



Offering Summary

Available SF:	6,000 SF
Asking Rent:	Negotiable
NNN's:	Approx. \$4.35 PSF
Zoning:	C
Submarket:	West Suburbs
Traffic Count:	Approx. 50,000 VPD

Property Overview

Freestanding restaurant building along Roosevelt Road, fronting Roosevelt Plaza in Lombard, available for lease. The building is located along the south side of Roosevelt Road, and offers prospective Tenant's an opportunity to lease a second generation restaurant within the heavily trafficked Roosevelt Road retail corridor. Co-tenants at the plaza include Aldi, Starbucks, Hobby Lobby, Harbor Freight Tools, and Fruitful Yield. The space features second generation restaurant equipment and pylon signage featuring visibility and exposure to approx. 50,000 VPD. The Property is conveniently accessible, less than one (1) mile from Interstate-355, and is part of a dense commercial corridor filled with an abundance of national retailers including Jewel-Osco, Mariano's, and Burlington Coat Factory, Bob's Discount Furniture, Daria Furniture, Walgreens, and Dunkin', among many others.

Property Highlights

- Freestanding second generation restaurant along the Roosevelt Road commercial corridor in Lombard
- Opportunity to join a Retail Center featuring national Tenants including Aldi, Starbucks, Hobby Lobby, Harbor Freight Tools and Fruitful Yield
- Pylon Signage along Roosevelt Road features visibility and exposure to approx. 50,000 VPD
- .Ample parking on-site for easy customer access

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FOR LEASE | 275 WEST ROOSEVELT ROAD

