



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$10.50 PSF
Available SF:	Up to 4,509 SF
Year Built:	2014
Zoning:	B-3
Market:	Southwest Chicago
Parking:	64 Surface Level Spaces
Traffic Count:	Approx. 33,800 VPD

Property Overview

Up to 4,509 SF available for lease at 245 S. Weber Road in Romeoville. The storefront is located within a multi-tenant out lot building fronting The Ovation Center, anchored by Kohl's and Dollar Tree, and features a spacious interior, excellent frontage along Weber Road with visibility and exposure to approx. 33,800 VPD, and dual-sided monument signage. Opportunity to join national co-tenants Chipotle and Dunkin in addition to a diverse lineup of national retailers along Weber Road including: Walmart SuperCenter, Jewel Osco, Aldi, T.J. Maxx, Discovery Clothing, Petco, DaVita Dialysis, Blain's Farm and Fleet, Sally's Beauty, Starbucks, Jersey Mike's and Verizon, and many others.

Property Highlights

- Outlot Opportunity fronting Kohls and Dollar Tree along Weber Road (33,800 VPD) in Romeoville
- Co-tenants include Chipotle and Dunkin'
- Other retailers within the larger development include Pizza Hut, Chilis, AT&T, and Fifth Third Bank
- Dual-sided monument signage offers excellent exposure along Weber Road

