



FOR LEASE

45,518 SF INLINE

HIGHLIGHTS

- Former grocery box in prominent community retail center
- High-traffic Roosevelt Road corridor location
- Signalized access
- Adjacent to Burlington, Ross Dress for Less, and Chuck E. Cheese
- Proximate to many other major retail and service destinations (both national and local) including Dollar Tree, Starbucks, Guitar Center, Sonic
- Ample parking
- Pylon and building signage available
- Rent negotiable



174 ROOSEVELT ROAD, VILLA PARK, IL

DEMOGRAPHICS*

	POPULATION	AVERAGE HH INCOME
1 MILE	14,872	\$119,575
2 MILE	47,169	\$140,536
3 MILE	107,944	\$153,723

*2025 Estimates, Sites USA

TRAFFIC COUNTS**

ROOSEVELT ROAD	39,100 ADT
ADMORE AVENUE	6,550 ADT
BUTTERFIELD ROAD	18,100 ADT
RT.83	62,900 ADT

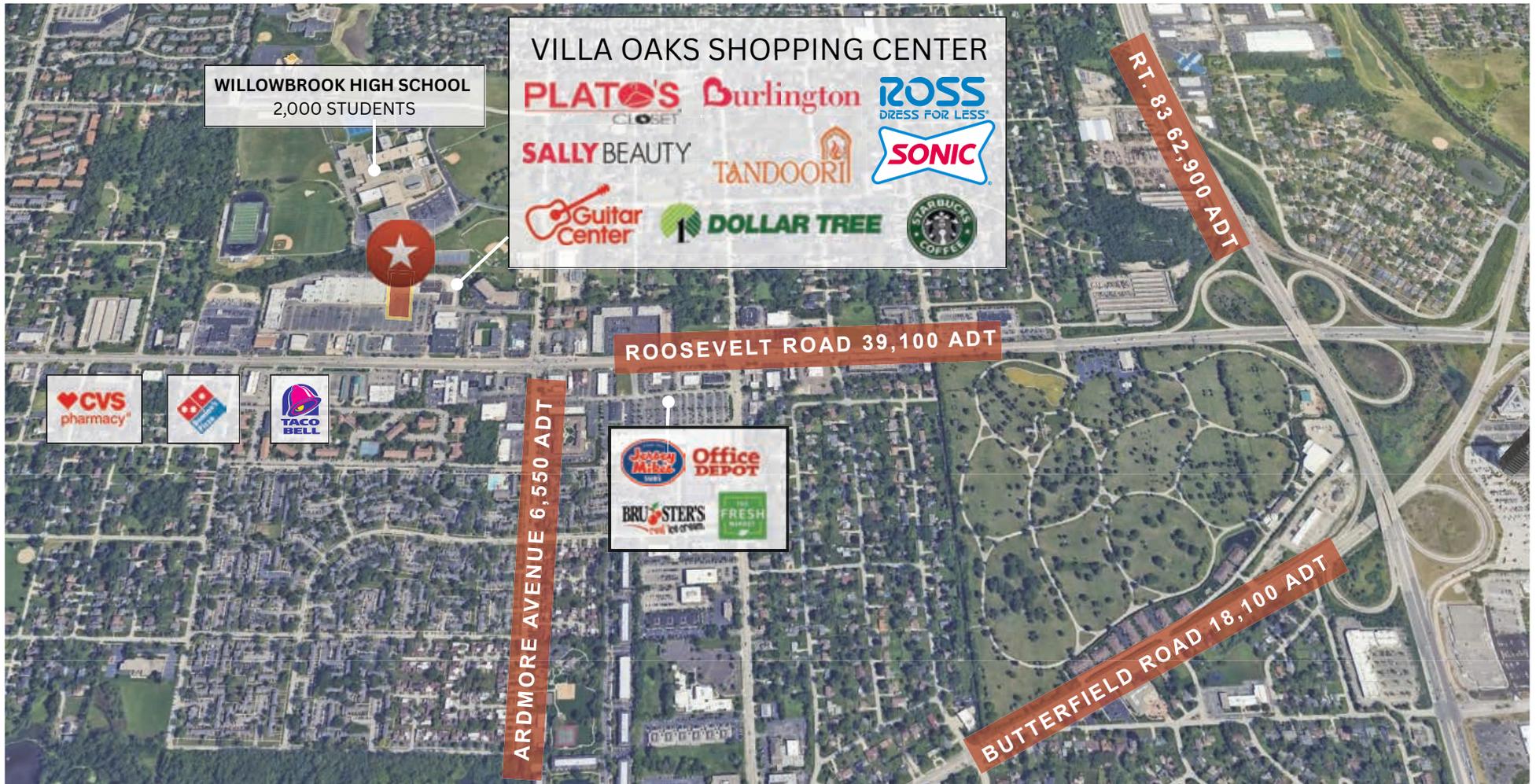
**2026 IDOT



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Iron Real Estate, LLC | 655 Rockland Rd. Ste. 5, Lake Bluff, IL 60044

