



FOR SALE / GL

1560 75th St
Downers Grove, IL 60516
3,867 SF Outlot – Former Urgent Care

Brad Belden
Senior Vice President
847 698 8232
brad.belden@colliers.com

Scott Reinish
Senior Vice President
847 444 5727
scott.reinish@colliers.com



- [View Video](#)
- [View Online](#)
- [Take A Tour](#)

Colliers
6250 N. River Rd
Rosemont, IL 60018
+1 847 698 8232



VIDEO

360° VIRTUAL TOUR

Property Highlights

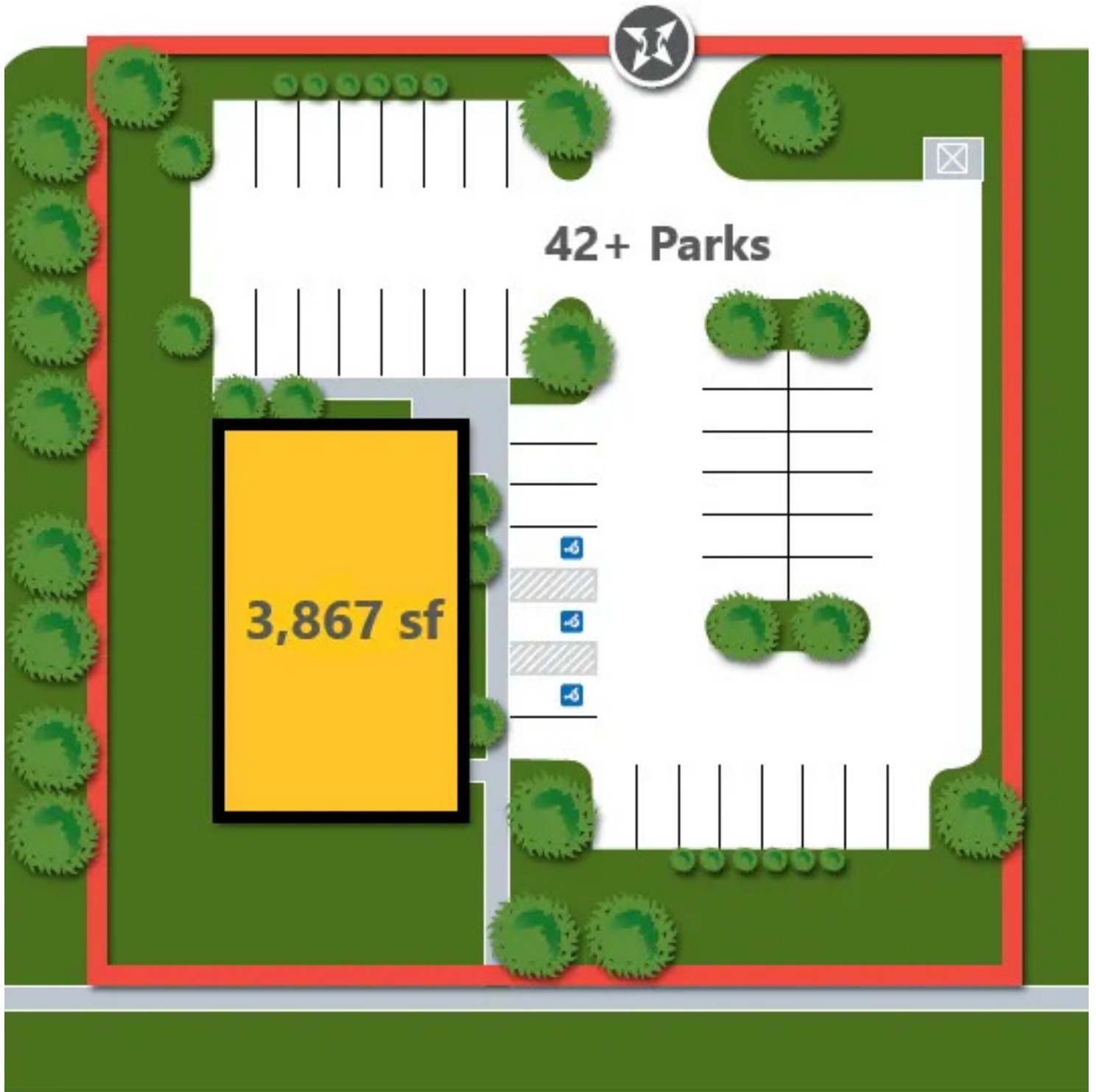
- 3,867 SF Outlot - Former Urgent Care
- Dedicated Pylon Sign
- Prime location - NW Corner of 75th & Lemont Rd
- Average Household Income of \$126K (10 miles)
- VPD - 39,400K on 75th Street & 13K on Lemont
- 42 surface parking spaces
- Significant frontage on 75th Street

