

HYATT HOUSE HOTEL OUTLOT DEVELOPMENT OPPORTUNITY

NEC OF 22ND ST &
WINDSOR DR | OAK
BROOK, IL 60523

0.82 ACRES FOR
SALE OR
BUILD-TO-SUIT



Your SVN Suburban
NEXT LEVEL TEAM

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$950,000
LEASE RATE:	\$35.00/SF Net- Vanilla Box
LOT SIZE:	0.82 Acres
PARKING:	45 Spaces
SUBMARKET:	East/West Corridor
COUNTY:	DuPage

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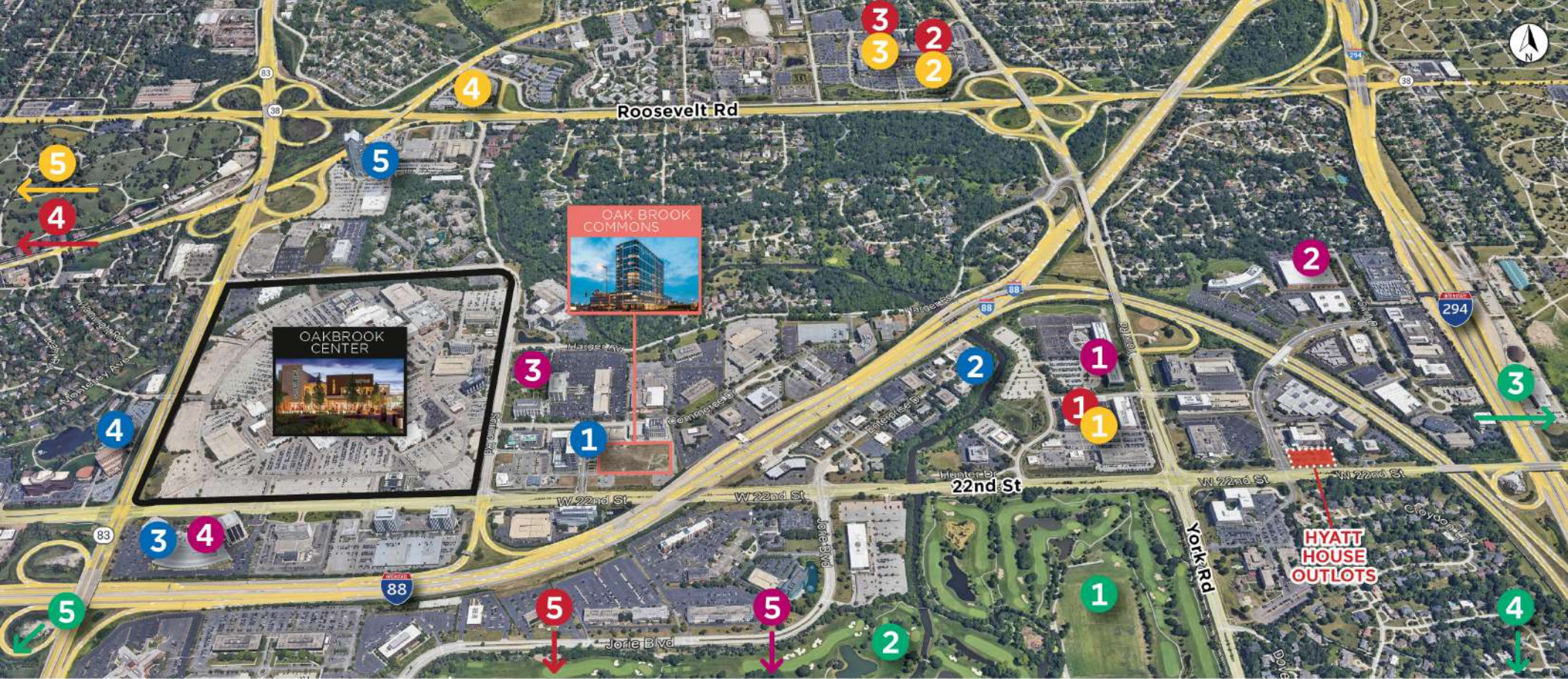
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PROPERTY DESCRIPTION

The subject property is an out parcel available for sale or lease on the newly built Hyatt House Hotel in Oakbrook, IL, in the County of DuPage. The property features 45 parking spaces and available monument and building signage facing 22nd Street. The parcel is located 1.5 miles east of Oakbrook Center and is at the entrance to the Windsor Business Park, a 3.7M square foot commercial development. The entrance to the park opens at the subject site. Historically low DuPage County property taxes offer a huge advantage compared to neighboring counties like Cook. Coupled with this high visibility and highly trafficked location, this is an ideal spot for a restaurant, coffee/deli, or retail services.



