



**CRA**  
CARR REALTY ADVISORS



---

**519 N CASS AVE**

---

WESTMONT, IL 60559

SPACES FOR LEASE

# Summary

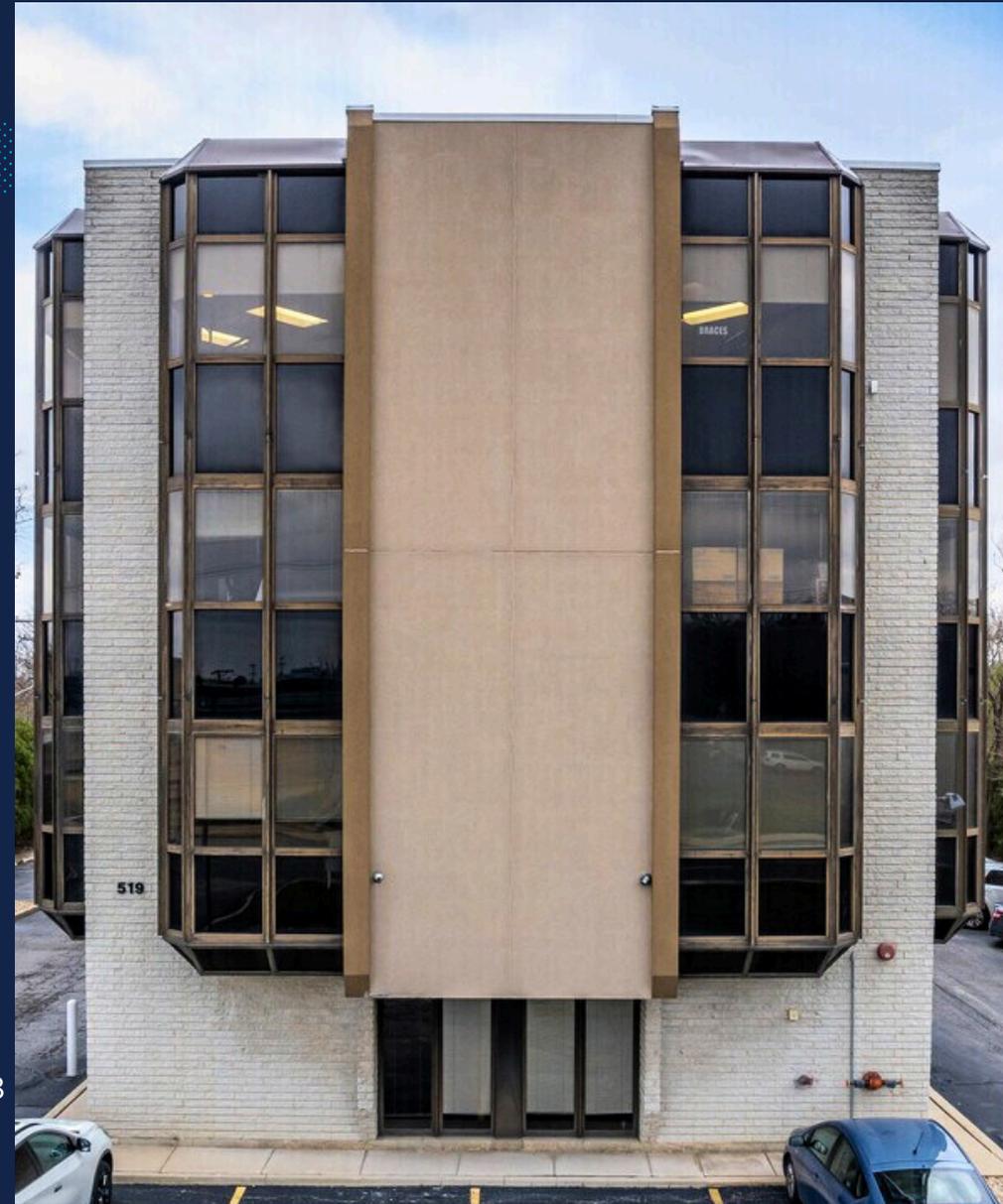
## Property

- **For Lease:**
  - Suite 103 (1,106 rsf)
  - Suite 201 (1,348 rsf)
  - Suite 301 (2,416 rsf)
- Four-story medical office building with elevator
- Potential referral sources from existing tenant roster
- Close to major intersection of Ogden and Cass
- Ideal surface parking with two entries

## Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,551	45,987	104,681
TOTAL HOUSEHOLDS	4,882	17,633	41,757
AVERAGE HH INCOME	\$128,023	\$143,007	\$137,710
MEDIAN HOME VALUE	\$389,204	\$473,736	\$465,868

*\*Data derived from CoStar Group - 2024 Estimates*



519 N CASS AVE. WESTMONT, IL 60559

**CRA**  
CARR REALTY ADVISORS

# Select Interior Photos



# Select Interior Photos



# Floor Plans



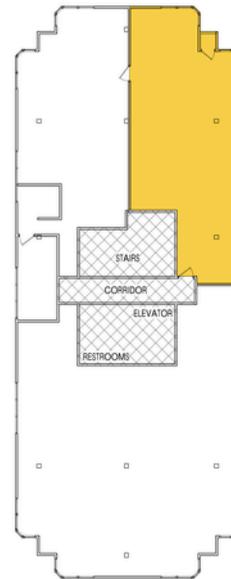
**FIRST FLOOR - SUITE 103**  
1/16" = 1'-0"



1200 SHERMER ROAD, SUITE 202, NORTHBROOK, IL 60062  
P: 847 509 4070 | F: 847 509 9604 | [interworkarchitects.com](http://interworkarchitects.com)  
COPYRIGHT © 2019 INTERWORK ARCHITECTS A/C/00000000



<b>EXISTING CONDITIONS SUITE 103</b>		<b>DATE</b>	09.30.2019
CROSSROADS PARTNERS		<b>REV#</b>	
519 N CASS AVE WESTMONT, IL 60559		<b>PROJ #</b>	1949.000.000
		<b>SHEET</b>	EX-1



**SECOND FLOOR - SUITE 201**  
1/16" = 1'-0"



1200 SHERMER ROAD, SUITE 202, NORTHBROOK, IL 60062  
P: 847 509 4070 | F: 847 509 9604 | [interworkarchitects.com](http://interworkarchitects.com)  
COPYRIGHT © 2019 INTERWORK ARCHITECTS A/C/00000000



<b>EXISTING CONDITIONS SUITE 201</b>		<b>DATE</b>	09.30.2019
CROSSROADS PARTNERS		<b>REV#</b>	
519 N CASS AVE WESTMONT, IL 60559		<b>PROJ #</b>	1949.000.000
		<b>SHEET</b>	EX-2



**THIRD FLOOR - SUITE 301**  
1/16" = 1'-0"



1200 SHERMER ROAD, SUITE 202, NORTHBROOK, IL 60062  
P: 847 509 4070 | F: 847 509 9604 | [interworkarchitects.com](http://interworkarchitects.com)  
COPYRIGHT © 2019 INTERWORK ARCHITECTS A/C/00000000



<b>EXISTING CONDITIONS SUITE 301</b>		<b>DATE</b>	09.30.2019
CROSSROADS PARTNERS		<b>REV#</b>	
519 N CASS AVE WESTMONT, IL 60559		<b>PROJ #</b>	1949.000.000
		<b>SHEET</b>	EX-3

# Area Overview

## NOTABLE RESTAURANTS



## NOTABLE RETAILERS & ENTERTAINMENT



## NOTABLE LANDMARKS



519 N CASS AVE. WESTMONT, IL 60559



# CRA

## CARR REALTY ADVISORS

**JOEY CARR**

*Designated Managing Broker*

---

847.421.6282

jcarr@carradv.com

carradv.com

