



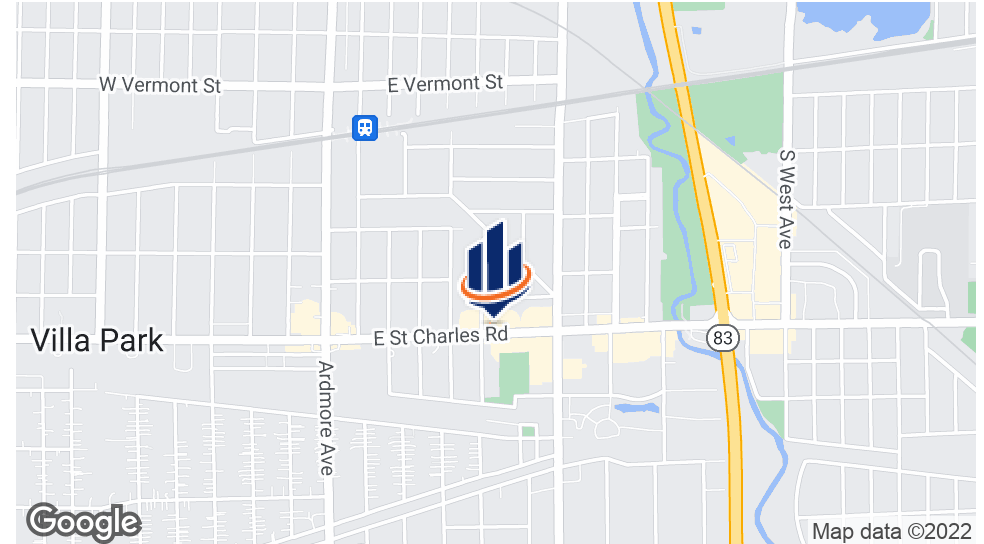
302 E ST. CHARLES RD., VILLA PARK, IL

302 EAST ST. CHARLES ROAD
VILLA PARK, IL 60181

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$20 PSF net
Available SF:	1,400 SF
Zoning:	RTAIL
Market:	Chicago
Submarket:	Eastern East/West Corridor

