



FOR LEASE

FREESTANDING BUILDING
35,000 SF

HIGHLIGHTS

- Former grocery freestanding building
- Immediately adjacent to LA Fitness and Mariano's
- Proximate to many other major retail and service destinations (both national and local) including Aldi, Walgreens, Raising Cane's, McDonalds and Dunkin
- Easily accessible from surrounding residential neighborhoods and regional roadways
- Ample parking
- Masonry and building signage available
- Rent negotiable

DEMOGRAPHICS*

	POPULATION	AVERAGE HH INCOME
1 MILE	16,993	\$137,002
3 MILE	117,419	\$183,270
5 MILE	234,413	\$191,822

*2025 Estimates, Sites USA

TRAFFIC COUNTS**

CASS AVENUE	19,400 ADT
W 63 RD STREET	20,900 ADT

**2026 IDOT



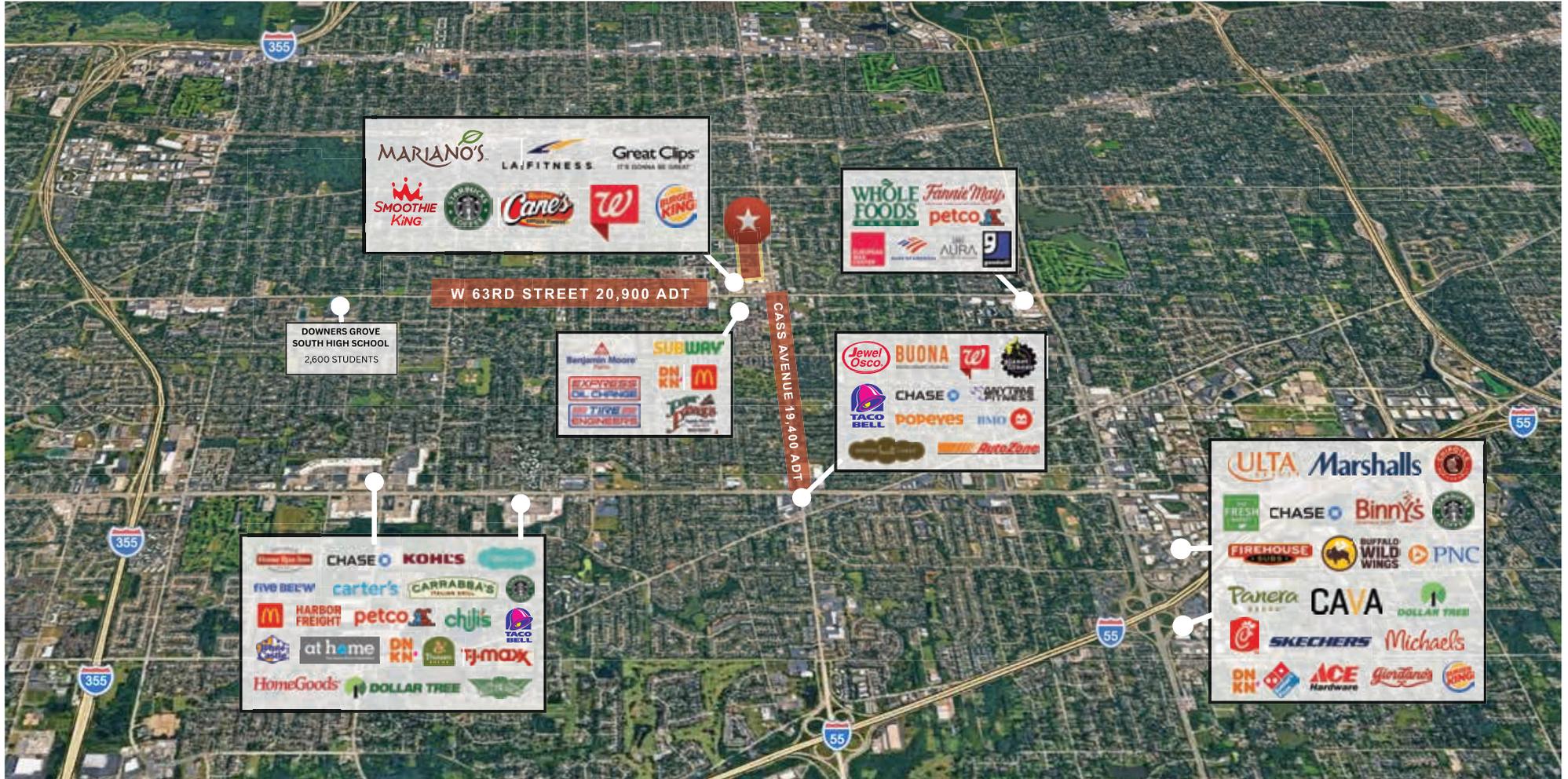
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WESTMONT, ILLINOIS

The Village of Westmont comprises six square miles in DuPage County.

Westmont is well served by regional transportation systems including connections by car, transit, and air. The Village has close proximity to the region's interstate system with I-88 to the north, I-55 to the south, I-294 to the east and I-355 to the west. The Village is also served by commuter rail service, connecting it to Chicago and Aurora with nearly 30 trains per day in each direction as well as connecting bus service. Westmont is located approximately 20 miles from both Midway International Airport and O'Hare International Airport, which provides direct access to domestic and international destinations.

Westmont has a vibrant business community consisting of excellent restaurants and shops, beautiful corporate office corridors, the award-winning Westmont Auto Mile, and more.

<https://westmont.illinois.gov/415/Economic-Development>
<https://westmont.illinois.gov/35/Business>



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