



For Lease

## Retail / Medical / Office

2164-2240 Bloomingdale Rd, Glendale Heights, IL 60139

# Plaza Westlake

Retail leasing opportunity at Westlake Plaza in Glendale Heights. Strategically positioned at the junction of Bloomingdale Rd & Army Trail Rd. just West of the I-355 interchange. This prime location is a high-traffic area within an affluent community ensuring a dynamic retail environment. 28,400 vehicles daily on Bloomingdale Rd and 44,600 on Army Trail Rd. guarantee visibility and foot traffic. Choose from versatile spaces, accommodating businesses of all sizes from 800 to 17,564 square feet. Join a prestigious lineup of national retailers including Jewel-Osco, Chase, O'Reilly Auto Parts, FedEx, Great Clips, and more. This location has access to 268,652 residents within a 5-mile radius, boasting an average household income of \$142,000.

### Contact us:

**Brad Belden**

Senior Vice President

847 698 8232

[Brad.Belden@colliers.com](mailto:Brad.Belden@colliers.com)

**Chris Irwin**

Senior Vice President

847 698 8193

[Chris.Irwin@Colliers.com](mailto:Chris.Irwin@Colliers.com)

# Property Summary



## Property Description

Retail leasing opportunity at Westlake Plaza in Glendale Heights. Strategically positioned at the junction of Bloomingdale Rd & Army Trail Road, just West of the I-355 interchange. This prime location is a high-traffic area within an affluent community ensuring a dynamic retail environment. 28,400 vehicles daily on Bloomingdale Rd and 44,600 on Army Trail Rd. guarantee visibility and foot traffic. Choose from versatile spaces, accommodating businesses of all sizes from 800 to 17,564 square feet. Join a prestigious lineup of national retailers including Jewel-Osco, Chase, O'Reilly Auto Parts, FedEx, Great Clips, and more. This location has access to 268,652 residents within a 5-mile radius, boasting an average household income of \$142,000.

## Offering Summary

<b>Lease Rate:</b>	\$16.00 - 21.00 SF/yr (NNN)
<b>Available SF:</b>	800 - 17,564 SF
<b>Building Size:</b>	120,565 SF
<b>Taxes:</b>	\$3.15 SF/yr
<b>Expenses:</b>	\$3.15 SF/yr
<b>Zoning:</b>	C-2

## Property Highlights

- 73,000 VPD Hard Corner of Bloomingdale & Army Trail Roads
- GLA: 120,565 SF
- 17,564 sf 2nd Gen Restaurant/Bar/Club w/ Beer Garden
- High volume Jewel-Osco
- Excellent Visibility
- Pylon Signage Available
- Ample Parking
- Signalized Intersection
- 268,652 Residents within 5 miles
- Average HHI of \$142,000

Spaces	Lease Rate	Space Size
<b>2172</b>	\$21.00 SF/yr	2,080 SF
<b>2174</b>	\$19.00 SF/yr	2,400 SF
<b>2178</b>	\$19.00 SF/yr	1,206 SF
<b>2180</b>	\$19.00 SF/yr	1,226 SF
<b>2182</b>	\$21.00 SF/yr	800 SF
<b>2184A</b>	\$18.50 SF/yr	2,357 SF
<b>2188</b>	\$19.00 SF/yr	1,600 SF
<b>2202</b>	\$18.00 SF/yr	3,500 SF
<b>2202B</b>	\$18.00 SF/yr	1,750 SF
<b>2212</b>	\$18.50 SF/yr	3,200 SF
<b>2222</b>	\$19.00 SF/yr	1,600 SF
<b>2240</b>	\$16.00 SF/yr	17,564 SF

