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Small Shop Retail Available New 10,100 sf Daycare Tenant

FOR LEASE 1916-2040 Army Trail Road, Hanover Park // Illinois

For Lease, 1,027 sf of retail space. Newly acquired and renovated shopping center with new; facade, pylon sign, parking lot, and landscaping. Highly visible center in Hanover Park anchored by Walgreens, Firestone, and White Cottage Pizzaria. Area retailers include Jewel-Osco, Costco, Lowe's, Dunkin, Taco Bell, McDonald's, Burger King, and more

Negotiable

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EXECUTIVE SUMMARY**OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	36,101 SF
Available SF:	1,027 SF
Lot Size:	3.38 Acres
Renovated:	2018
Traffic Count:	20,000
RET & CAM	\$5.50 SF
Occupancy	97%

PROPERTY OVERVIEW

Newly acquired and renovated shopping center with new; façade, pylon sign, parking lot and landscaping. Highly visible center in Hanover Park anchored by Walgreens and other branded retailers.

PROPERTY HIGHLIGHTS

- Join ABC Toon Town our new 10,100 SF daycare tenant
- New Pylon Sign prominently displayed on Army Trail Road
- 20,000+ VPD
- Located just west of the signalized intersection of County Farm Road and Army Trail Road
- Local retailers include; Walgreens, Jewel-Osco, Costco, O'Reilly's, Lowe's, Jimmy Johns, Lifetime, Firestone, Dollar General, and more.

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 The Colliers logo, which consists of the word "Colliers" in a white serif font inside a dark blue rounded rectangle, with three horizontal lines of varying lengths underneath.

ADDITIONAL CO-TENANTS



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RETAIL MAPS



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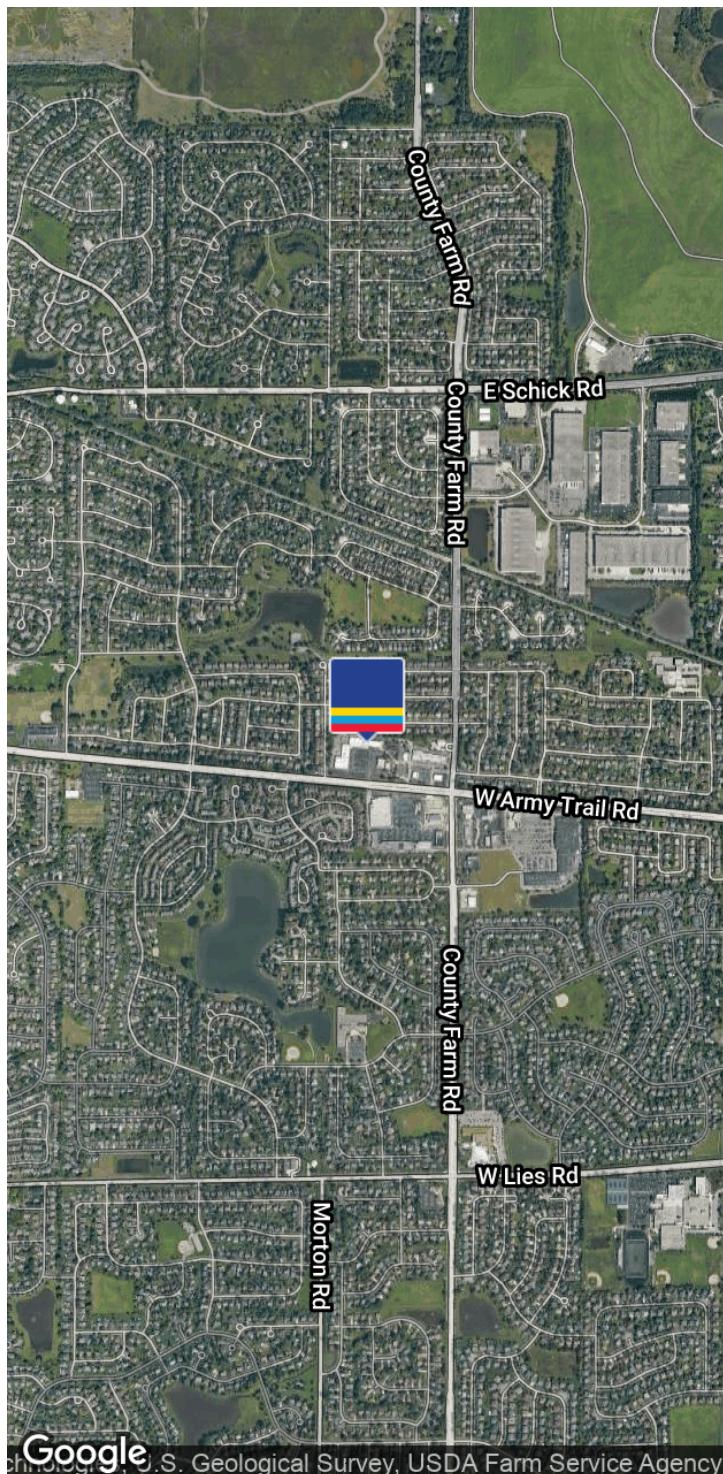
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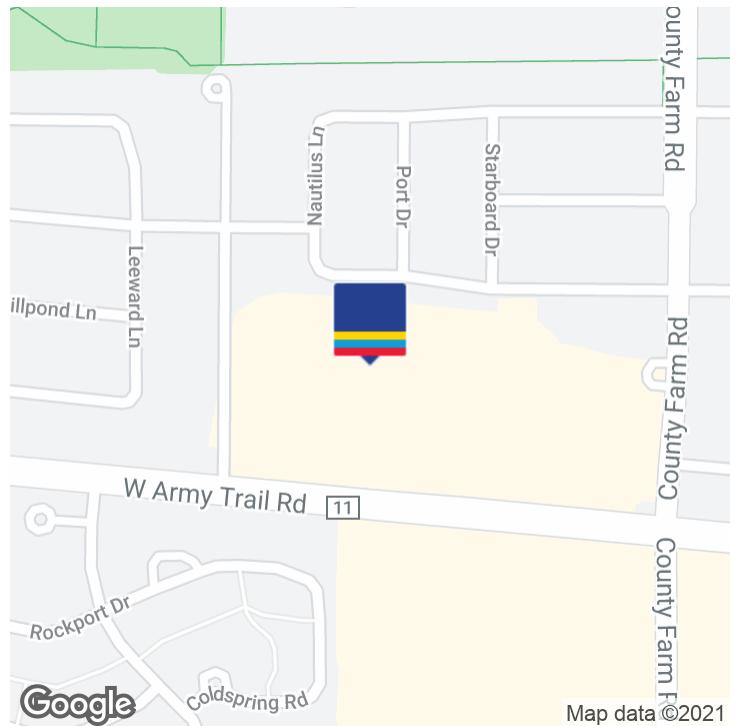
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LOCATION MAP



