

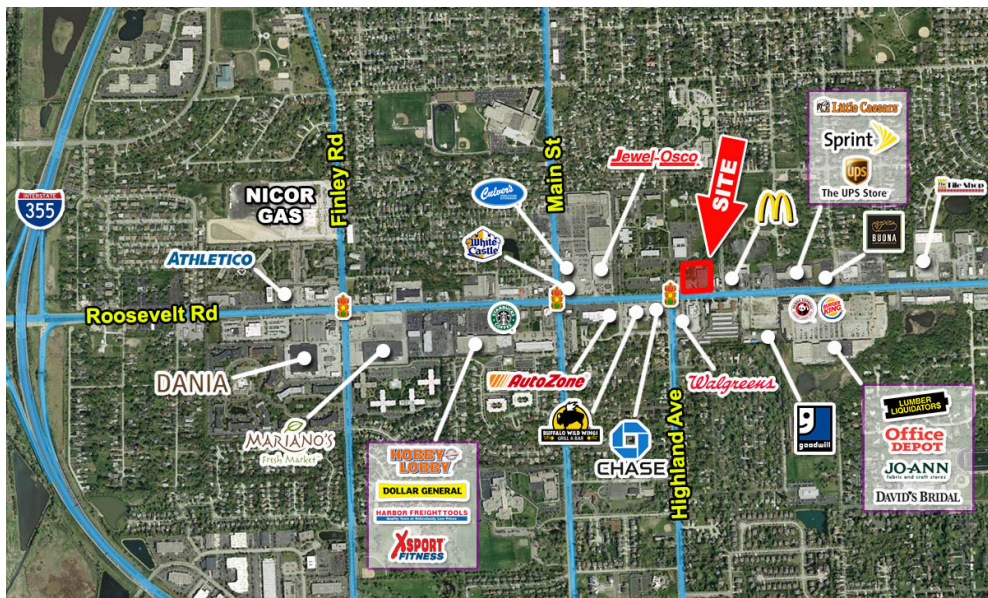


AVAILABLE FOR SALE OR LEASE

24,000 Sq Ft

PROPERTY HIGHLIGHTS

- Free standing building.
- Great visibility and frontage along Roosevelt Road.
- High ceilings and loading in rear.
- 54 parking spaces.
- Pylon Signage.
- **Traffic Counts:**
 Roosevelt Rd - 40,500 VPD
 Main St - 18,590 VPD
 Highland Ave - 12,700 VPD



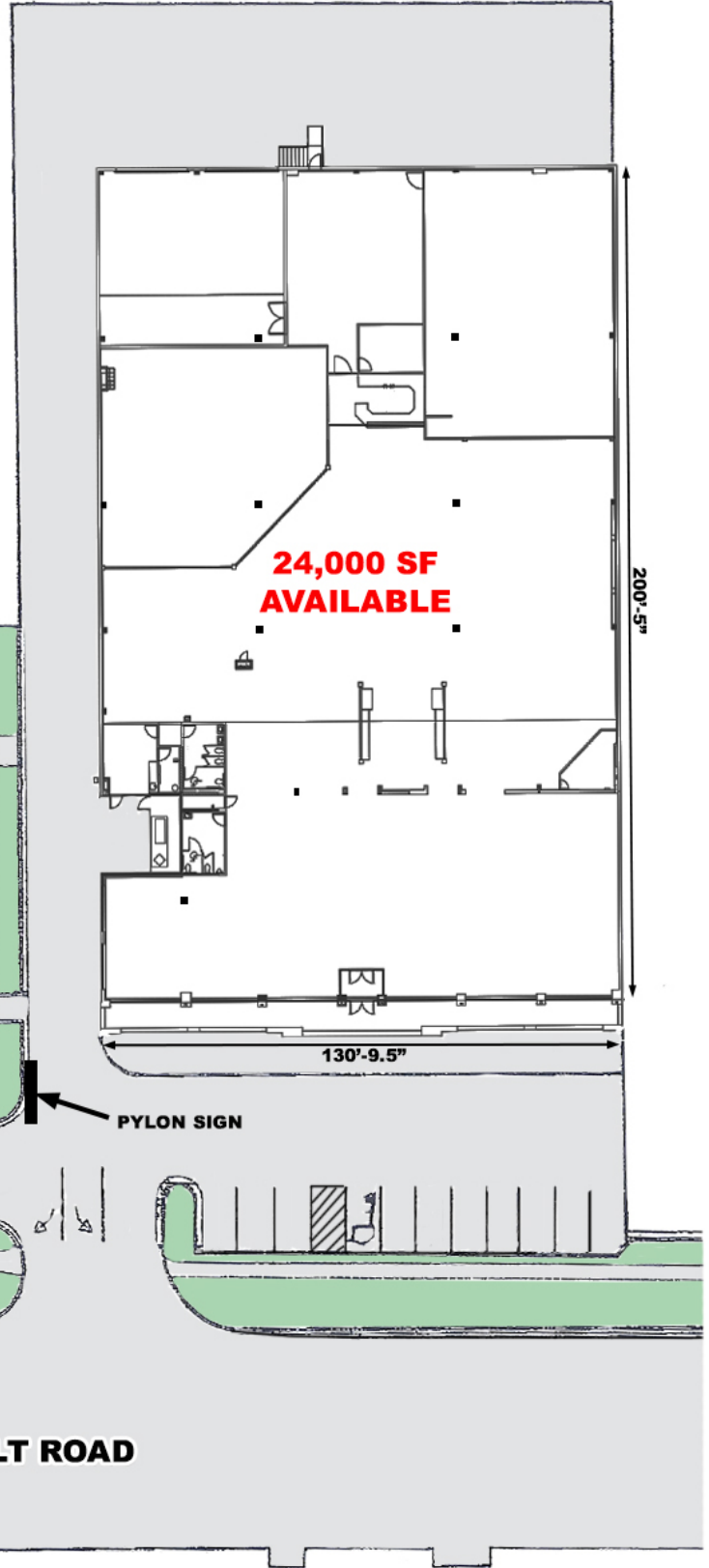
DEMOGRAPHICS

	POPULATION	AVERAGE HH INCOME
3 MILE	100,123	\$113,142
5 MILE	269,770	\$124,946
7 MILE	538,602	\$123,083

FOR MORE INFORMATION CONTACT:
Matt Smetana
 630.572.5632
 msmetana@edgemarkllc.com

Mike Wesley
 630.572.5610
 mwesley@edgemarkllc.com

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC
 2215 York Road, Suite 503
 Oak Brook, Illinois 60523
 P 630.472.1010 F 630.472.1019
 www.edgemarkllc.com



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