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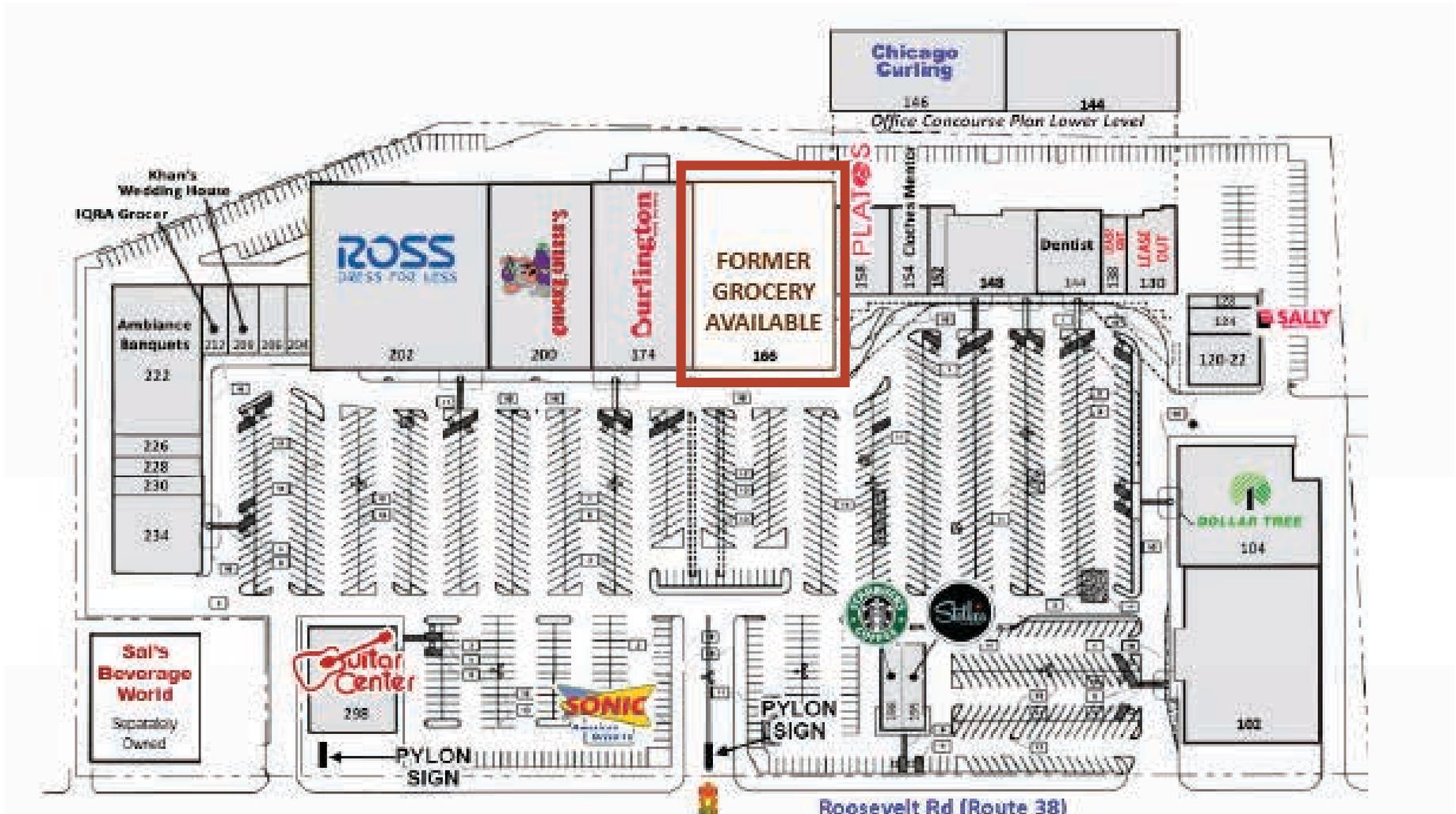
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VILLA PARK, ILLINOIS

Villa Park enjoys a small-town atmosphere with charming tree-lined streets, diverse historic architecture, and a sense of community.

- Convenient location for commuters – direct access to 9 state and interstate highways, 3 major East-West Arterials: North Avenue, Roosevelt Road, & St. Charles Road. Located just 10 miles for 2 major airports and only 19 miles from downtown Chicago.
- Business Friendly – 3 Major shopping Centers, 16+ strip malls, 4 TIF Districts including three new TIF grant programs in 2025 for façade, tenant, and site improvements.
- Excellent Schools - District 45, District 48, and District 88 which includes Willowbrook High School named as one of the top schools in the Nation by Newsweek, Best High Schools by US News & World Report, and America's Most Challenging High Schools by The Washington Post.

<https://villaparkchamber.org/community-info/amenities/>
<https://www.invillapark.com/1130/Comprehensive-Plan>



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