Google U.S. Geological Survey, USDA Farm Service Agency



Map data ©2021

LOCATION OVERVIEW

Hanover Park is a suburb of Chicago with a population of 37,984. Hanover Park is in DuPage County and is one of the best places to live in Illinois. Living in Hanover Park offers residents a sparse suburban feel and most residents own their homes. In Hanover Park there are a lot of coffee shops and parks. Many families and young professionals live in Hanover Park and residents tend to be liberal. The public schools in Hanover Park are highly rated.

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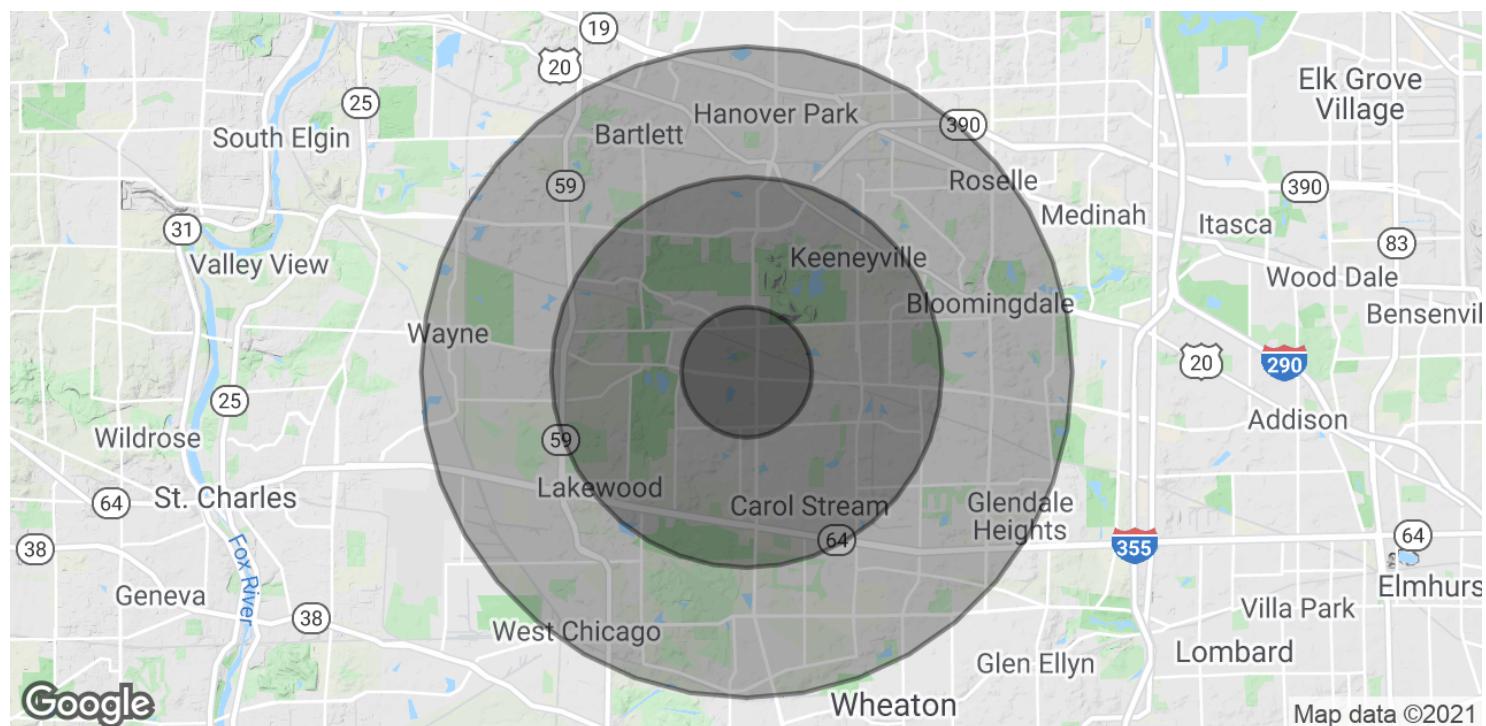


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,418	85,350	229,792
Average age	36.7	35.8	35.7
Average age (Male)	36.0	34.9	34.8
Average age (Female)	37.5	36.7	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,848	27,981	77,672
# of persons per HH	3.2	3.1	3.0
Average HH income	\$90,432	\$93,783	\$89,311
Average house value	\$262,872	\$288,609	\$294,000

* Demographic data derived from 2010 US Census

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