**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Site Plan

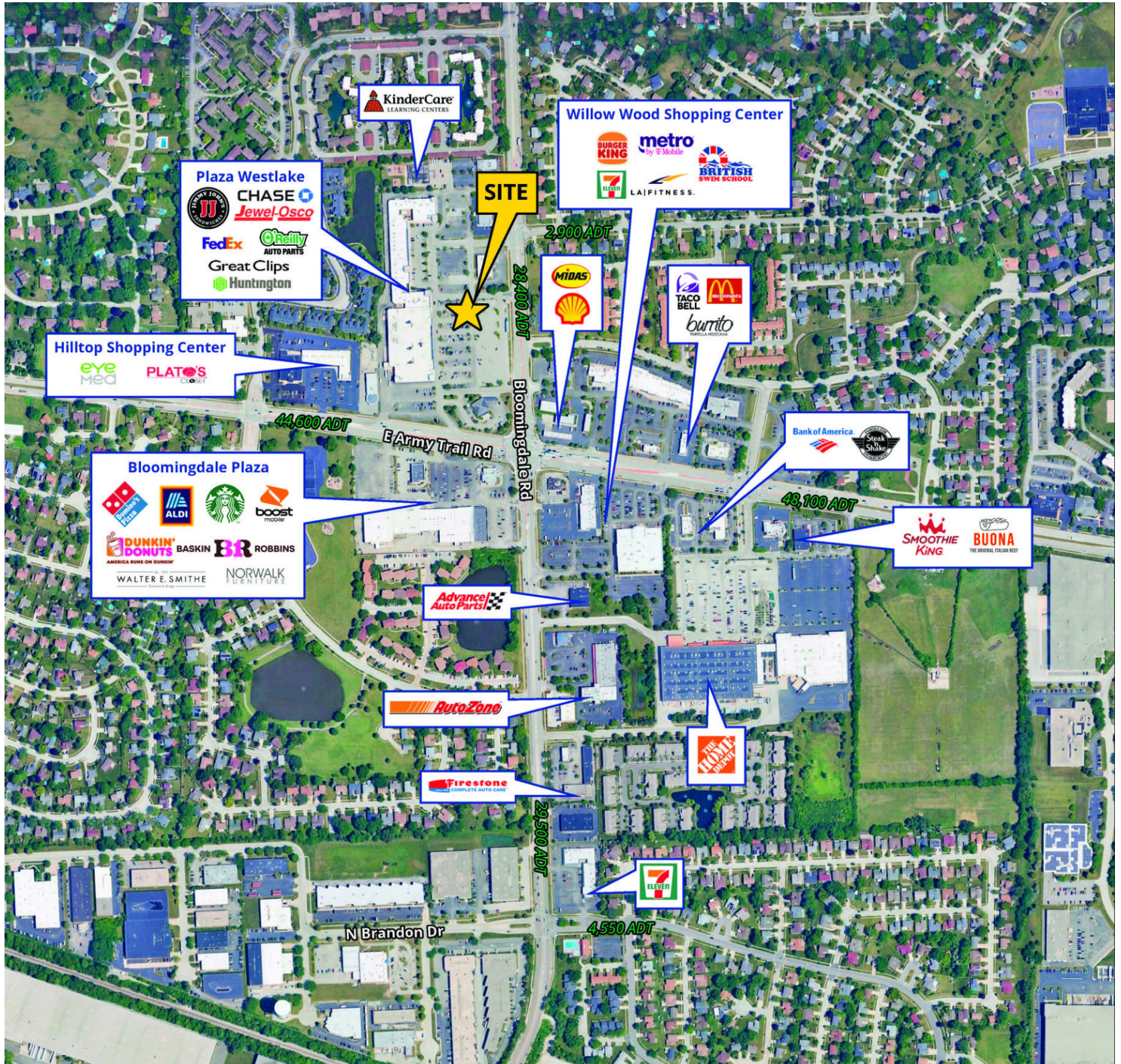


SUITE	TENANT	SQ-FT
2164	JEWEL-OSCO	68,020
2172	AVAILABLE	2,080
2174	AVAILABLE	2,400
2178	AVAILABLE	1,206
2180	AVAILABLE	1,226
2182	AVAILABLE	800
2184A	AVAILABLE	2,357
2184B	OSAMA ISMAIL, DDS	807
2186	GREAT CLIPS	1,228
2188	AVAILABLE	1,600
2190	STELLA'S LAREDO HOSPITALITY	1,617
2202	AVAILABLE	3,500
2202B	AVAILABLE	1,750
2204-06	LAUNDRY WORLD	4,810
2210	FOREMOST LIQUORS	3,200
2212	AVAILABLE	3,200
2222	AVAILABLE	1,600
2224	FIVE STAR NAILS	1,600
2240	AVAILABLE	17,564

