

# Woodland Heights



115-237 Irving Park Road  
Streamwood, Illinois 60107  
[broadreachretail.com](http://broadreachretail.com)



## Property Features

- High-volume grocery anchored shopping center
- Location is on a prime thoroughfare for commuter traffic
- Strong traffic counts (30,000+ cars/day)
- Multiple highly visible entrances to the center
- Jewel Osco Anchor has record strong annual sales, generating approximately 51.7K visits per month

## Join these Retailers



## Retail Spaces for Lease

Suite	Size	Available
7	1,010 sf	NOW
18	2,750 sf	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Gary Block  
[gblock@broadreachretail.com](mailto:gblock@broadreachretail.com) 443.890.1538

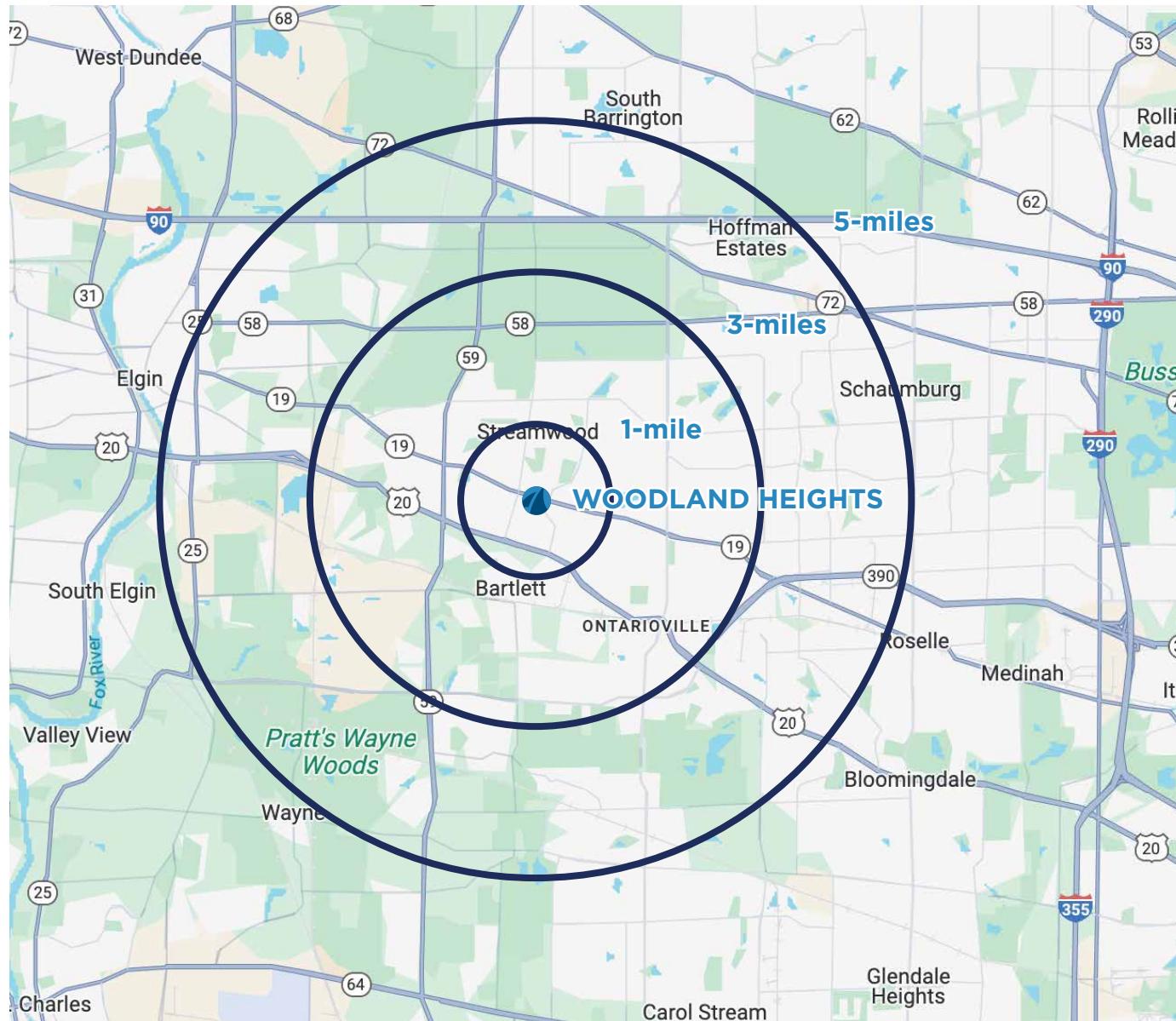
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# Location



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## Demographics (2023 Estimates)

- 1-Mile Radius 16,012
- Population: 16,012
- Average Household Income: \$110,823
- 3-Mile Radius 103,859
- Population: 103,859
- Average Household Income: \$111,068
- 5-Mile Radius 231,917
- Population: 231,917
- Average Household Income: \$116,842