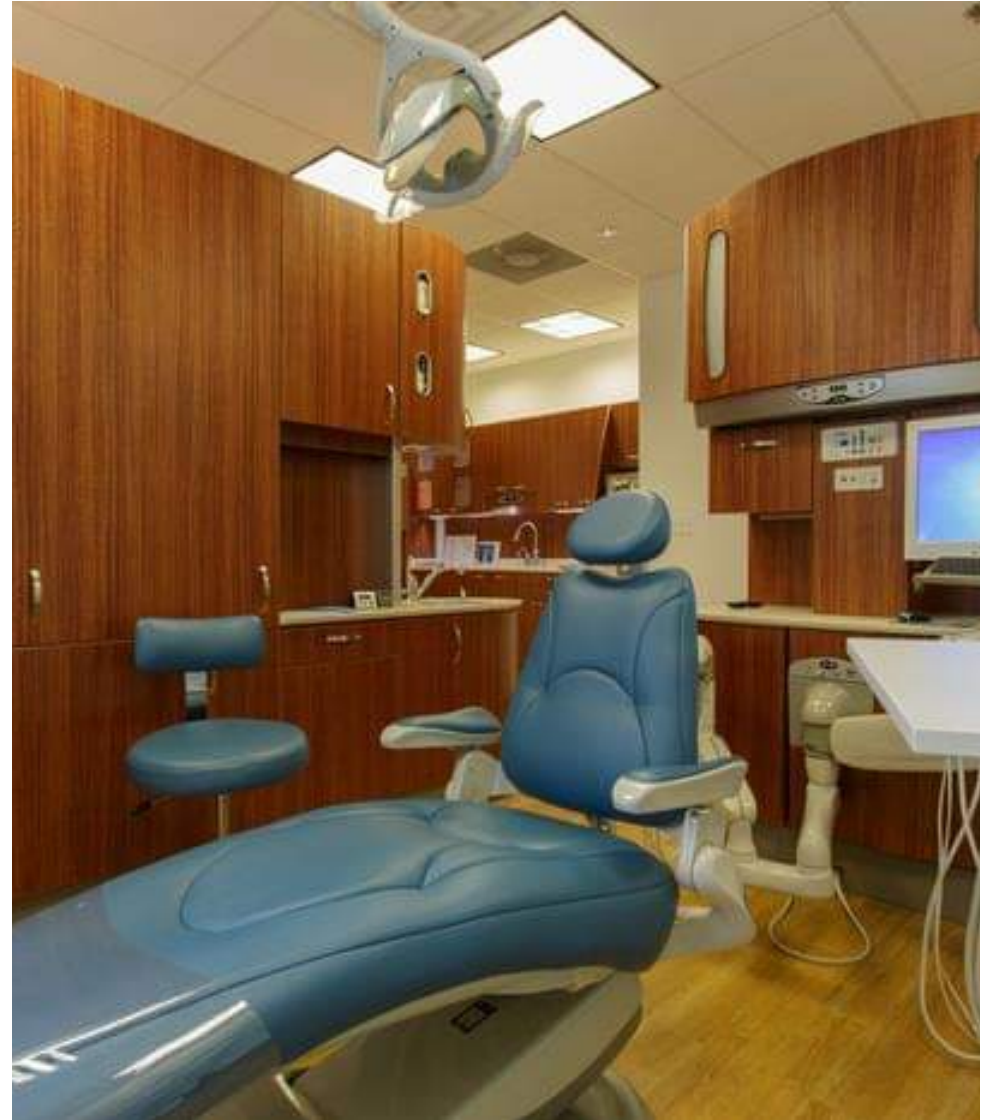
PROPERTY OVERVIEW

Beautiful fully outfitted dental clinic on St. Charles Rd in Villa Park. Available immediately.

