



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$12.72 PSF
Available SF:	1,584 SF
Building SF:	18,055 SF
Year Built:	2008
Zoning:	C
Market:	Chicago
Submarket:	Eastern East/West Corridor

Property Overview

1,584 SF of retail space available for lease at the Highlands of Lombard, a multi-tenant shopping center located along the east side of Highland Avenue in Lombard, Illinois. The property provides an excellent opportunity to join an established center with co-tenants including Byrd's Hot Chicken, Brick's Pizza, and Beauty Craft among others. The Highlands of Lombard benefits from its location in Lombard, a quarter-mile north of Interstate-88 (I-88) and one (1) mile east of Interstate-355 (I-355), featuring convenient access to and from the property. From a local perspective, the property sits just north of the heavily-trafficked intersection at Butterfield Road (Route 56) and Highland Avenue. The center is part of a larger development including co-tenants The Dump, Potbelly, among others. Additionally, the center sits directly across the street from the Yorktown Center, a 100+ tenant super regional mall serving the western suburbs. Other neighboring retailers include Target, Best Buy, Dollar Tree, Starbucks, Dunkin', Panera Bread, The Patio, Miller's Ale House, Capital Grille, Olive Garden, McDonald's, Portillo's, and Burger King, among others.

Property Highlights

- Pylon signage available along Highland Avenue (11,700 VPD)
- Ability to join co-tenants Byrd's Hot Chicken, Brick's Pizza and Beauty Craft
- The Property sits in the same complex as City View at the Highlands, a 403-unit apartment complex, and across the street from the Yorktown Center, a 100+ tenant super regional mall
- Ample parking available on-site

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FOR LEASE | 2770 SOUTH HIGHLAND AVENUE

2770 S. HIGHLAND AVE - RETAILER



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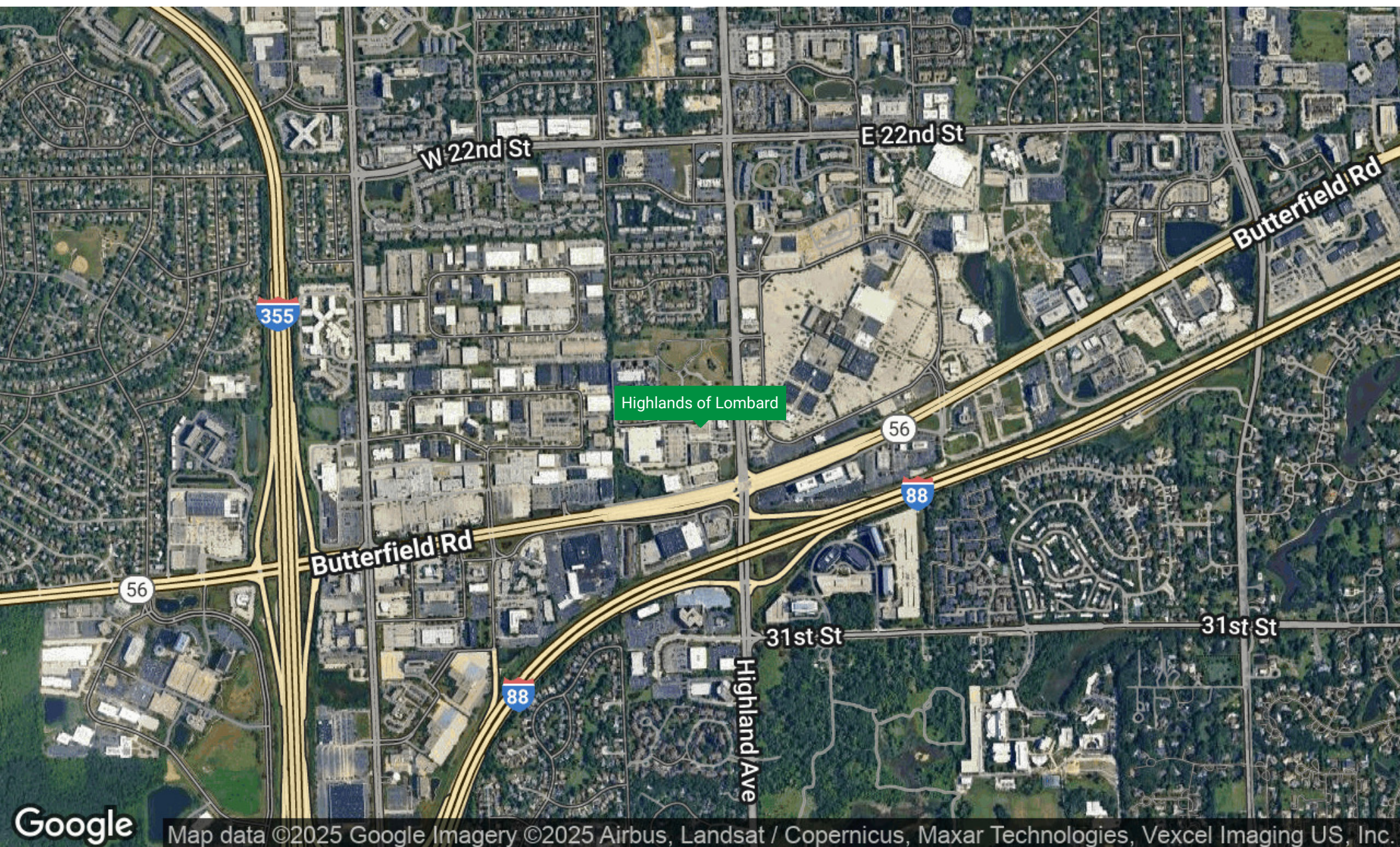
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LOCATION MAP



