

6801 Roosevelt Rd

Berwyn , IL

MEDTAIL PROPERTY FOR LEASE

Former Buona Companies Corporate Headquarters available for lease for the first time in 50 years! This is a rare opportunity to lease an extremely visible and accessible Medical or Retail space in Chicagoland's most densely populated area. Located on the hard corner of Roosevelt and Oak Park Ave, minutes from both I-55 and I-290, this property is easily accessible for clients, patients, and employees alike.



Lease Rate:

\$30.00 SF/yr (NNN)

Available SF:

3,298 SF

Lot Size:

0.09 Acres

Building Size:

8,000 SF

Lease Term:

Negotiable

DOUG PAULY | 630.353.1190 | DOUG@JROSSIANDASSOCIATES.COM
PETER CANGIALOSI | 630.353.1190 | PETER@JROSSIANDASSOCIATES.COM



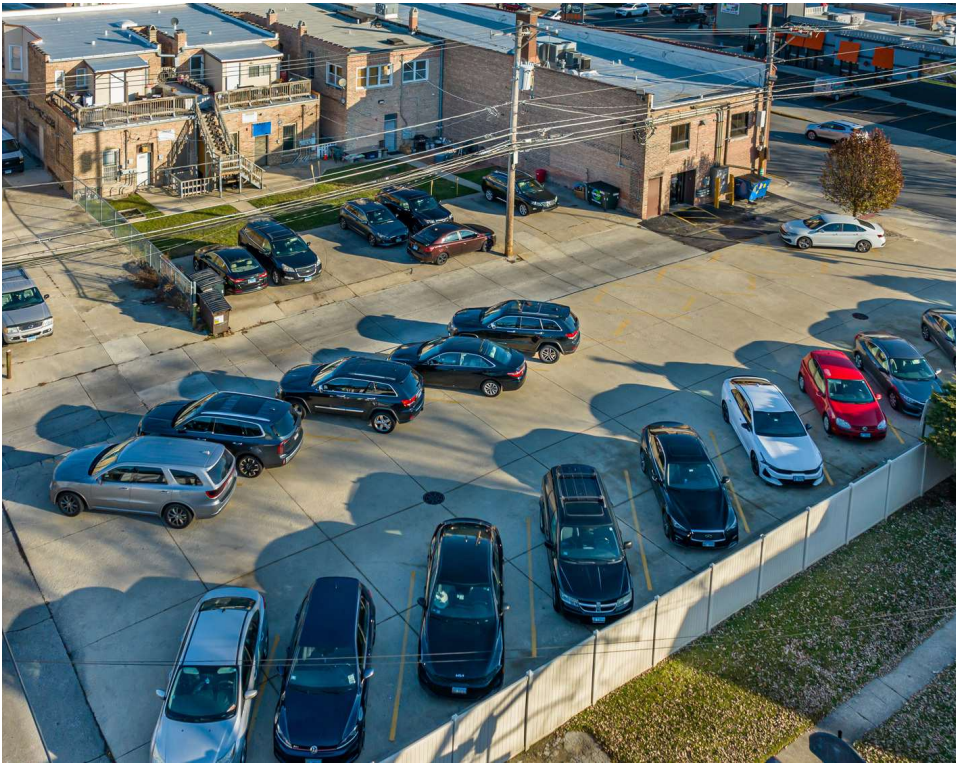
REAL ESTATE &
PRACTICE ADVISORY

6801 Roosevelt Rd

Berwyn , IL

AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
6801 Roosevelt Rd.	Available	3,298 SF	NNN	\$30.00 SF/yr	This 2 story building has been exceptionally maintained, boasts 480V power availability, and a full basement. The basement allows for significant cost savings in retrofitting the building for medical use. Tenants will have tremendous signage opportunity exposed to over 35,000 Vehicles Per Day at a stop-lit corner in the heart of Berwyn, IL. The offering also includes an adjacent 27 car surface parking lot.



