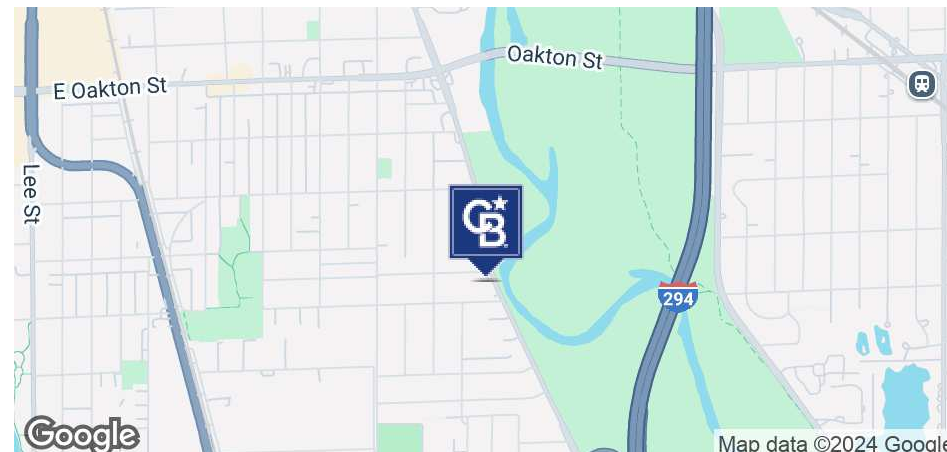


FOR LEASE

1982 S RIVER ROAD

1926-1992 S River Road, Des Plaines, IL 60018



PROPERTY DESCRIPTION

Retail Space Available on River Road in Des Plaines! In-line space offers 1,457± SF. Pylon signage on River Road and Surface parking. Co-tenants include Dunkin, Med-Spa, Sushi UA, and Beauty Salon. A great opportunity for a variety of businesses!!

PROPERTY HIGHLIGHTS

- In-line Retail Space
- Surface Parking
- Exposure off River Road, 23,210 VPD

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,457± SF
Building Size:	10,005 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,402	44,185	120,352
Total Population	12,093	115,459	313,170
Average HH Income	\$81,158	\$79,772	\$79,909

Mike Velasco

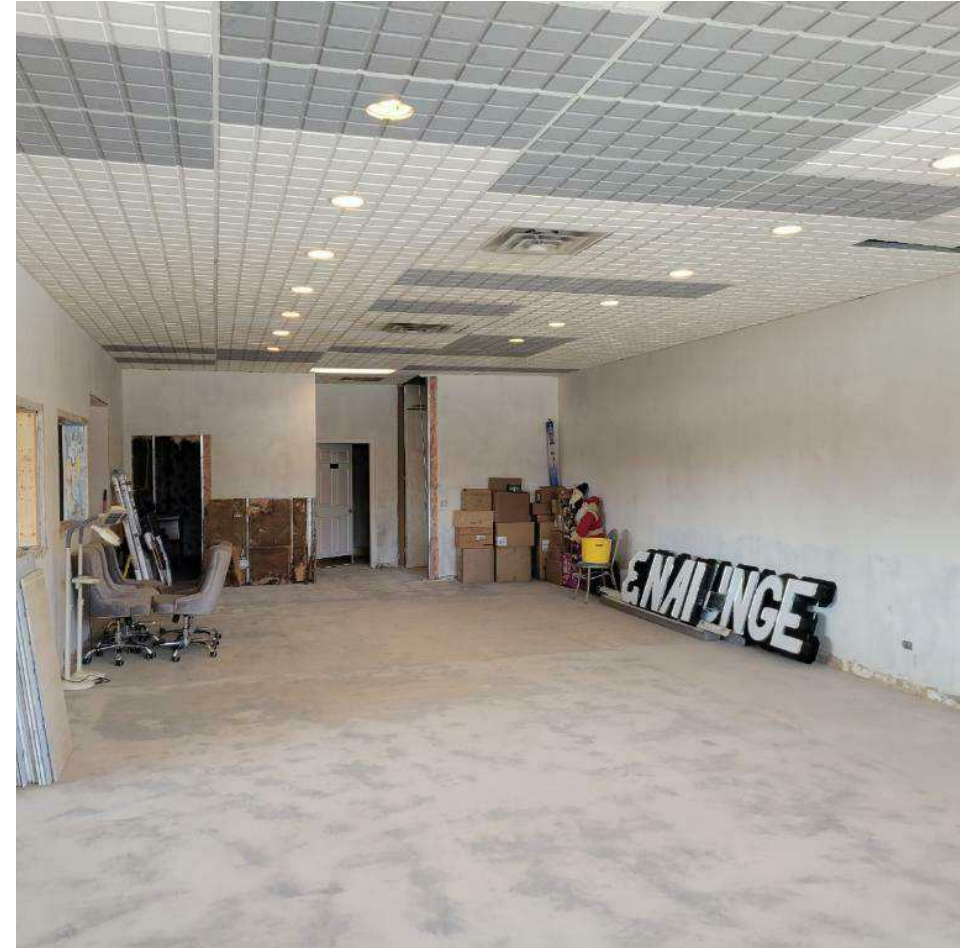
Sr. Commercial Executive
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COLDWELL BANKER
COMMERCIAL
REALTY