LOMBARD RETAILER MAP



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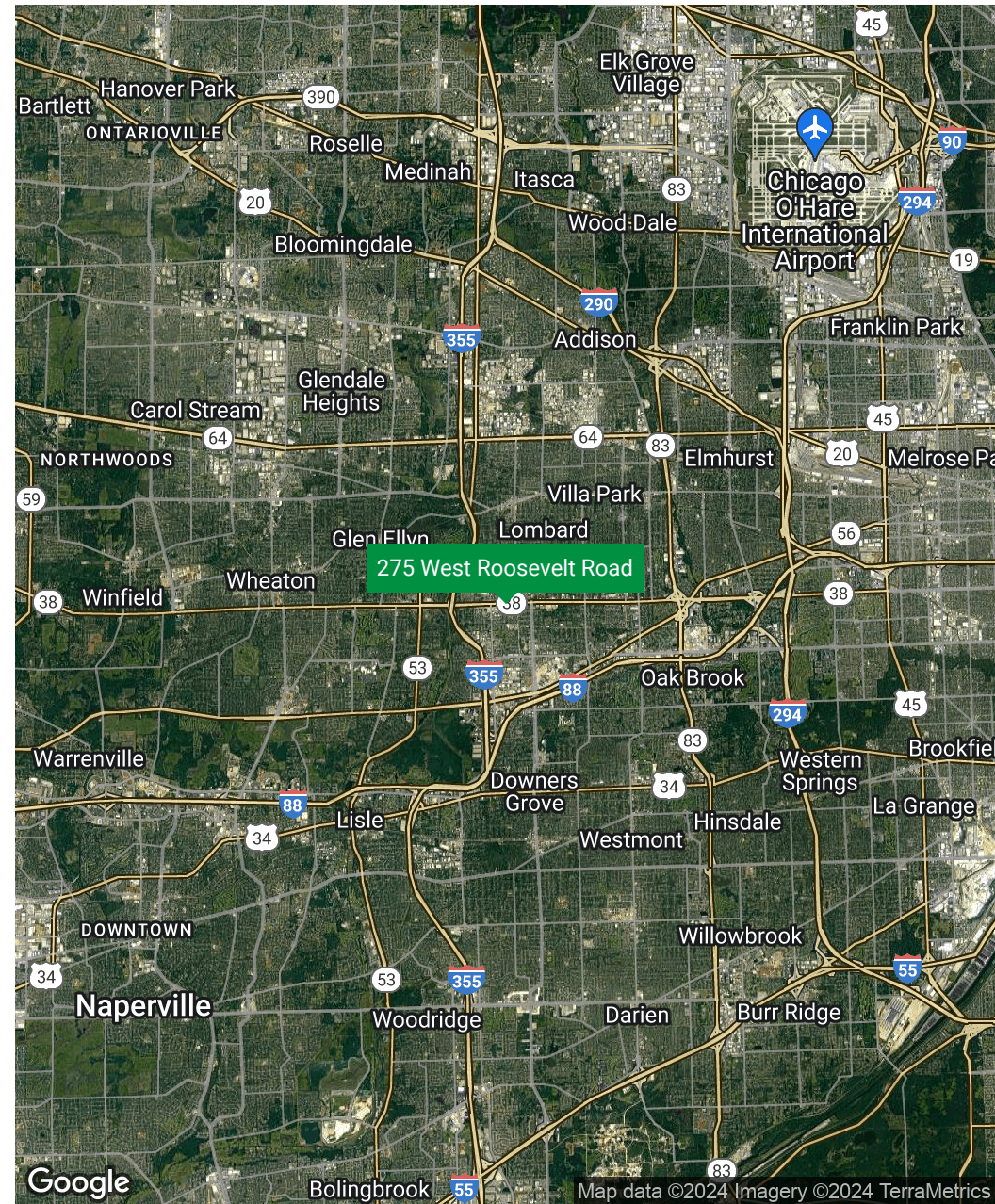
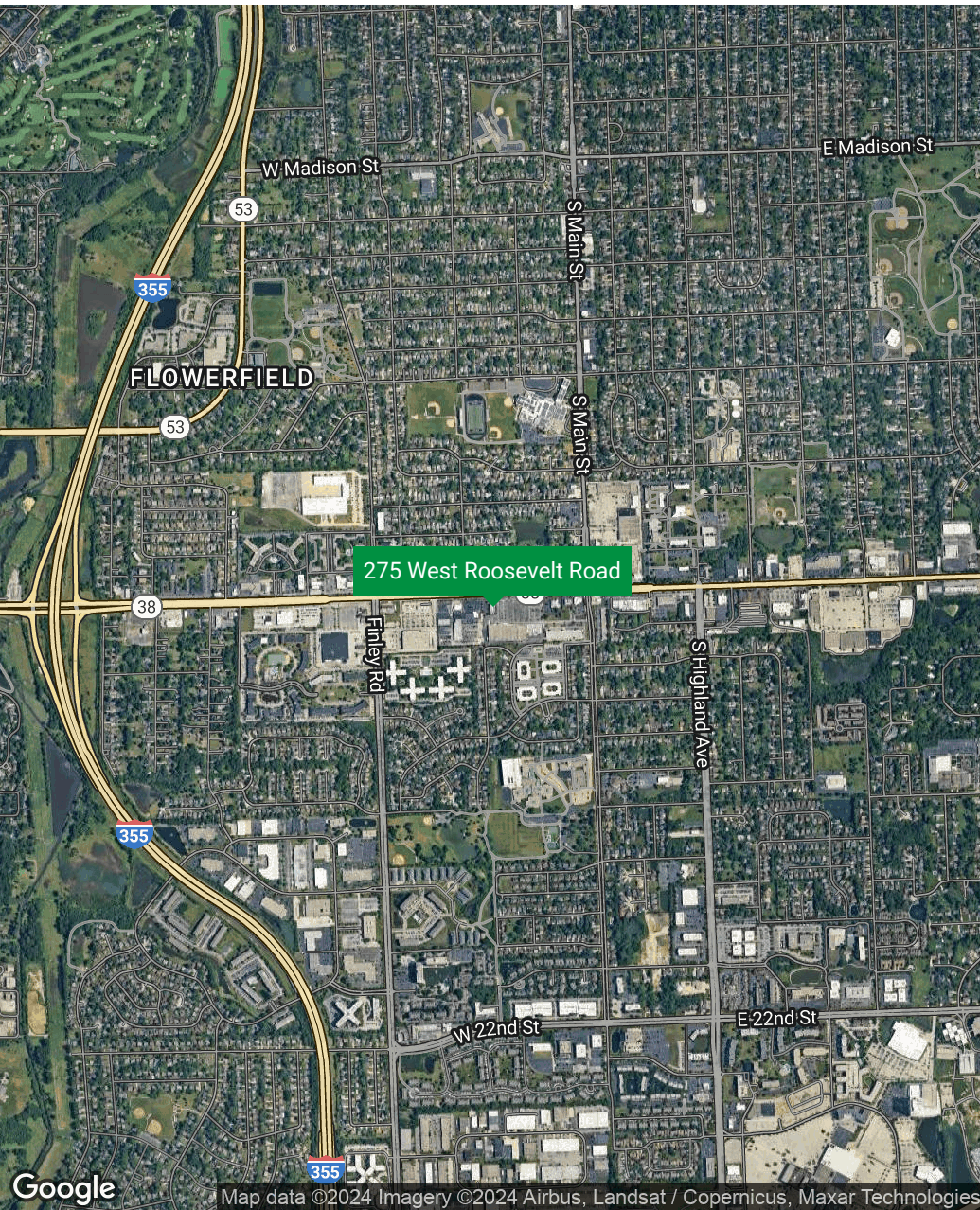
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LOCATION MAP