6801 Roosevelt Rd

Berwyn , IL

DEMOGRAPHICS MAP AND REPORT

Population

0.5 MILES

11,147

TOTAL POPULATION

43,275 | 279,129
1 MILE | 3 MILES

38

AVERAGE AGE

38 | 39
1 MILE | 3 MILES

Households and Income

0.5 MILES

3,813

TOTAL HOUSEHOLDS

15,825 | 102,993
1 MILE | 3 MILES

2.9

OF PERSONS PER HH

2.7 | 2.7
1 MILE | 3 MILES

0.5 Miles

37

AVERAGE AGE (MALE)

37 | 38
1 MILE | 3 MILES

39

AVERAGE AGE (FEMALE)

39 | 40
1 MILE | 3 MILES

0.5 Miles

\$137,755

AVERAGE HH INCOME

\$116,398 | \$100,587
1 MILE | 3 MILES

\$405,011

AVERAGE HOUSE VALUE

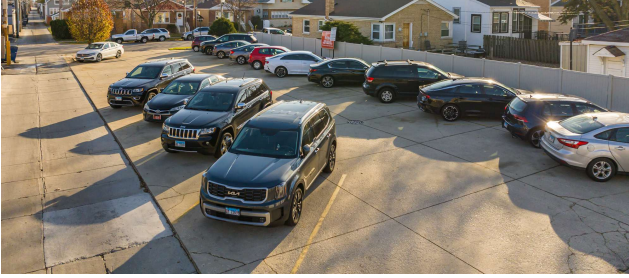
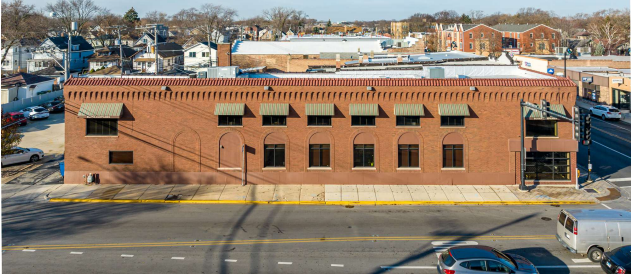
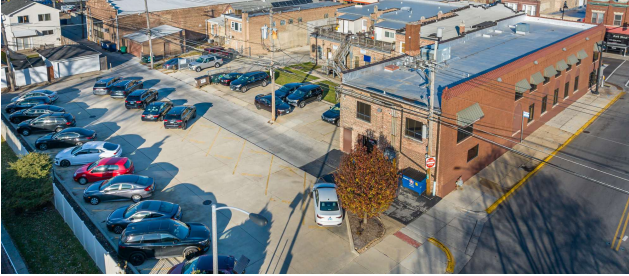
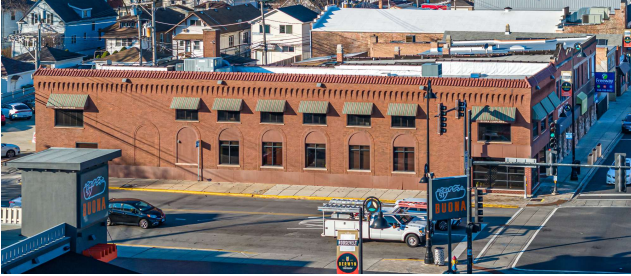
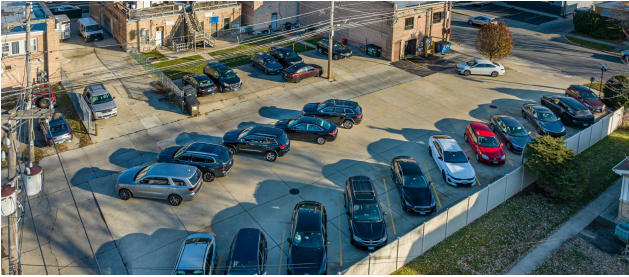
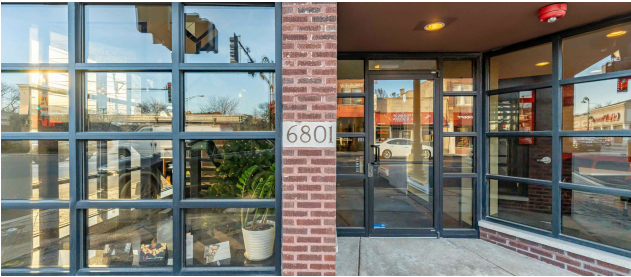
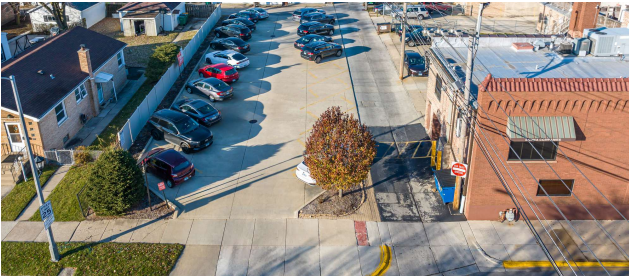
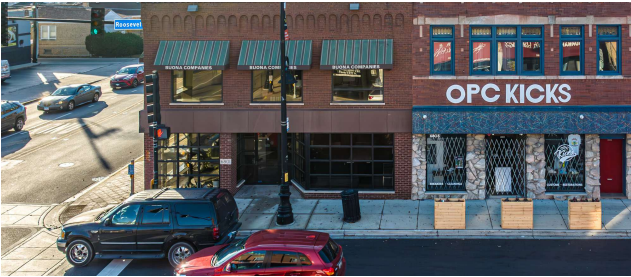
\$382,836 | \$370,268
1 MILE | 3 MILES

