



FOR LEASE
LISLE RETAIL / RESTAURANT
/ MEDICAL / OFFICE SPACE
1040 Burlington Avenue
Lisle, IL 60532



HIGHLIGHTS

Property Type: Restaurant / Retail
/ Office / Medical

Lease Type: NNN

Size: 4,459 - 4,825 Sq Ft

Min. Divisible 1,250 Sq Ft

SNAPSHOT



- **Beautiful new construction development with 201 apartments (75% LEASED) and 13,676 Sq Ft of retail located at Main Street Burlington Avenue**
- **Ideal location for retail, restaurant, medical office, office, spa, salon, pet-related, or other retail / office use**
- **Only 2 spaces remaining: 4,459 Sq Ft commercial space & 4,825 Sq Ft commercial space - willing to demise to 1,250 Sq Ft minimum**
- **Restaurant spaces would include ~2,000 Sq Ft outdoor restaurant seating area (included at no additional charge)**
- **Excellent visibility to 9,850 vehicles per day**

TRANSIT



**Steps to Lisle Metra
Station**



**On Pace Bus
routes #825, 826,
& 827**



**0.3 miles to Pace Bus
routes #828 & 829**

DEMOGRAPHICS



Population
1 Mile 7,855



Households
1 Mile 3,535



Avg Household Income
1 Mile \$94,537



Consumer Spending
1 Mile \$92,320,000