## Property Highlights

- 120,436 square foot shopping center
- Anchor: Jewel Osco
- Junior Anchors: NAPA Auto Parts, USPS, Subway, and H&R Block
- Located at highly visible Irving Park Road (Route 19)
- Approximately 1,944 businesses within a 3-mile radius, including corporate offices for Target & Walmart

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# Site Plan

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Suite	Tenant	SF
1	NAPA Auto Parts	8,500
4	Subway	1,600
5	Clothing Rescue Project	1,050
6	Dotty's	2,100
<b>7</b>	<b>Available</b>	<b>1,010</b>
8	Sunshine Hair and Beauty Salon	1,050
9	H&R Block	1,200
10	Jewel Osco	60,626
11	U.S. Renal Care	5,990
13	Greater Family Health	12,410
20	US Sushi Ramen	4,500
16	Prestige Dental	2,650
<b>18</b>	<b>Available</b>	<b>2,750</b>
19	Ultra Beauty	4,850
17	U.S. Postal Service	10,150
<b>Total</b>		<b>120,436</b>

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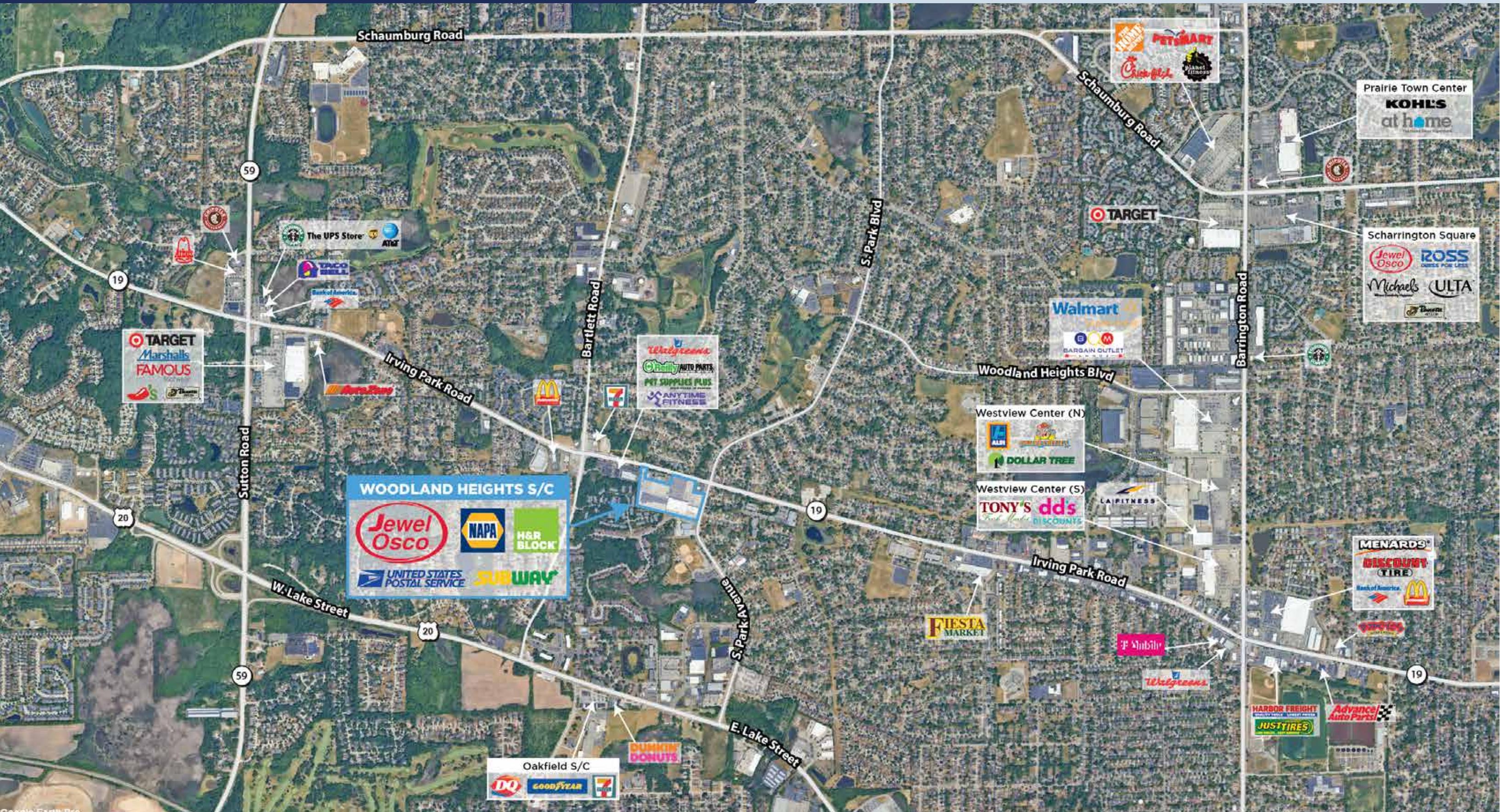
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# Market Aerial



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Google Earth Pro

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