UNIT 1982 (1,457± SF)

1982 S RIVER ROAD
1926-1992 S River Road Des Plaines, IL 60018



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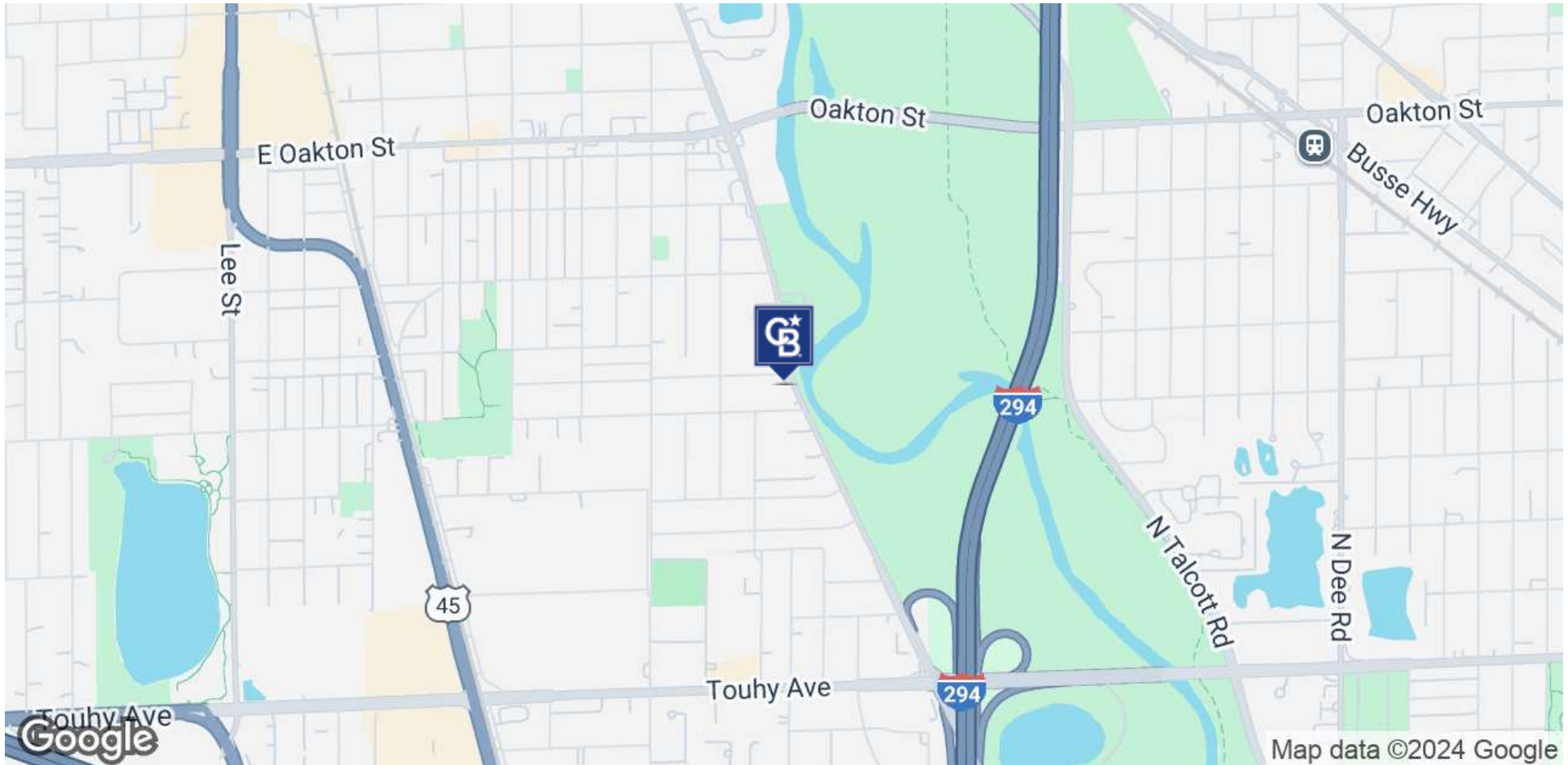