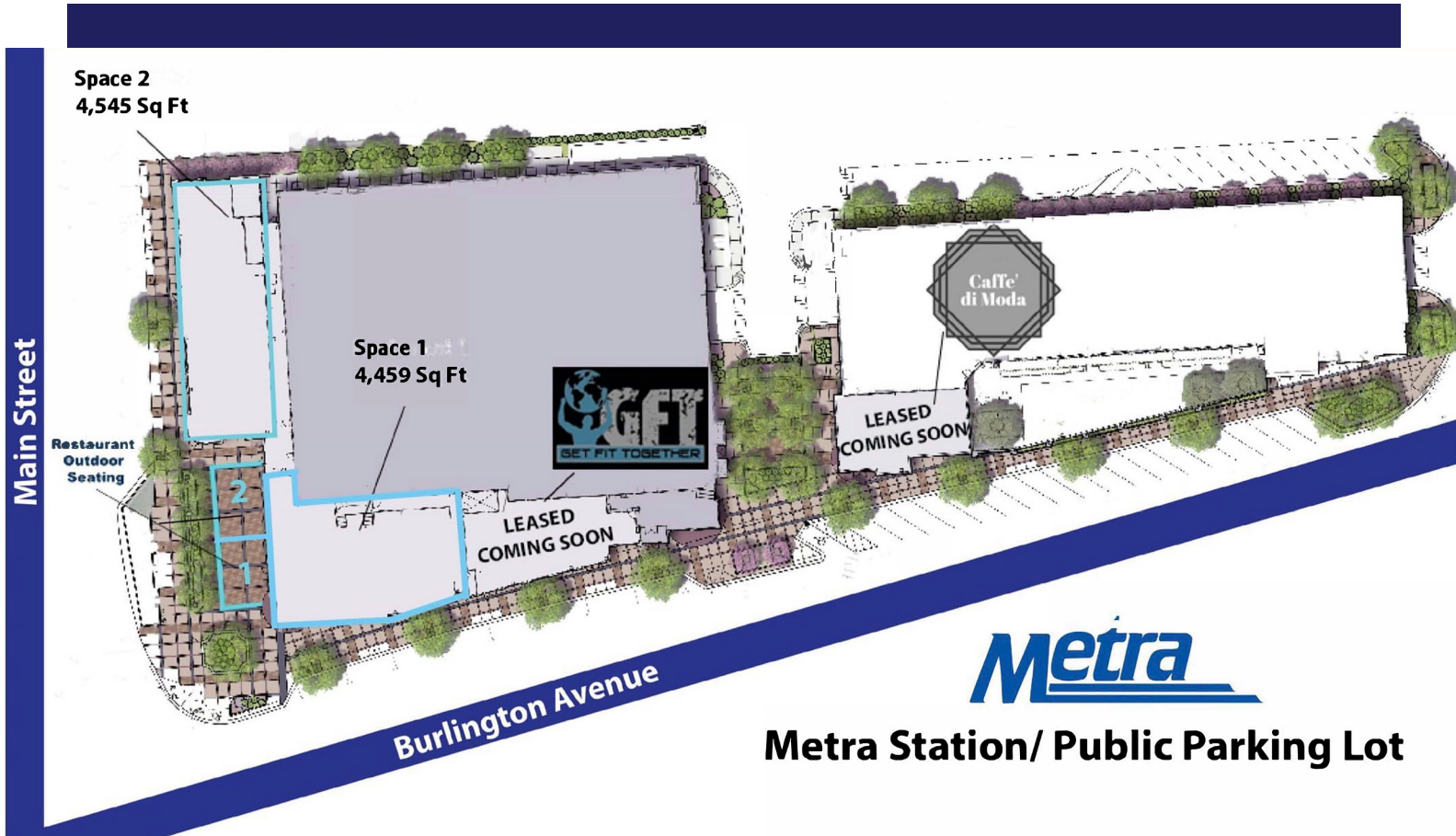
AREA MAP



TRAFFIC COUNT

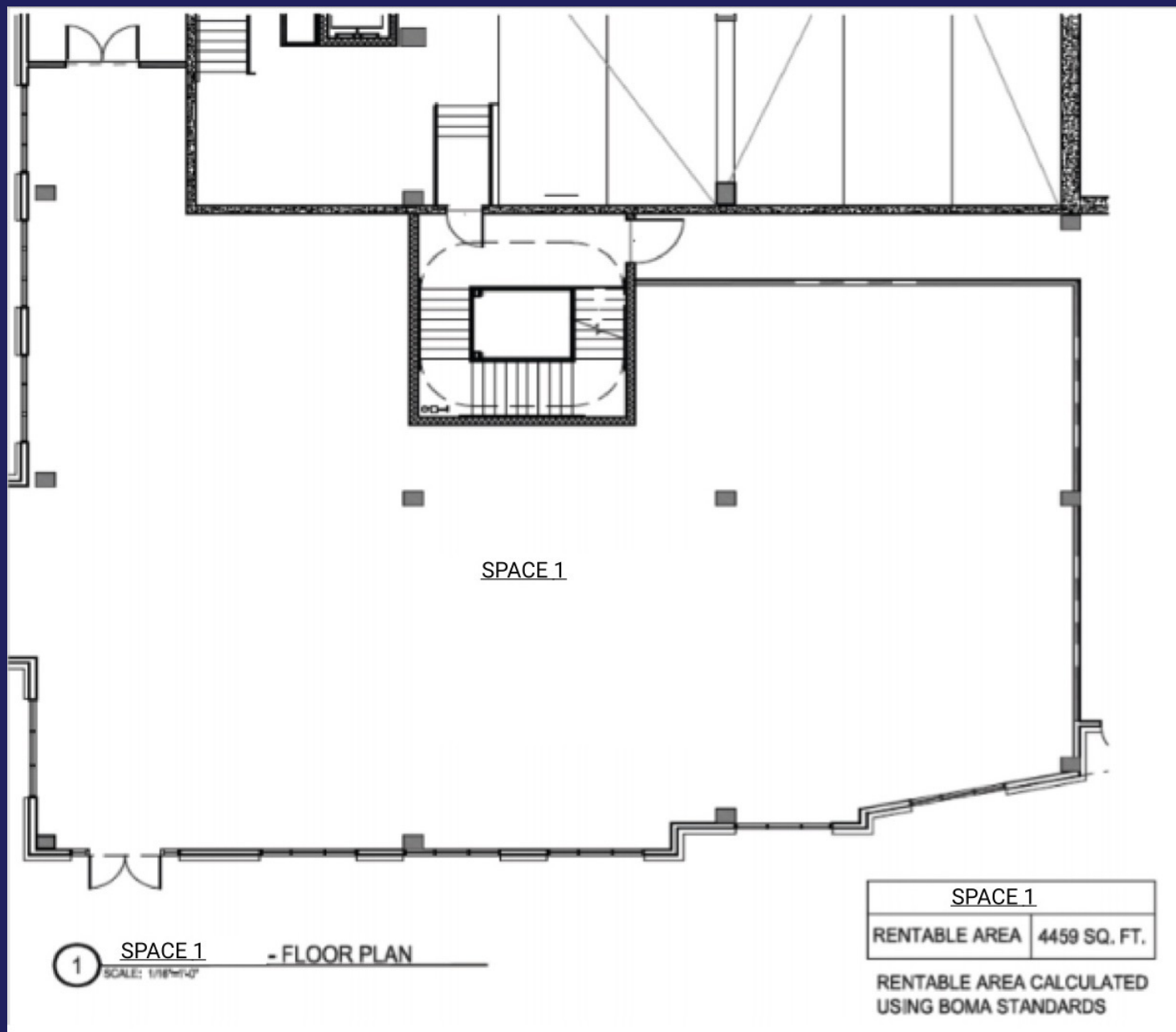
Main Street 9,850

SITE PLAN

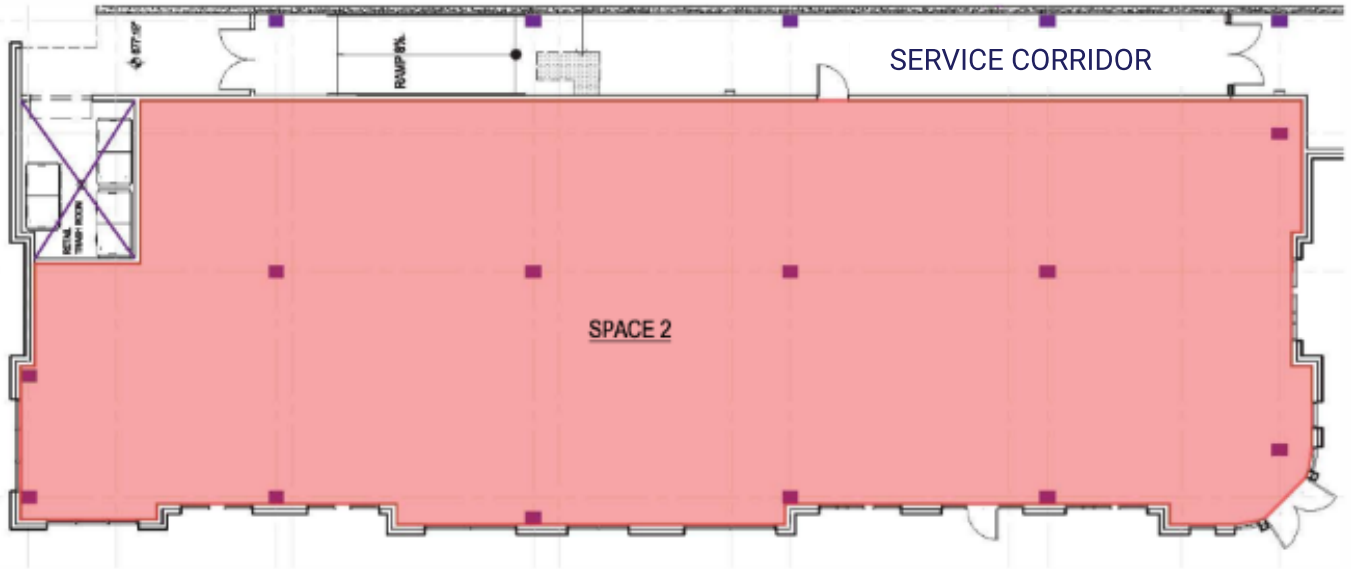


Metra
Metra Station/ Public Parking Lot

SPACE 1 FLOOR PLAN

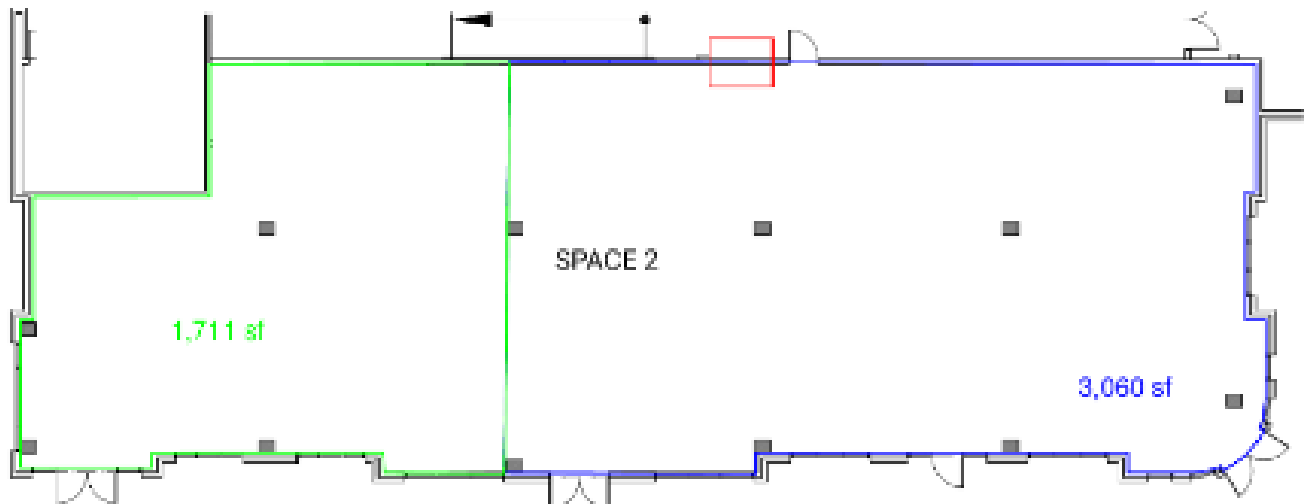


SPACE 2 FLOOR PLANS



2 SPACE 2 FLOOR PLAN
SCALE: 1/8"=1'-0"

SPACE 2	
Rentable Area	4,825 SQ. FT.
RENTABLE AREA CALCULATED USING BOMA STANDARDS	



1 SPACE 2 - FLOOR PLAN
SCALE: 1/8"=1'-0"

Potential Demise

Space 2	
Rentable Area	4,825 SF

RENTABLE AREA CALCULATED USING BOMA STANDARDS