SENIOR CENTERS



- 1 Sheridan at Oak Brook 0.2 mi
- 2 Chapters Living of Elmhurst 1.7 mi
- 3 Park Place of Elmhurst 1.8 mi
- 4 The Roosevelt at Salt Creek 2.4 mi
- 5 Terra Vista of Oakbrook Terrace 3.9 mi

HOSPITALS/MEDICAL



- 1 RUSH Oak Brook 0.2 mi
- 2 Elmhurst Center for Health 1.3 mi
- 3 Endeavor Health Elmhurst Hospital 1.6 mi
- 4 Loyola Medicine Oakbrook Terrace 2.9 mi
- 5 UChicago Medicine at Westmont 3.5 mi

OFFICE COMPLEXES



- 1 The Drake Oak Brook Office Plaza 0.3 mi
- 2 Salt Creek Atrium 1.0 mi
- 3 Regency Towers 1.4 mi
- 4 1 Mid America Plaza 1.6 mi
- 5 Oakbrook Terrace Tower 1.7 mi

HEADQUARTERS



- 1 Hub Group HQ 0.5 mi
- 2 Chamberlain Group HQ & Blistex HQ 0.7 mi
- 3 ND Paper HQ 1.3 mi
- 4 Solina USA HQ 1.6 mi
- 5 ACE Hardware HQ 2.0 mi

GOLF/COUNTRY CLUBS



- 1 Oak Brook Golf Club 0.6 mi
- 2 Butler National Golf Club 0.7 mi
- 3 Fresh Meadow Golf Club 1.2 mi
- 4 Chicago Highlands Club 3.3 mi
- 5 Butterfield Country Club 3.6 mi

OAKBROOK CENTER



- 2M square feet retail floor area
- 160 upscale & speciality stores
- 42 eateries
- Three anchor tenants
- Opened in 1962 1.3 mi

OAK BROOK COMMONS



- \$500M redevelopment
- 17.5 AC
- 210K SF Class A office building
- 250 apartments
- 104 condos
- 252-room hotel
- 3 restaurants, retail stores and large park 0.9 mi