** Demographic data derived from 2020 ACS - US Census*

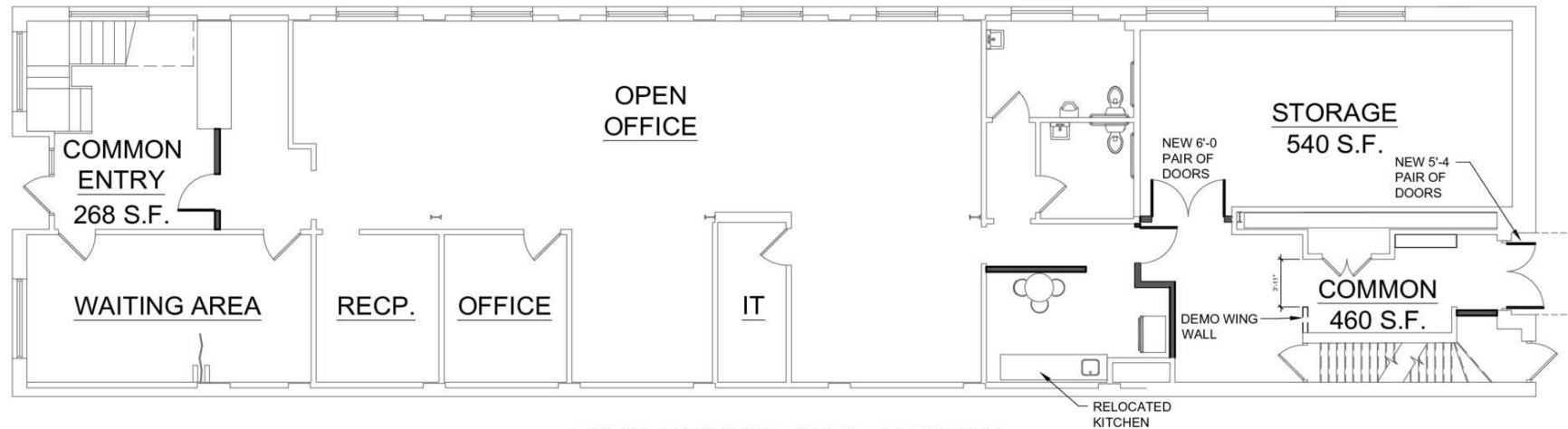


6801 Roosevelt Rd
Berwyn , IL

ADDITIONAL PHOTOS



OPTION 01A



FIRST FLOOR AREA TOTALS

COMMON AREA = 728 S.F.
FRONT - 268 S.F.
REAR - 460 S.F.
FIRST FLOOR TENANT AREA 2,643 S.F.
TENANT 02 AREA 540 S.F.

TOTAL BUILDING AREA - 7,857 S.F.
(DOES NOT INCLUDE +/-1500 S.F. BASEMENT)

TENANT RSF AREA TOTALS

FIRST FLOOR TENANT - 3,298 RSF
LAVORO - 4,559 RSF
TOTAL R.S.F. = 7,857 S.F. RSF

FIRST FLOOR AREA = 3,911 GSF

6801-03 W ROOSEVELT ROAD
BERWYN, ILLINOIS 60402