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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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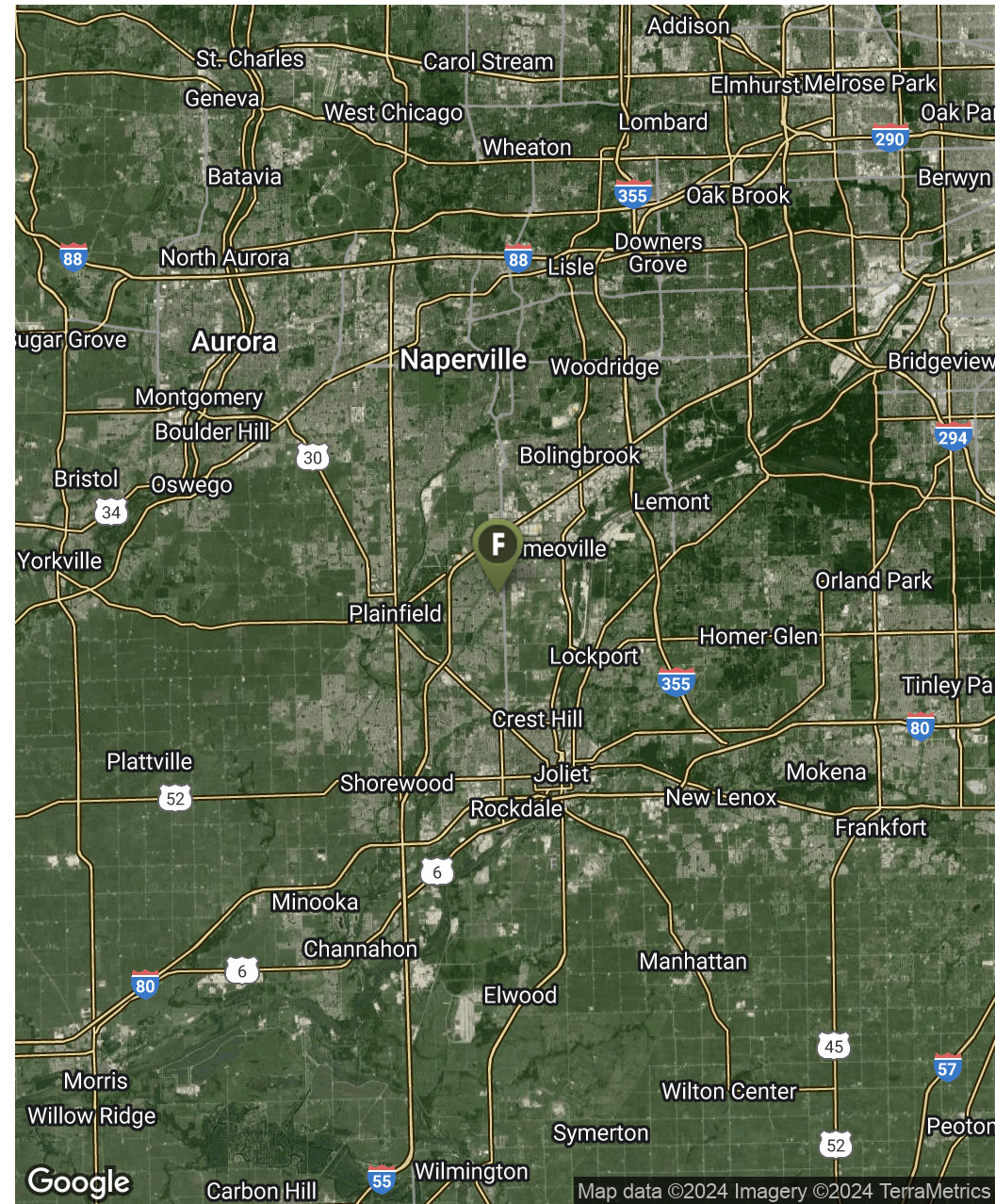
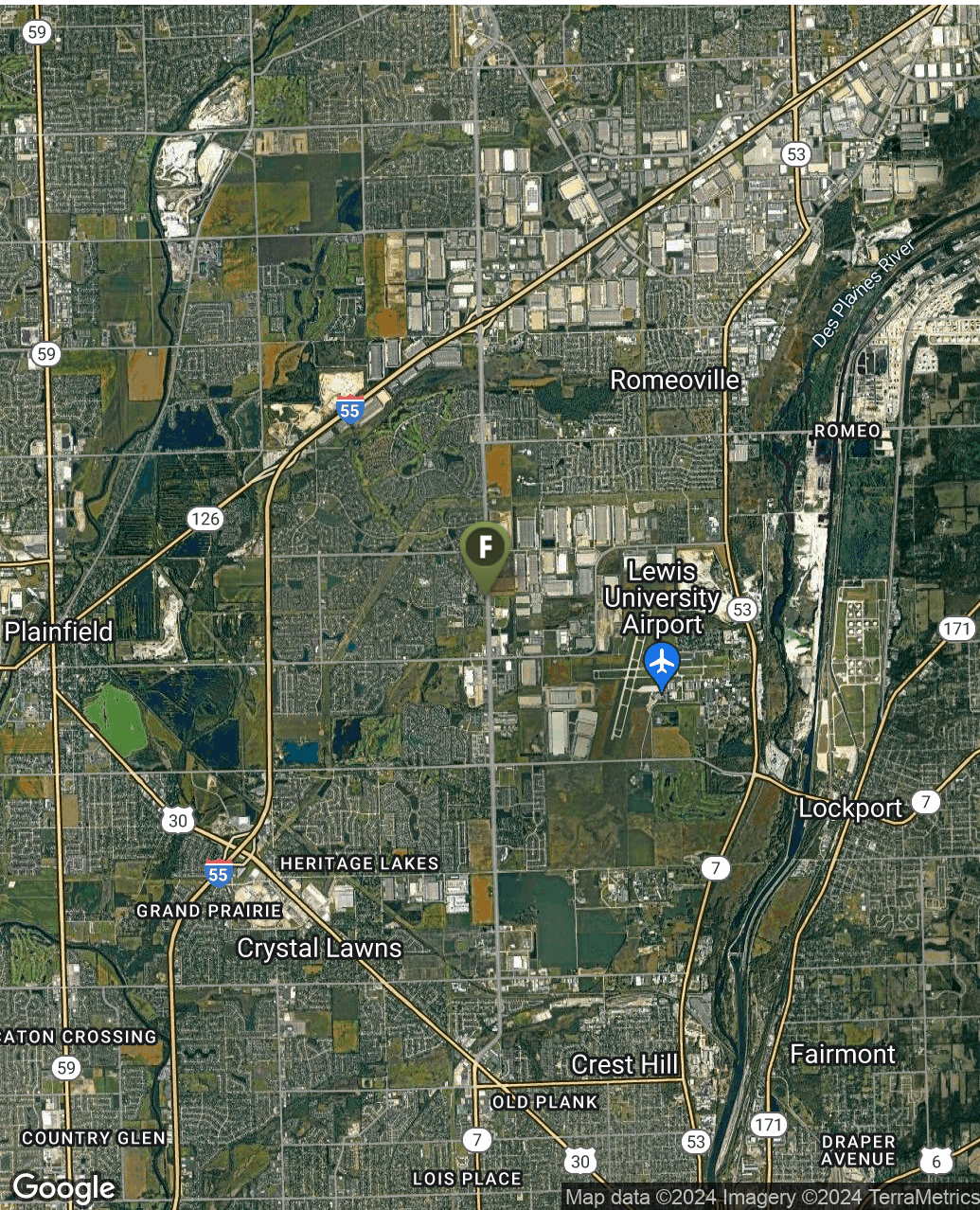
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# FOR LEASE | 245 SOUTH WEBER RD