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SITE PLAN



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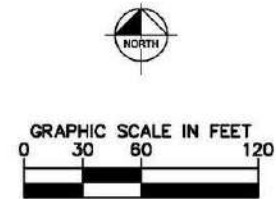
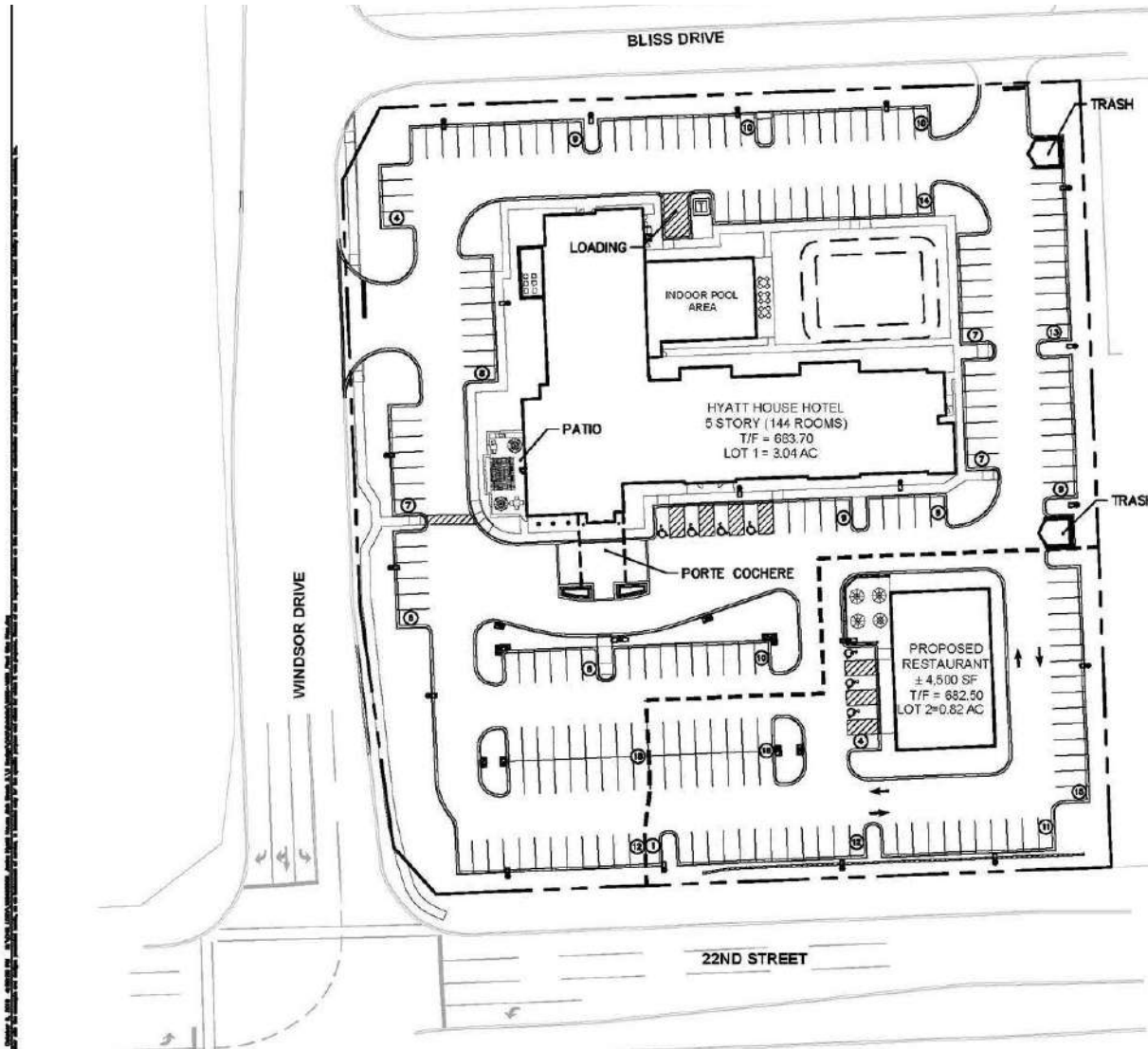
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SURVEY



PARKING SUMMARY

HOTEL:	
PARKING SPACES REQUIRED (1/ROOM+1/100 SF MEETING AREA)	164 SPACES
PARKING SPACES PROVIDED	160 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	4 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	4 SPACES
TOTAL PARKING SPACES PROVIDED	164 SPACES
RESTAURANT:	
PARKING SPACES REQUIRED (1/100 SF FLOOR AREA)	45 SPACES
PARKING SPACES PROVIDED	58 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	3 SPACES
TOTAL PARKING SPACES PROVIDED	59 SPACES

Parcel Acreage Subdivided: 0.82

Parcel is 0.82 acres and does not require self-parking as cross parking is available.

Kimley»Ho
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HYATT HOUSE SITE PLAN
DATE: 10/06/2016
OAK BROOK, IL

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DEMOGRAPHICS

ABOUT THE HYATT HOUSE OUTLOT



- DuPage County – Low Property Taxes
- Drive-Thru Capabilities for QSR
- Monument and Building Signage Facing 22nd St Available
- Outlot is For Sale or For Ground Lease

LOCATION SPECS



- On the NEC of lighted intersection of West 22nd St and Windsor Drive
- 0.3 miles to 294 Interchange
- 1.0 miles to I-88
- 1.5 miles east of Oakbrook Center
- 17.2 miles to Chicago

