

VIEW ONLINE 

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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 Pizzeria. 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, featuring the word 'Colliers' in white serif font on a dark blue background with a yellow and red horizontal stripe at the bottom.

ADDITIONAL CO-TENANTS



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RETAIL MAPS

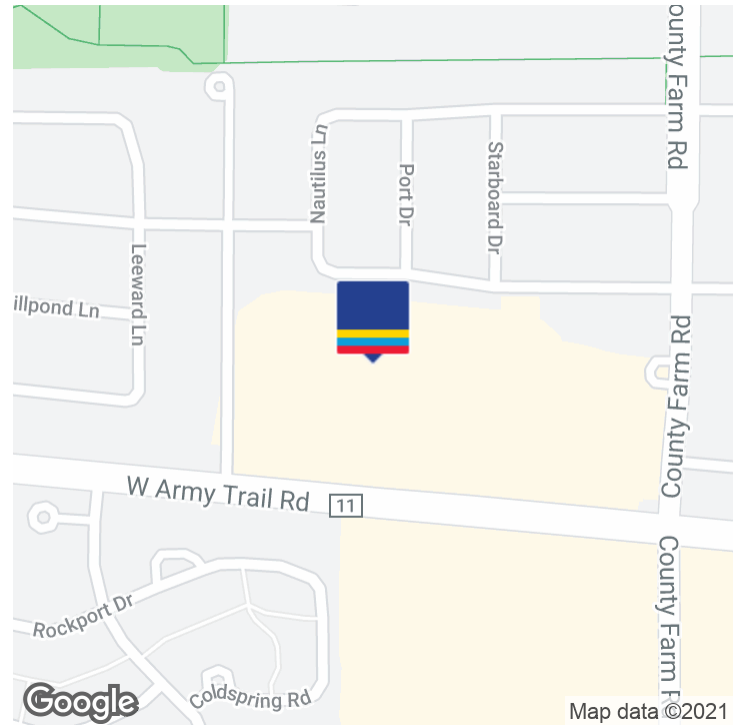
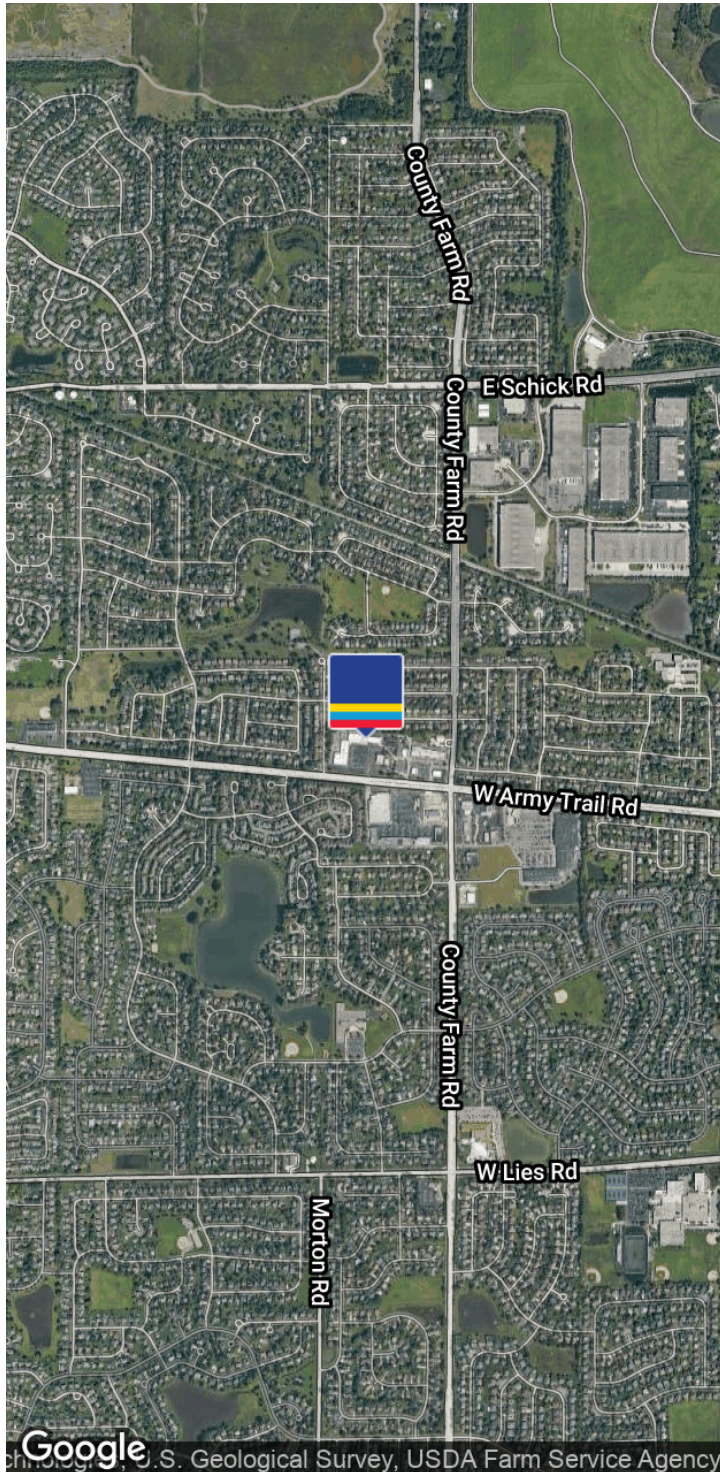