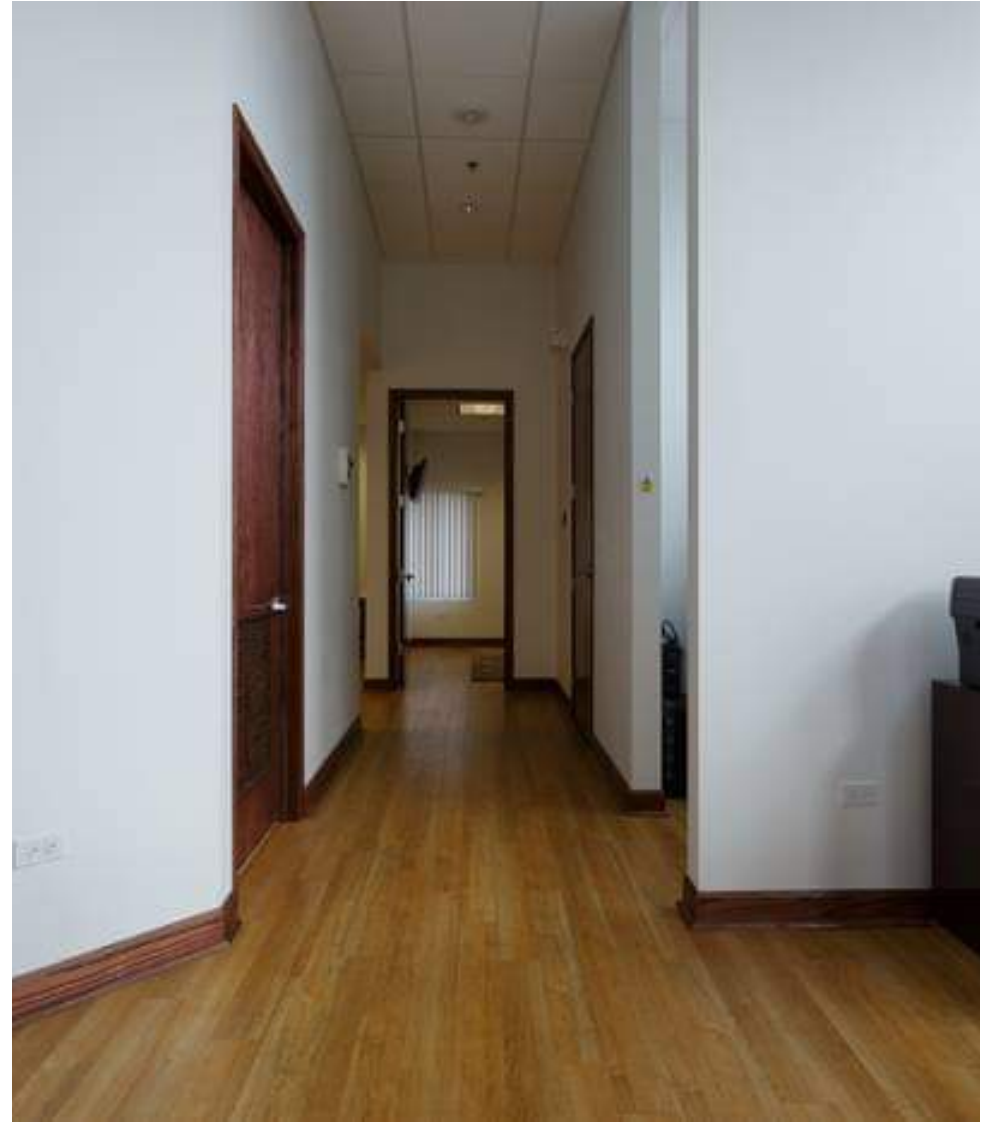
PROPERTY HIGHLIGHTS

- Turn-Key Dental Clinic
- Located on busy Stl Charles Road (VPD: 30,000)
- 25 Parking Spaces
- Tax:\$5.60/SF CAM: \$3.60/SF