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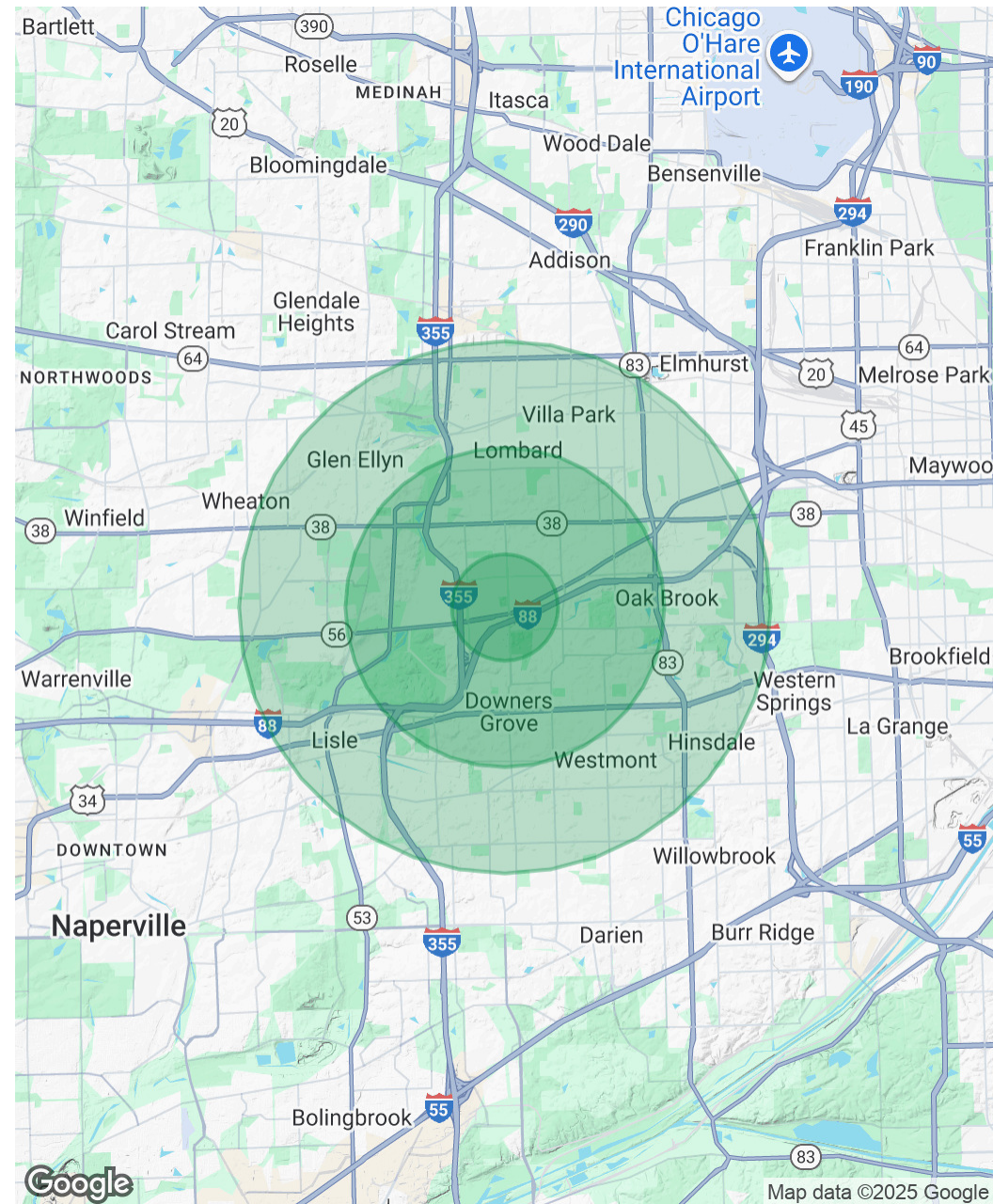
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,536	88,347	261,752
Average Age	42.8	40.1	40.3
Average Age (Male)	40.4	36.8	38.3
Average Age (Female)	45.2	42.6	41.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,408	34,784	103,008
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$89,279	\$96,246	\$101,465
Average House Value	\$450,023	\$395,233	\$407,875

2020 American Community Survey (ACS)



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