DEMOGRAPHIC SNAPSHOT

3 MI



total population	119,880
daytime population	79,640
no. of households	30,942
est. household income	\$178,059
total businesses	6,001
total employees	93,316
total HH expenditure	\$3.4 B

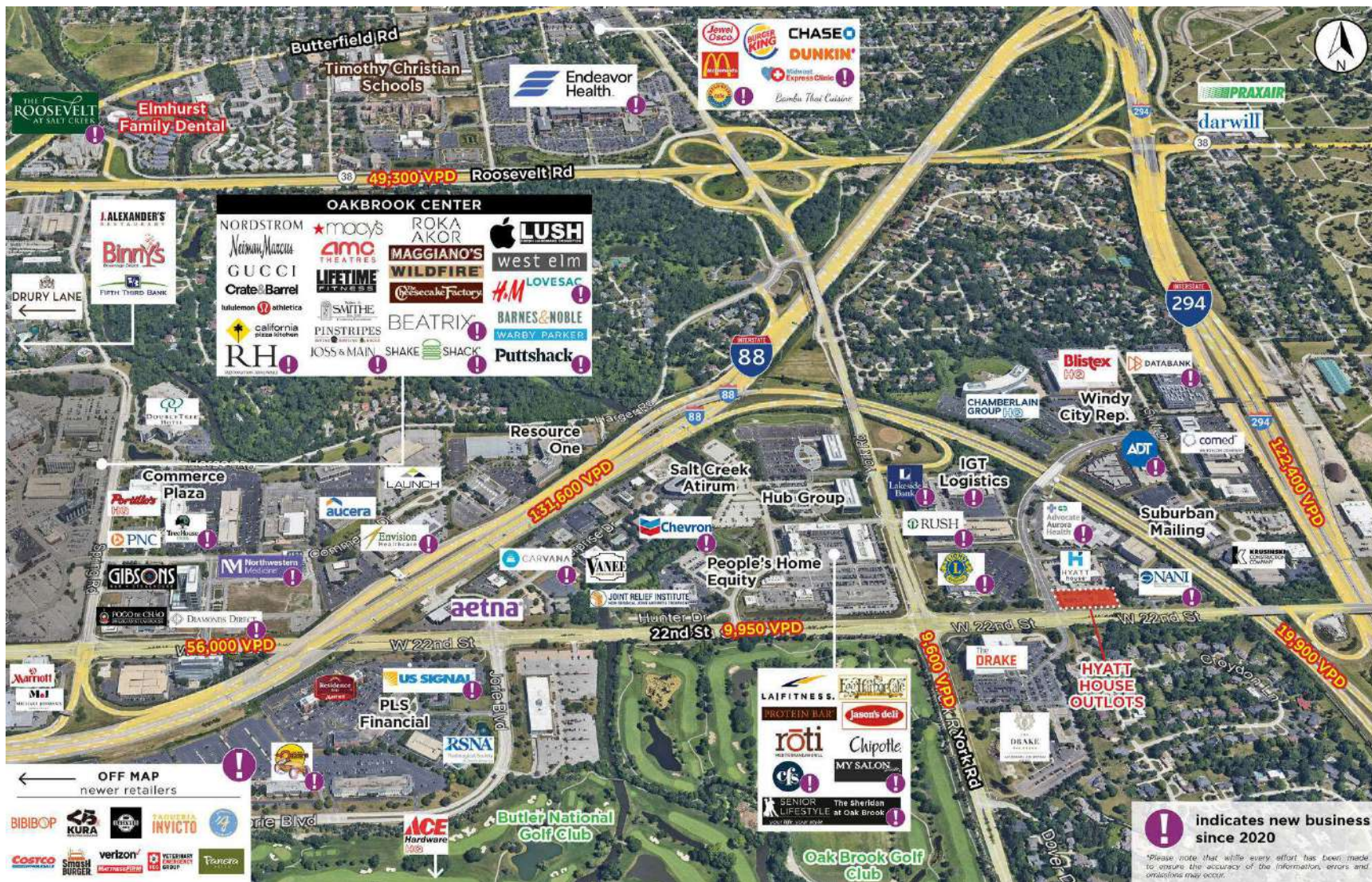


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AERIAL RETAILER MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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