Executive Summary

Sale Price:	\$1,950,000
Ground Lease Rate:	\$45.50 per year (NNN)
Taxes:	Approx. \$4.40 SF
GLA:	3,867 SF
Year Built	2017
Zoning:	B-2
Lot Size:	0.89 Acres
Traffic Count:	39,400 VPD

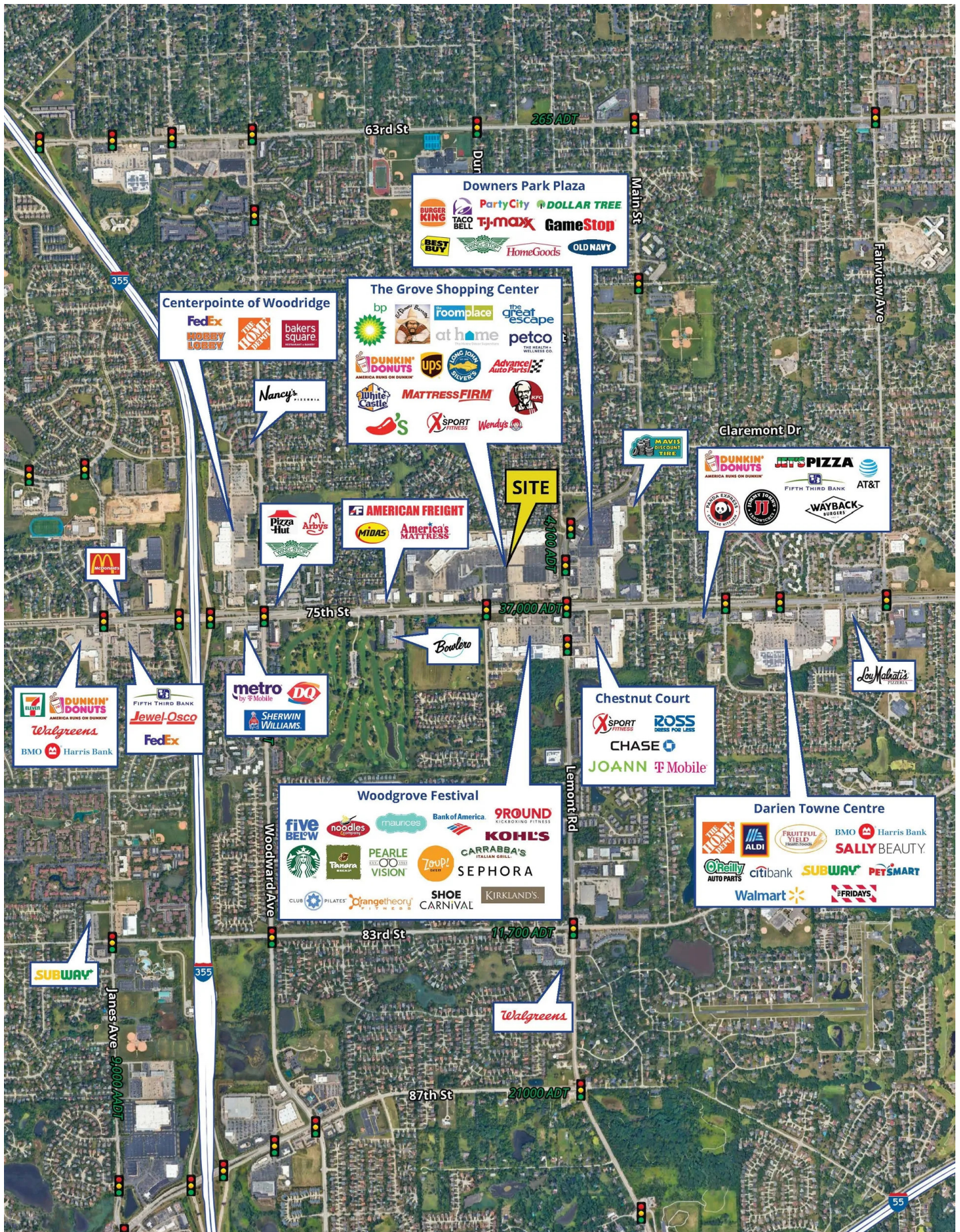
Property Description

For Sale or GL: Rare former Urgent Care outlot opportunity at The Grove shopping center in Downers Grove. Strategically positioned at the junction of 75th Street and Lemont Road, just east of the I-355 interchange. This prime location is nestled in a high-traffic area within an affluent community, ensuring a dynamic retail environment with guaranteed visibility and foot traffic. Join a prestigious lineup of national retailers by tapping into a market of 232K residents within a 5-mile radius, with an average household income of \$126K. The daytime population of 115,637 ensures a constant flow of potential customers. The Grove isn't just a location; it's a strategic asset for your business in Downers Grove's competitive retail landscape.



