

# Westchester Center

10348-10356 W Roosevelt Road, Westchester, IL 60154



## FEATURES

**+ NEIGHBORHOOD STRIP CENTER WITH REGIONAL ACCESSIBILITY**

- 1 Space Available
- 1,400 SF (Former Restaurant)

**+ HUGE EXPOSURE TO MAJOR INTERSECTION**

- 56,700 VPD at Intersection
- High Visibility to both Mannheim and Roosevelt Rd
- Pylon Signage at Corner

**+ EASY ACCESS**

- Down the Street from I-290 Interchange
- Curb Cuts on Mannheim and Roosevelt

**+ STRONG DEMOS**

- 131,428 Residents within 3 Miles
- \$103,160 Avg HH Income

## Contact Us

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**Alex Corno**

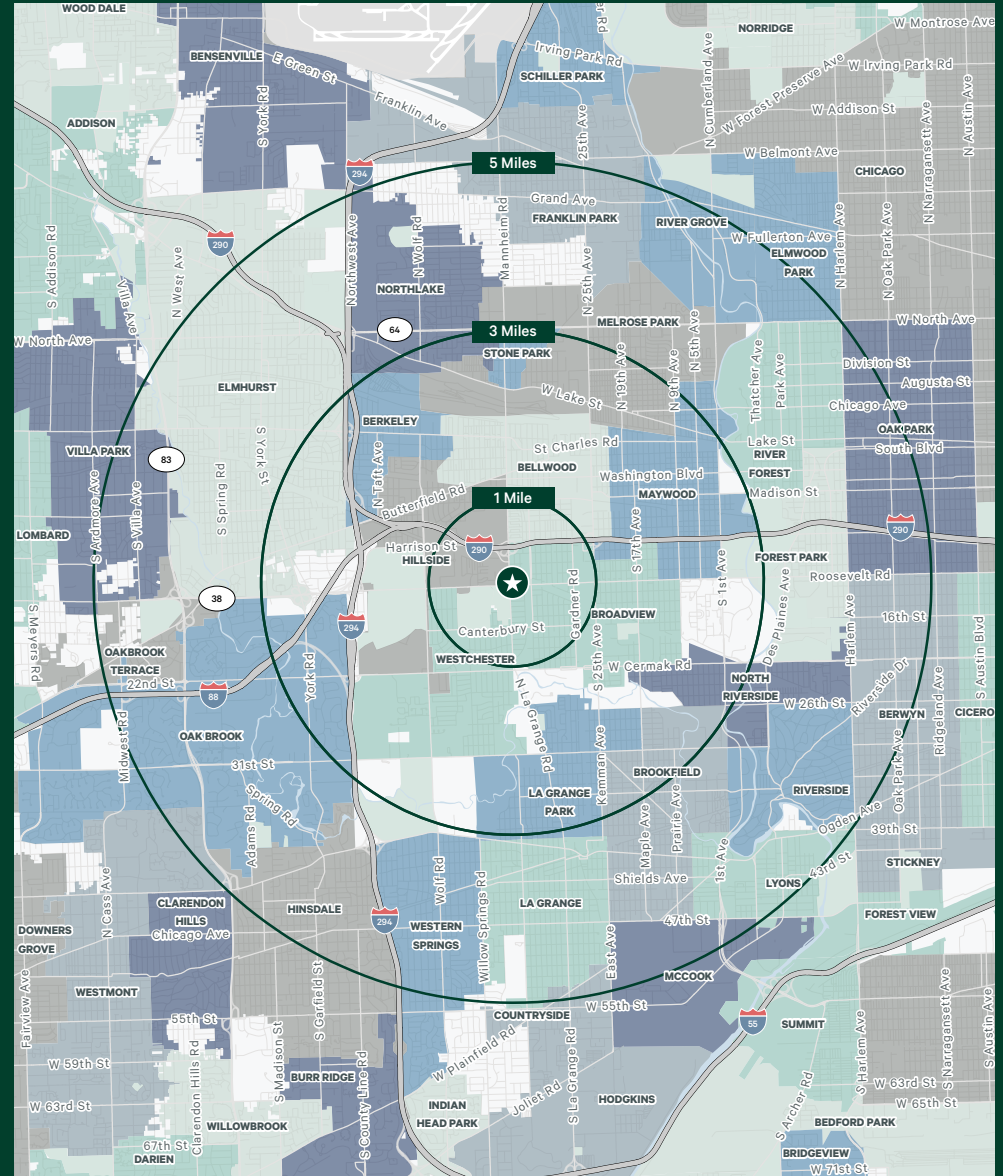
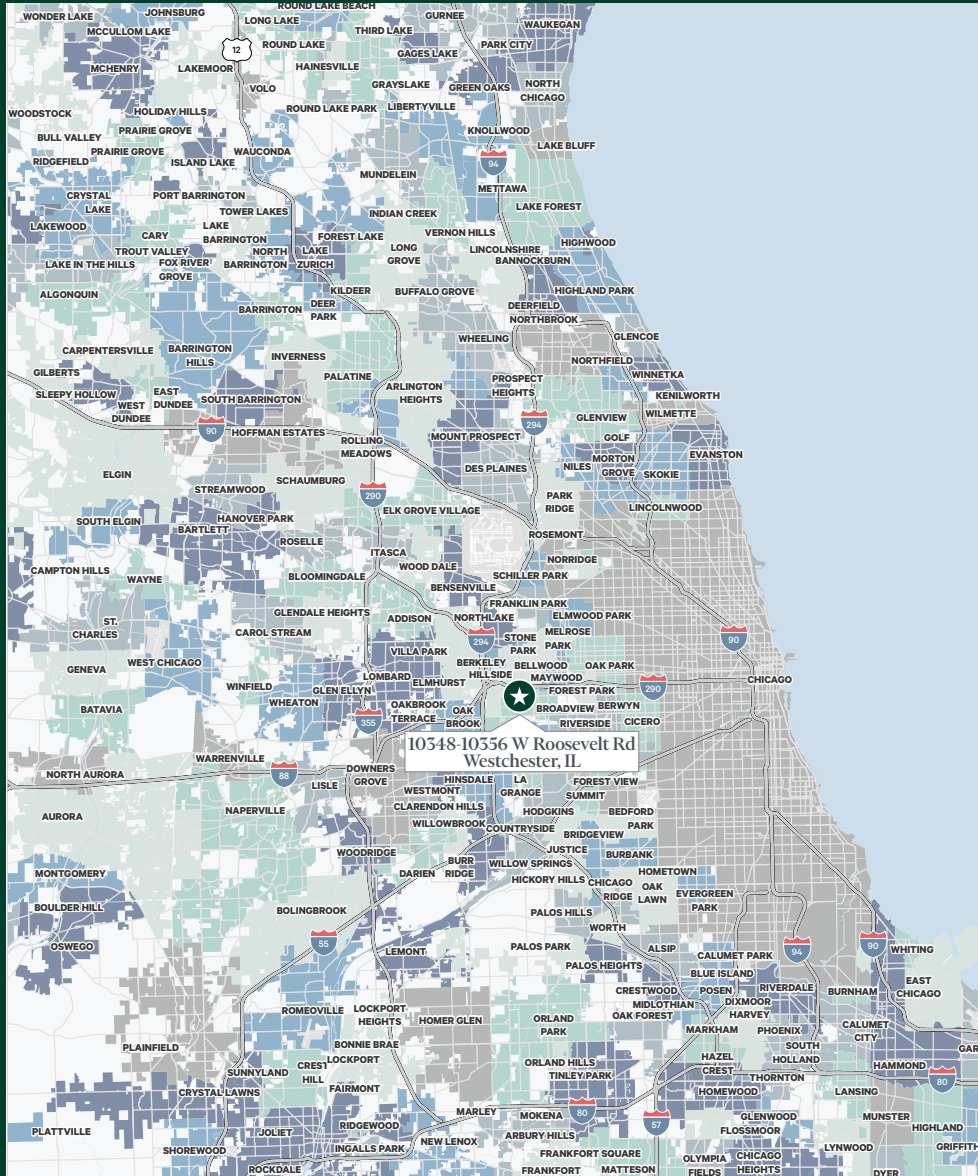
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For Lease