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LOCATION MAP



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.

Chris Irwin

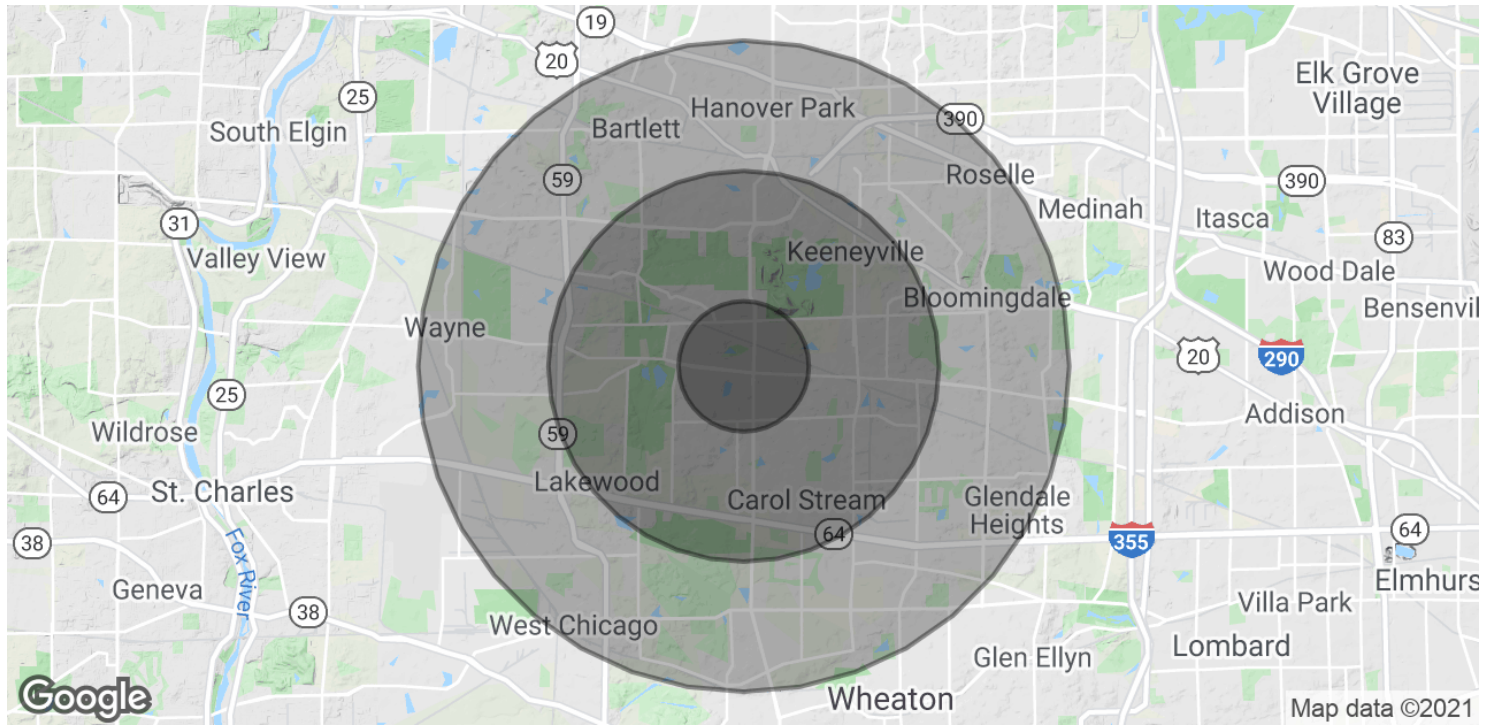
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DEMOGRAPHICS MAP & REPORT



| 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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