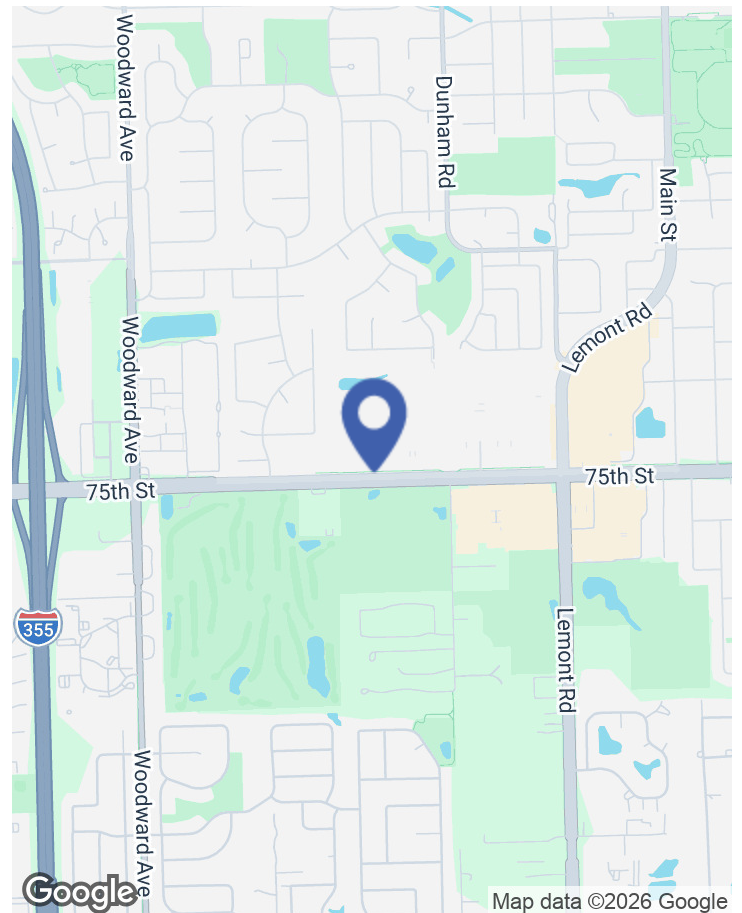
