

Retail Space For Lease



# ROOSEVELT RD RETAIL SPACE

330 W. ROOSEVELT RD., LOMBARD, IL 60148

## ROOSEVELT RD RETAIL



### OFFERING SUMMARY

Available SF:	12,000 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Pass-Thrus:	\$4.00/SF
Lot Size:	2.58 Acres
Building Size:	27,576 SF
Zoning:	B4A
Submarket:	Roosevelt Road Retail Corridor

### PROPERTY HIGHLIGHTS

- Anchor retail space, former Office Furniture Store
- Space features two restrooms, utility closet, electric room, and small office
- Warehouse/storage space with DID and access to the showroom
- Ample parking and monument signage available
- Co-tenants include Leslie's Pool Supply, Vision One, and more
- 34,300 Vehicles per day pass the center

### LOCATION OVERVIEW

Located on the Route 38 (Roosevelt Rd.) retail corridor. Less than a mile of I-355 interchange and directly across from Mariano's.

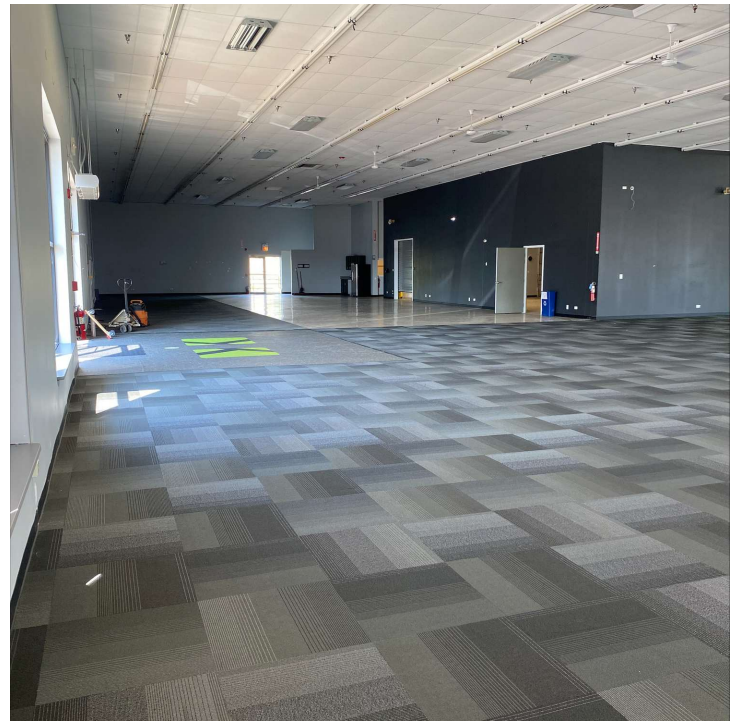
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,911	39,173	100,177
Total Population	15,278	99,424	262,469
Average HH Income	\$76,651	\$92,728	\$96,132



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## 4,740 SF RETAIL ENDCAP



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