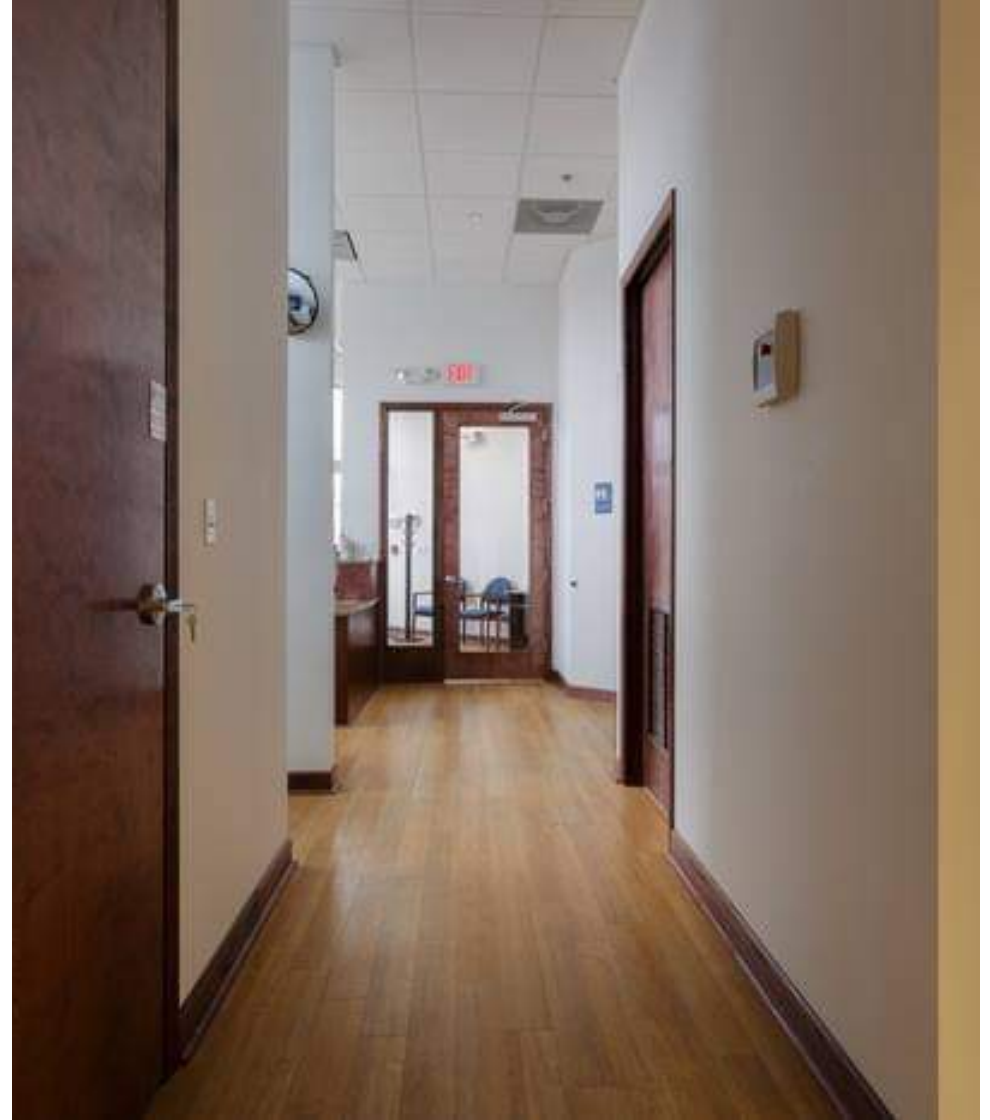
Interior Photos



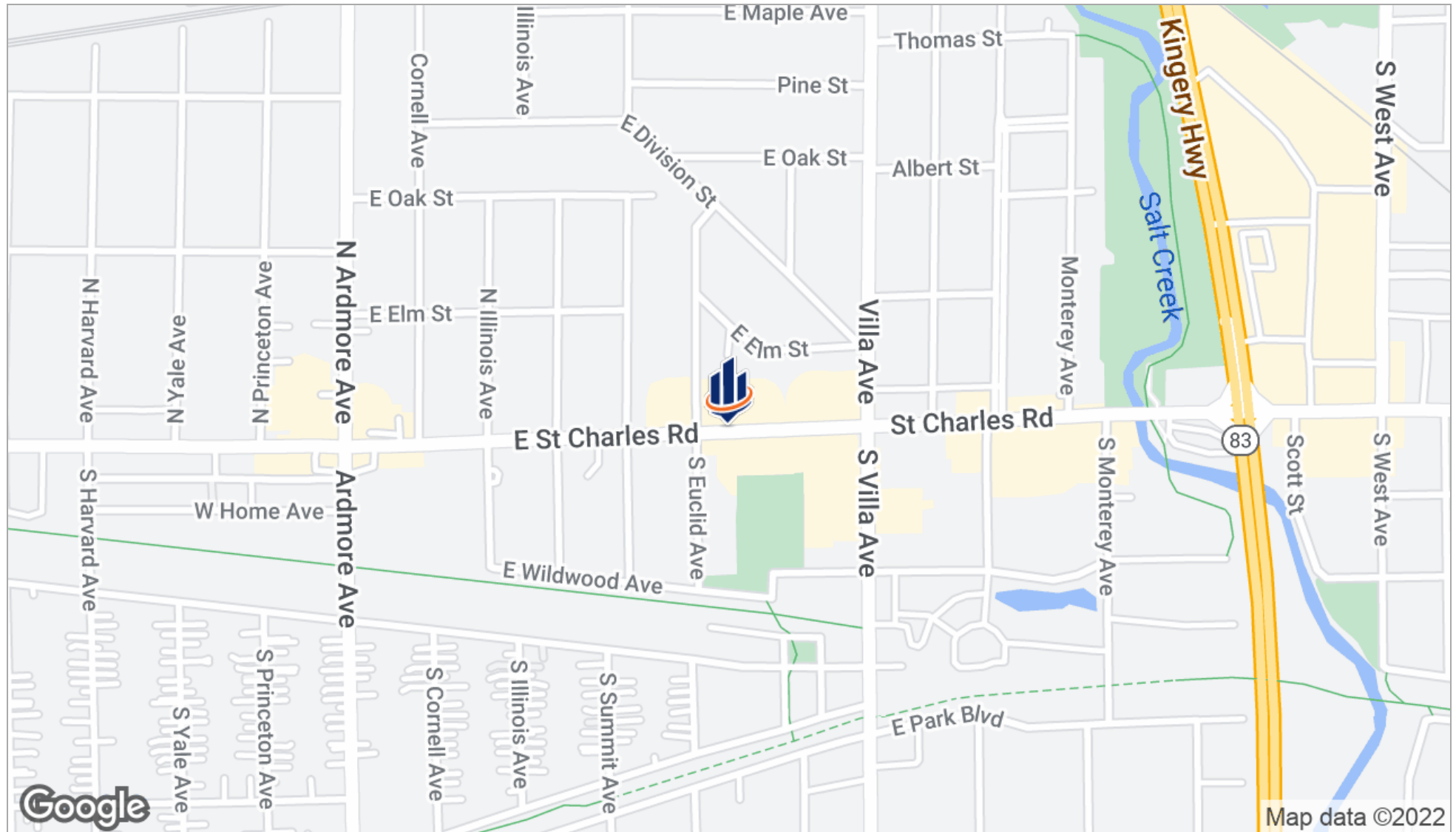
Interior Photos



Interior Photos



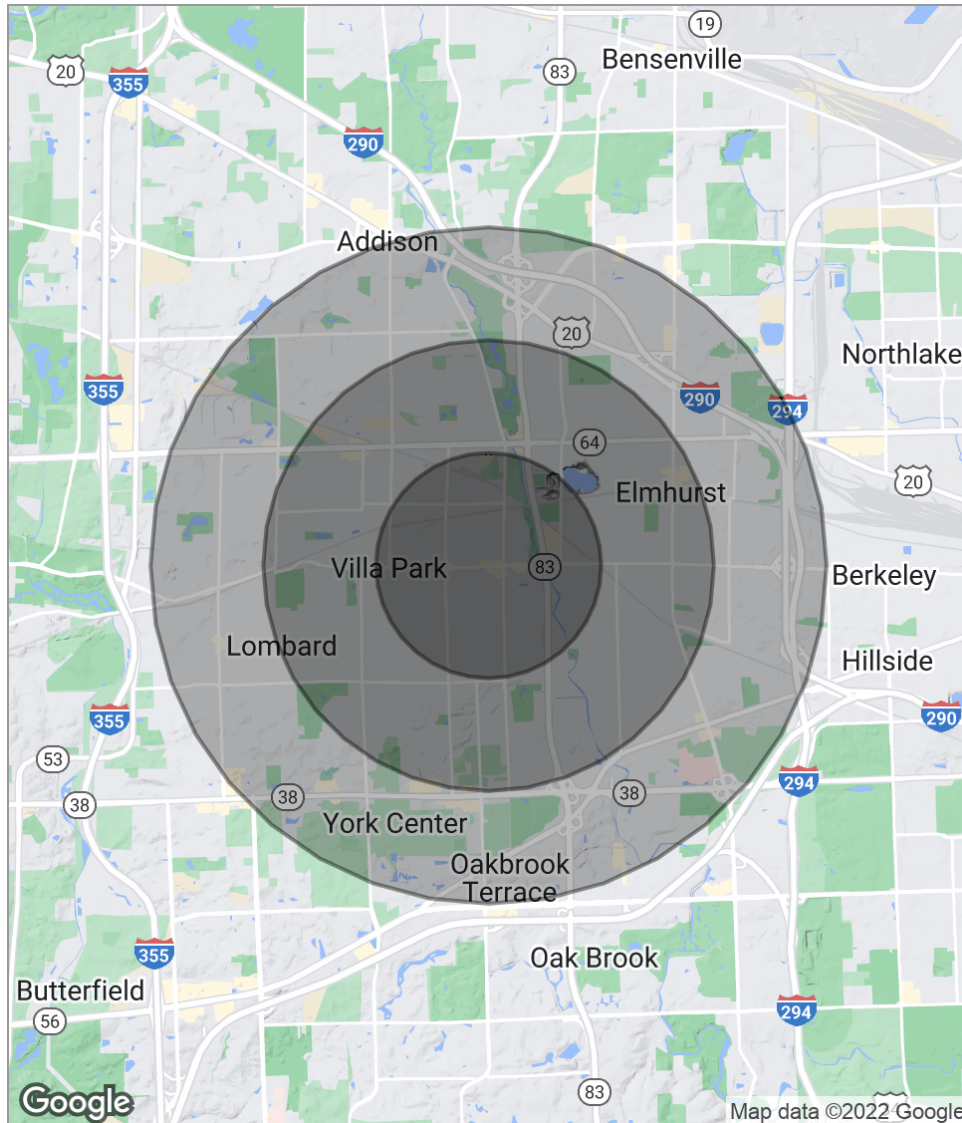
Location Maps



Aerial Photos



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,606	55,827	115,277
Median age	37.7	38.2	38.0
Median age (Male)	37.0	37.0	36.6
Median age (Female)	38.5	39.4	39.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,335	20,893	42,636
# of persons per HH	2.6	2.7	2.7
Average HH income	\$82,538	\$90,374	\$92,622
Average house value	\$324,737	\$350,985	\$363,566

* Demographic data derived from 2020 ACS - US Census

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