COLDWELL BANKER
COMMERCIAL
REALTY

LOCATION MAP

1982 S RIVER ROAD

1926-1992 S River Road Des Plaines, IL 60018



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DEMOGRAPHICS

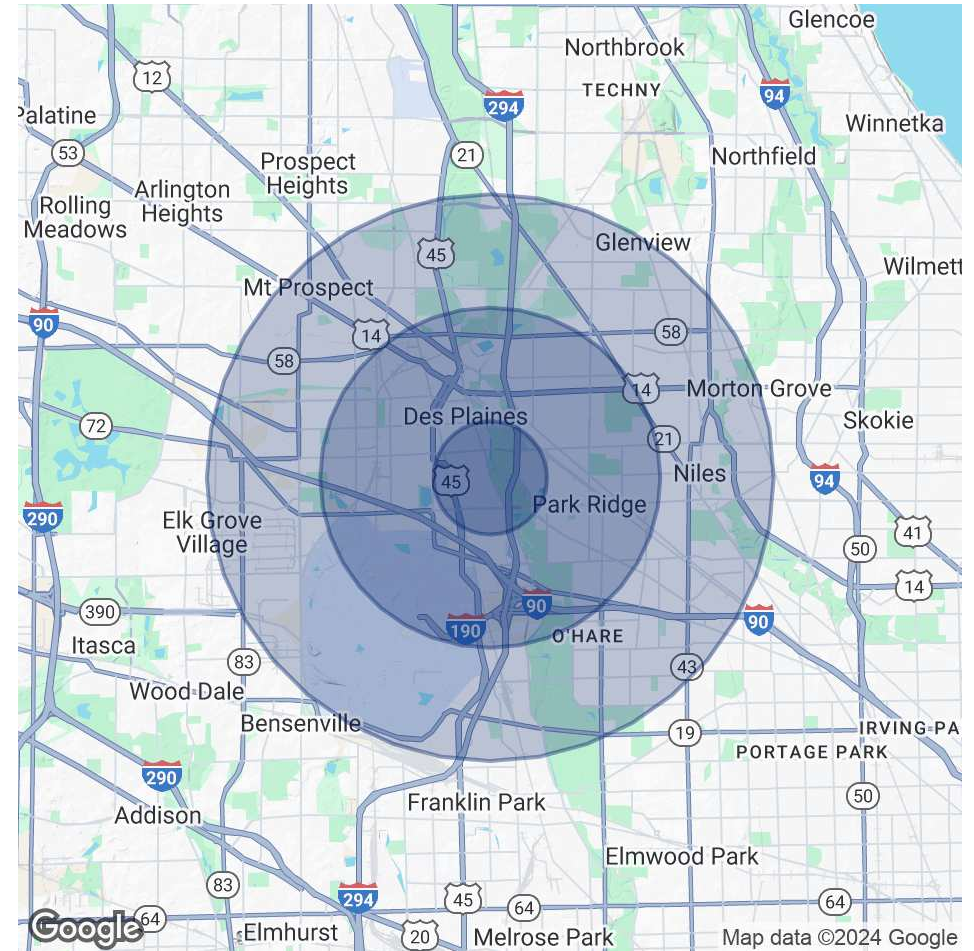
1982 S RIVER ROAD

1926-1992 S River Road Des Plaines, IL 60018

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,093	115,459	313,170
Average Age	40.9	40.7	41.1
Average Age (Male)	39.6	38.8	39.3
Average Age (Female)	41.5	42.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,402	44,185	120,352
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$81,158	\$79,772	\$79,909
Average House Value	\$330,408	\$364,167	\$359,529

2020 American Community Survey (ACS)



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