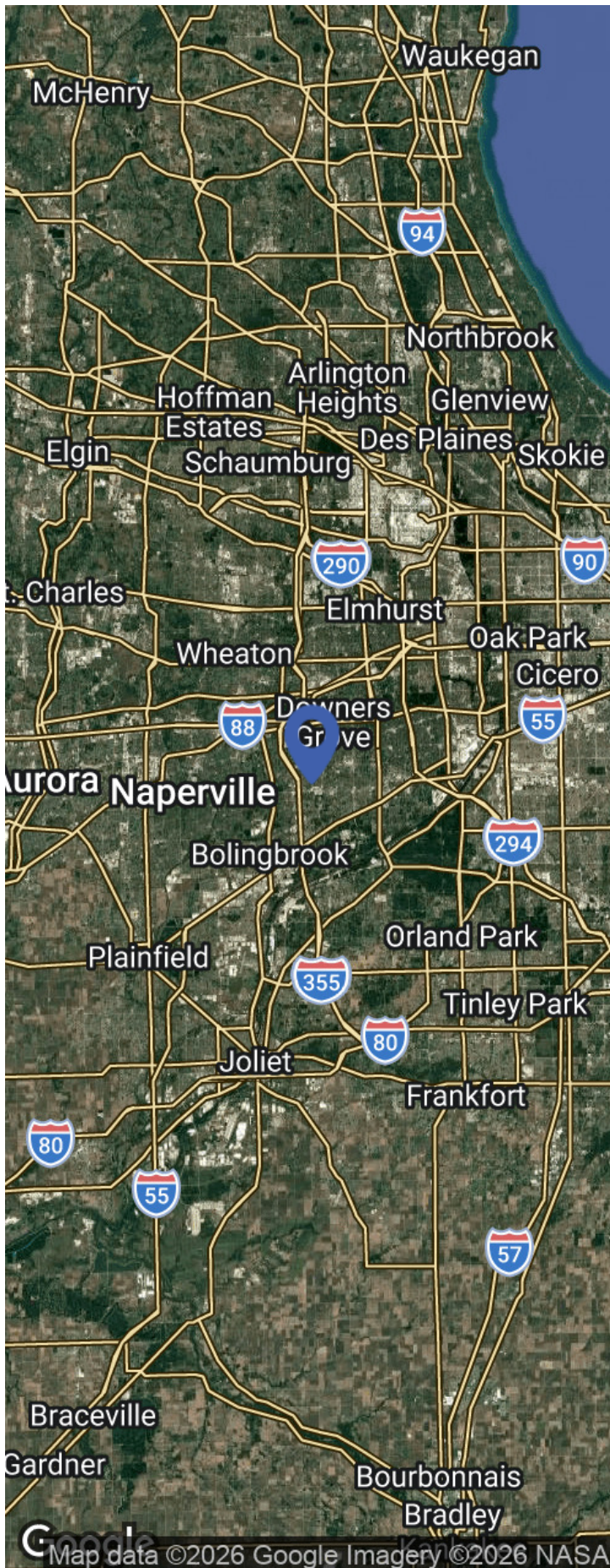
39,400 DAILY

