



PROPERTY PROFILE

Available	Approx. 6,775 SF building on .67 AC lot
Area Retailers	Jewel-Osco, Home Depot, LA Fitness, Aldi, Walter E. Smithe Furniture
Traffic Count	35,504 VPD

DEMOGRAPHICS

	3 mile	5 mile
Population	93,655	265,664
Average HHI	\$125,137	\$142,134
Households	34,827	96,239
Employment	56,469	138,457

PROPERTY HIGHLIGHTS

- Upscale retail showroom on bustling Army Trail Road (35,504 vehicles per day) with attached warehouse
- Highly-visible, large pole sign on Army Trail frontage
- Adjacent to Jewel-Osco and across the street from Aldi
- Roll-up door for loading in warehouse area
- **Confidential: Do not disturb employees.**

CONTACT

Michael Havdala
p 312.458.4318
michael@citadel-advisors.com

Brenton Schrader
p 312.458.4392
brenton@citadel-advisors.com

MARKET AERIAL



EXTERIOR