# Location Overview



# Westchester Center

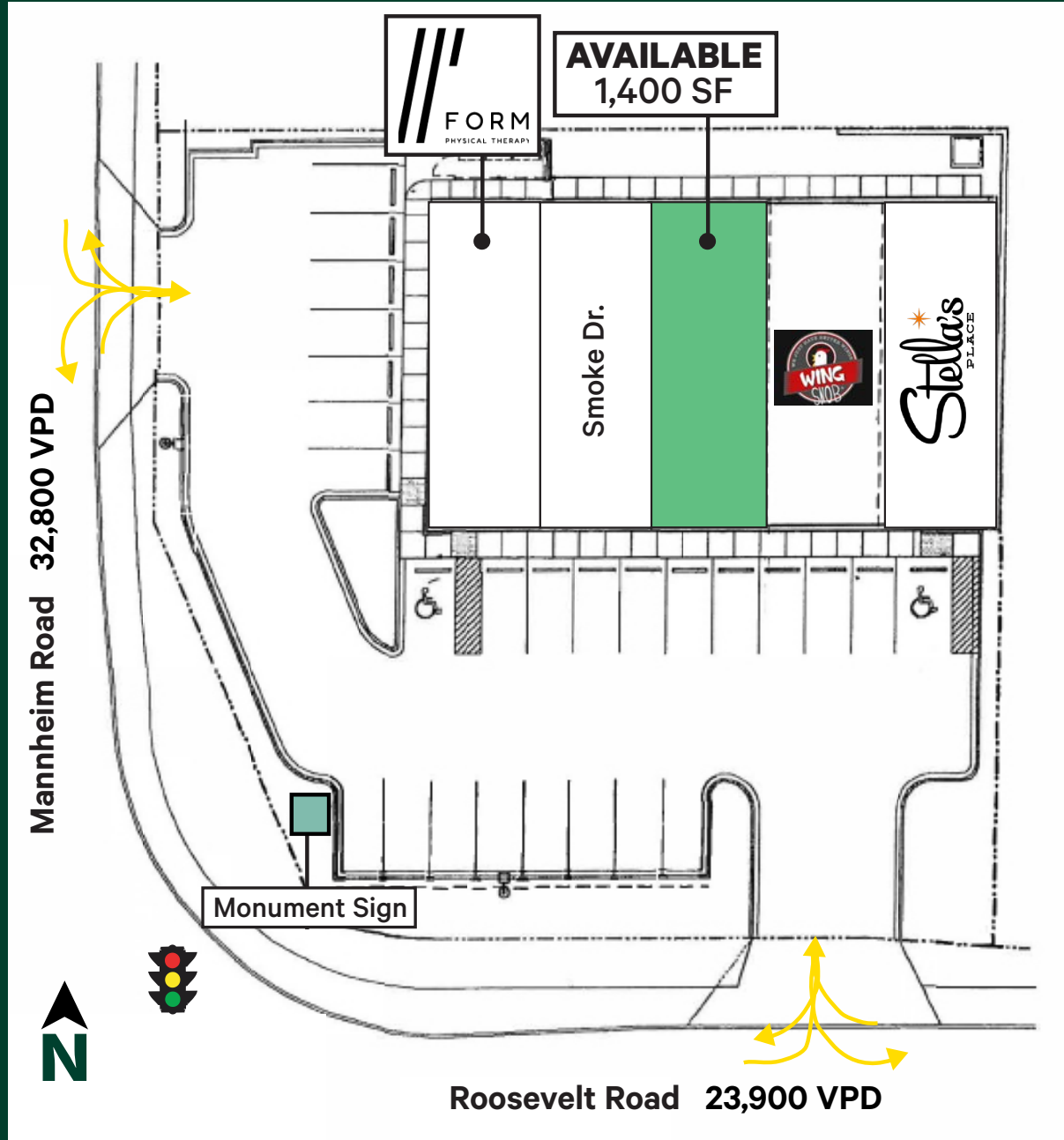
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# For Lease

## + NEIGHBORHOOD STRIP CENTER WITH REGIONAL ACCESSIBILITY



# Site Plan



+HUGE EXPOSURE TO MAJOR INTERSECTION

+EASY ACCESS



**CBRE**  
**DEMOGRAPHIC BRIEF**

10356 W ROOSEVELT RD

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	13,734	131,428	386,354
2028 Population - Five Year Projection	13,355	128,447	379,346
2020 Population - Census	14,227	133,876	391,905
2010 Population - Census	14,132	133,596	384,310
2020-2023 Annual Population Growth Rate	-1.08%	-0.57%	-0.44%
2023-2028 Annual Population Growth Rate	-0.56%	-0.46%	-0.37%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	5,197	46,696	145,370
2028 Households - Five Year Projection	5,118	46,302	145,024
2010 Households - Census	5,211	46,233	141,573
2020 Households - Census	5,272 95.0%	47,040 93.9%	145,775 93.6%
2020-2023 Compound Annual Household Growth Rate	-0.44%	-0.23%	-0.09%
2023-2028 Annual Household Growth Rate	-0.31%	-0.17%	-0.05%
2023 Average Household Size	2.62	2.79	2.62
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$100,337	\$103,160	\$128,153
2028 Average Household Income	\$114,716	\$117,212	\$144,562
2023 Median Household Income	\$79,253	\$75,156	\$84,798
2028 Median Household Income	\$91,317	\$82,626	\$95,390
2023 Per Capita Income	\$38,479	\$36,963	\$48,252
2028 Per Capita Income	\$44,555	\$42,610	\$55,293
<b>HOUSING UNITS</b>			
<b>2023 Housing Units</b>	<b>5,512</b>	<b>49,966</b>	<b>156,348</b>
2023 Vacant Housing Units	315 5.7%	3,270 6.5%	10,978 7.0%
2023 Occupied Housing Units	5,197 94.3%	46,696 93.5%	145,370 93.0%
2023 Owner Occupied Housing Units	4,277 77.6%	34,061 68.2%	104,339 66.7%
2023 Renter Occupied Housing Units	920 16.7%	12,635 25.3%	41,031 26.2%
<b>EDUCATION</b>			
<b>2023 Population 25 and Over</b>	<b>9,653</b>	<b>90,257</b>	<b>266,212</b>
HS and Associates Degrees	5,967 61.8%	50,695 56.2%	125,036 47.0%
Bachelor's Degree or Higher	3,055 31.6%	27,746 30.7%	116,114 43.6%
<b>PLACE OF WORK</b>			
2023 Businesses	622	4,042	15,050
2023 Employees	8,117	72,273	217,856

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