75TH STREET



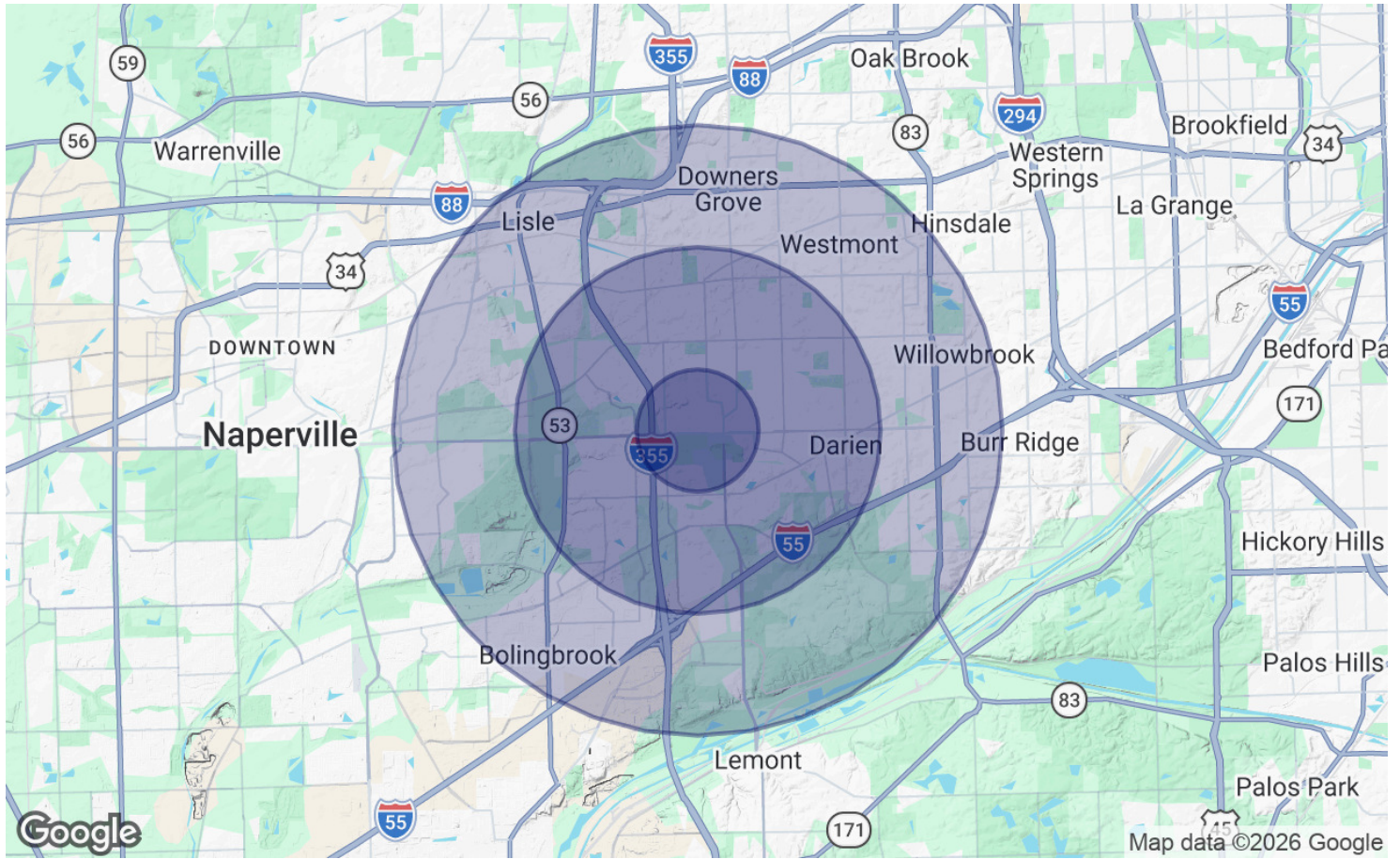






Location Overview

Downers Grove, situated 22 miles west of downtown Chicago in DuPage County, Illinois, is a captivating suburban enclave blending rich history with modern allure. Established in the mid-19th century, this community boasts a diverse array of architectural styles, from historic residences to contemporary homes, creating an inviting and visually appealing landscape. The town's downtown area is a vibrant hub with charming shops, eateries, and cultural amenities like the iconic Tivoli Theatre. Downers Grove's commitment to education is evident in its esteemed schools, making it an ideal locale for families. With tree-lined streets, expansive parks, and a commitment to community, Downers Grove strikes a perfect balance between small-town charm and contemporary convenience. Convenient access to major highways and a nearby Metra rail station further enhances its appeal for those seeking a suburban haven with easy connectivity to Chicago's urban offerings.



Population	1 Mile	3 Miles	5 Miles
Total Population	12,636	101,609	241,047
Average Age	40.9	41.4	41.7
Average Age (Male)	40.8	40.9	40.7
Average Age (Female)	42.1	42.6	43.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,850	41,053	94,934
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$137,518	\$129,678	\$143,891
Average House Value	\$385,878	\$390,501	\$416,389

2023 American Community Survey (ACS)