



DOWNTOWN ITASCA FREESTANDING RETAIL WITH DRIVE-THRU POTENTIAL FOR LEASE

102 E. IRVING PARK ROAD
ITASCA, IL 60143

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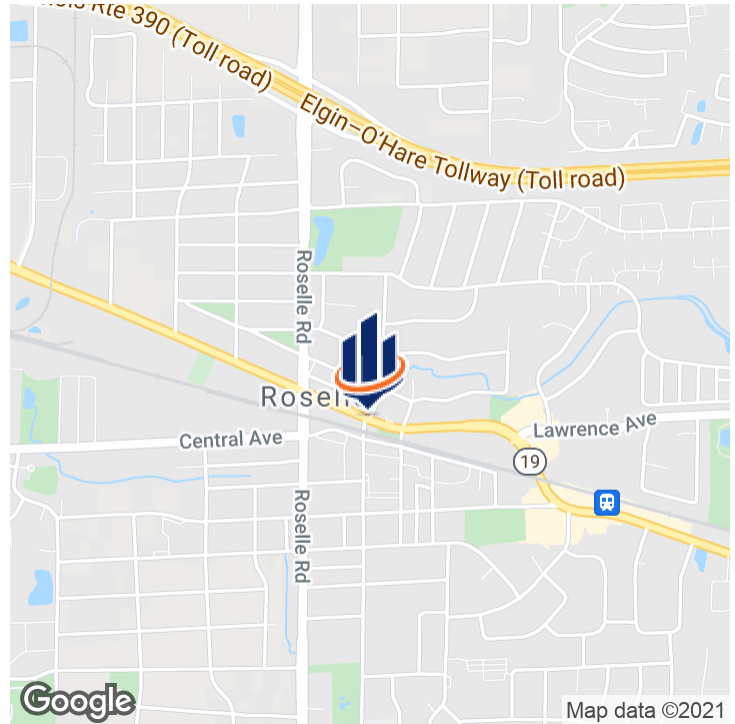


S Walnut St

15,000 VPD

Irving Park Rd

Property Summary



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
	\$4.29/SF Taxes [2021]
NNN/SF:	\$1.80/SF Insurance [2021]
	Tenant responsible for CAM
Available SF:	2,000 SF
Lot Size:	0.49 Acres
Year Built:	2002
Zoning:	B-5 Traditional Downtown South District
Submarket:	Northwest DuPage
APN:	0308308001

PROPERTY OVERVIEW

SVN is pleased to present 102 E. Irving Park Road a +/- 2,042 SF freestanding retail building located downtown in the Village of Itasca. This location is strategically positioned at the signalized corner of E. Irving Park Road, S. Walnut Street, and Line Street. Formerly, Starbucks Coffee, plenty of patio seating, large storefront windows, high visibility, two [2] restrooms, and kitchen connections in place.

PROPERTY HIGHLIGHTS

- +/- 2,042 SF Free Standing Retail Building
- Former Starbucks Coffee
- Large Patio | Plenty of Windows
- Potential Drive-thru | High Visibility
- Across from Metra Station
- Next to Village Park
- Low DuPage County Taxes

Additional Photos



Additional Photos



Drive-Thru Potential



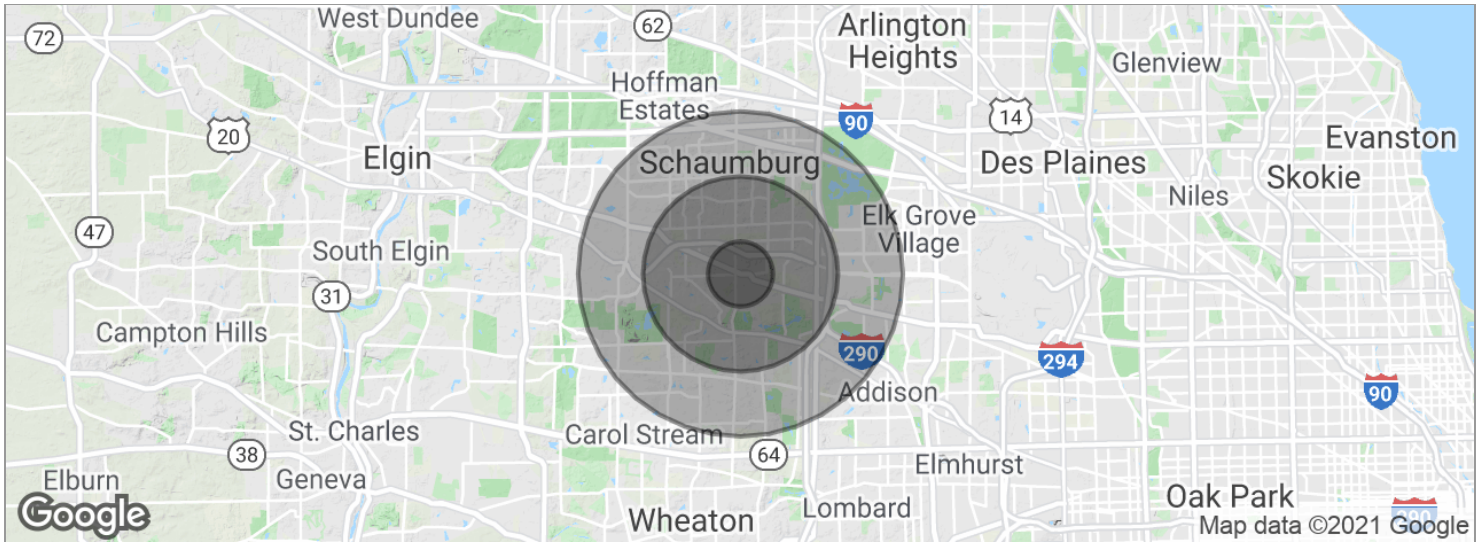
Retail Aerial | Traffic Count



Aerial Photo



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,958	96,916	276,891
Median age	37.4	39.6	37.3
Median age [Male]	37.5	38.6	36.1
Median age [Female]	36.8	40.5	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,727	36,919	102,270
# of persons per HH	2.7	2.6	2.7
Average HH income	\$89,535	\$88,670	\$84,899
Average house value	\$367,551	\$332,409	\$312,732

* Demographic data derived from 2010 US Census

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