LOCATION MAP



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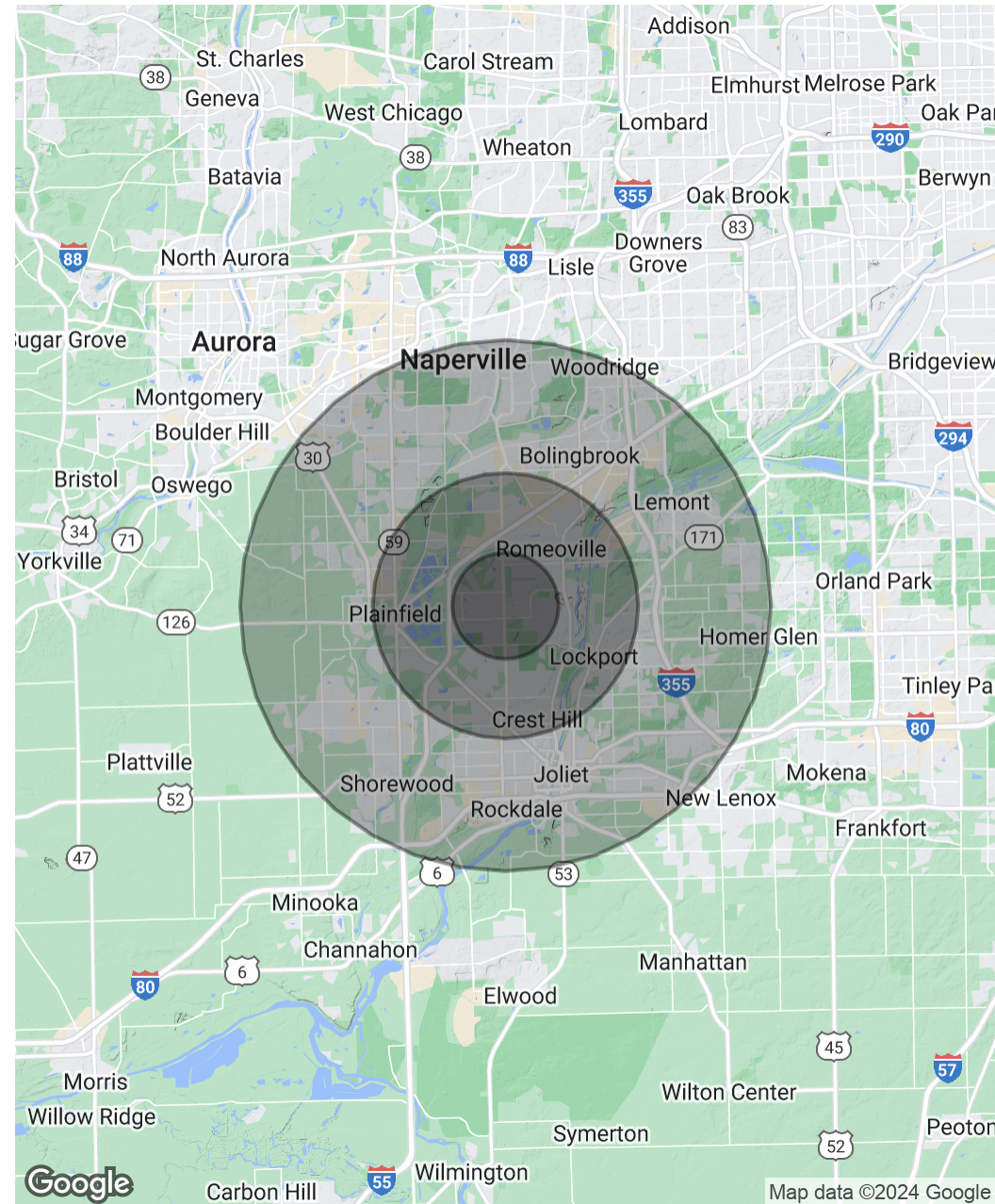


Population	2 Miles	5 Miles	10 Miles
Total Population	34,678	140,910	576,833
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	12,370	48,981	199,169
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$107,428	\$123,398	\$139,399
Average House Value	\$278,181	\$304,055	\$361,122

Race	2 Miles	5 Miles	10 Miles
% White	46.3%	53.7%	55.6%
% Black	16.6%	13.7%	11.8%
% Asian	7.9%	7.4%	10.2%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.8%	0.8%	0.7%
% Other	13.9%	11.3%	9.9%

Demographics data derived from AlphaMap



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