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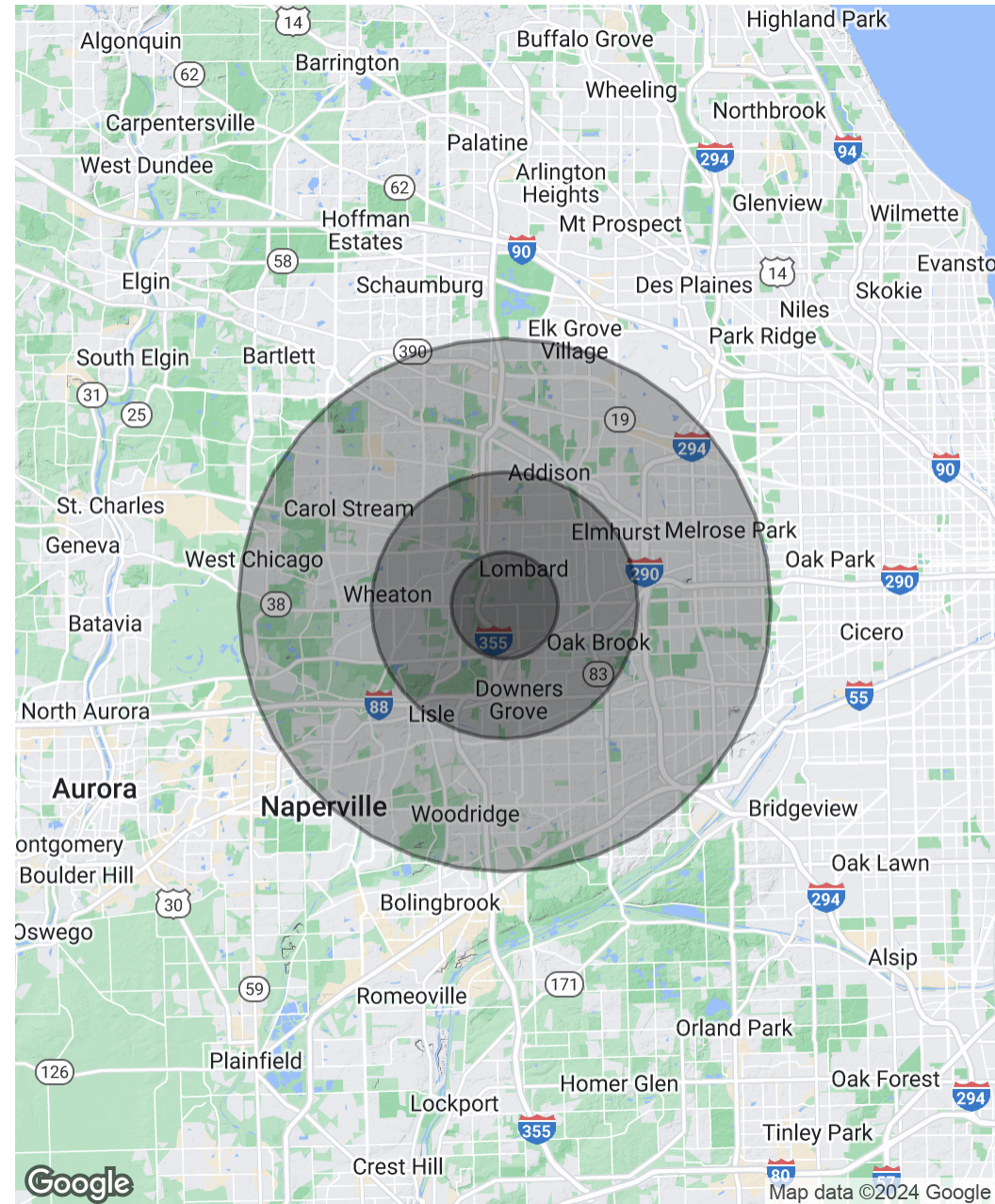
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Population	2 Miles	5 Miles	10 Miles
Total Population	50,907	287,225	1,072,217
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	20,470	110,468	400,369
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$140,963	\$150,696	\$140,783
Average House Value	\$406,735	\$486,174	\$444,364

Race	2 Miles	5 Miles	10 Miles
% White	66.7%	69.1%	60.8%
% Black	5.5%	4.6%	7.6%
% Asian	15.2%	10.5%	9.5%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.4%	0.5%	0.8%
% Other	4.4%	6.1%	10.6%

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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