Per Capita Income



\$187,627
Median Net Worth



8,419
Population



3,386
Households



\$71,837
Median Disposable
Income

3 miles



\$125,295
Median Household
Income



\$41,765
Per Capita Income



\$374,559
Median Net Worth



61,173
Population



20,334
Households



\$77,913
Median Disposable
Income

5 miles



\$141,295
Median Household
Income



\$47,098
Per Capita Income



\$348,891
Median Net Worth



148,977
Population



54,972
Households



\$76,689
Median Disposable
Income