**Brad Belden**  
 Senior Vice President  
 847 698 8232  
 Brad.Belden@colliers.com

**Chris Irwin**  
 Senior Vice President  
 847 698 8193  
 Chris.Irwin@Colliers.com

# Area Retail Tenants



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Property & Area Highlights



**120,565 SF**  
Building Size



**13 Acres**  
Acreage



**C-2**  
Zoning



**750**  
Parking Spaces



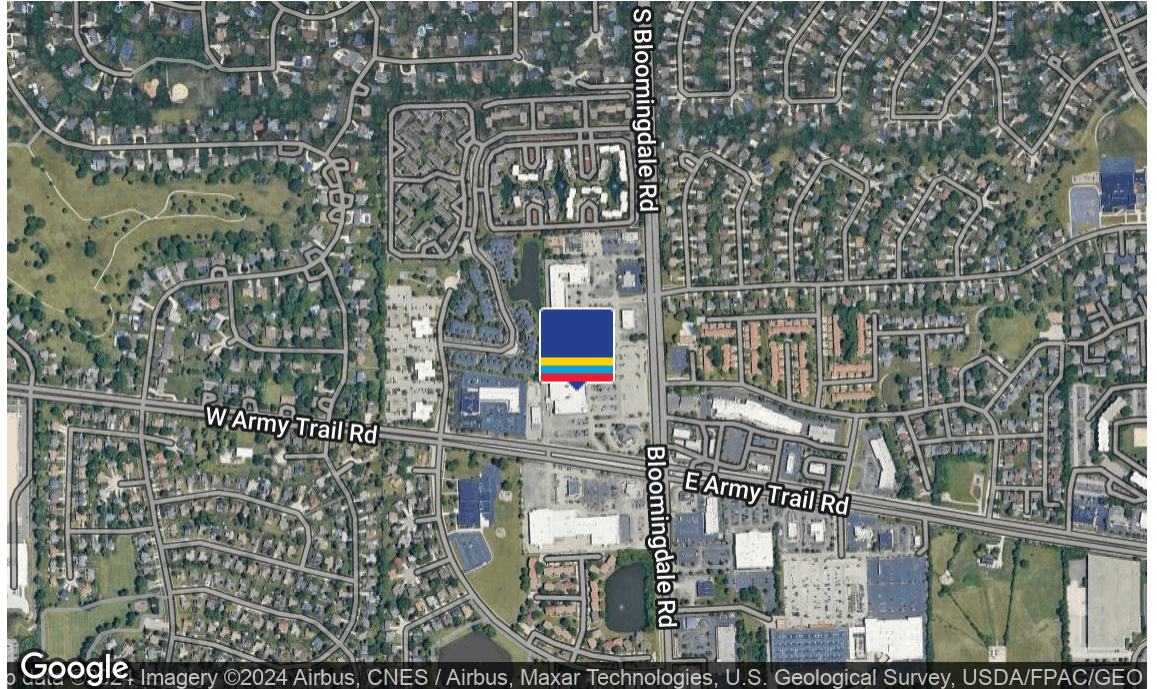
**268,652**  
Population



**\$142,000-**  
Average HHI



**73,000-**  
Traffic Counts



## Location Overview

Nestled in the heart of DuPage County, Glendale Heights, Illinois, is a thriving suburban community that combines accessibility with a rich array of amenities. Conveniently situated approximately 25 miles west of Chicago, this vibrant town offers a diverse range of housing options, from cozy residential neighborhoods to modern developments. Glendale Heights boasts well-maintained parks, including Camera Park, providing recreational spaces for residents. The town's strategic location near major highways, such as I-355 and I-290, ensures easy commuting and access to neighboring communities. With a dynamic mix of businesses, schools, and community events, Glendale Heights embodies the perfect blend of suburban tranquility and urban convenience, making it an attractive destination for residents and businesses alike.

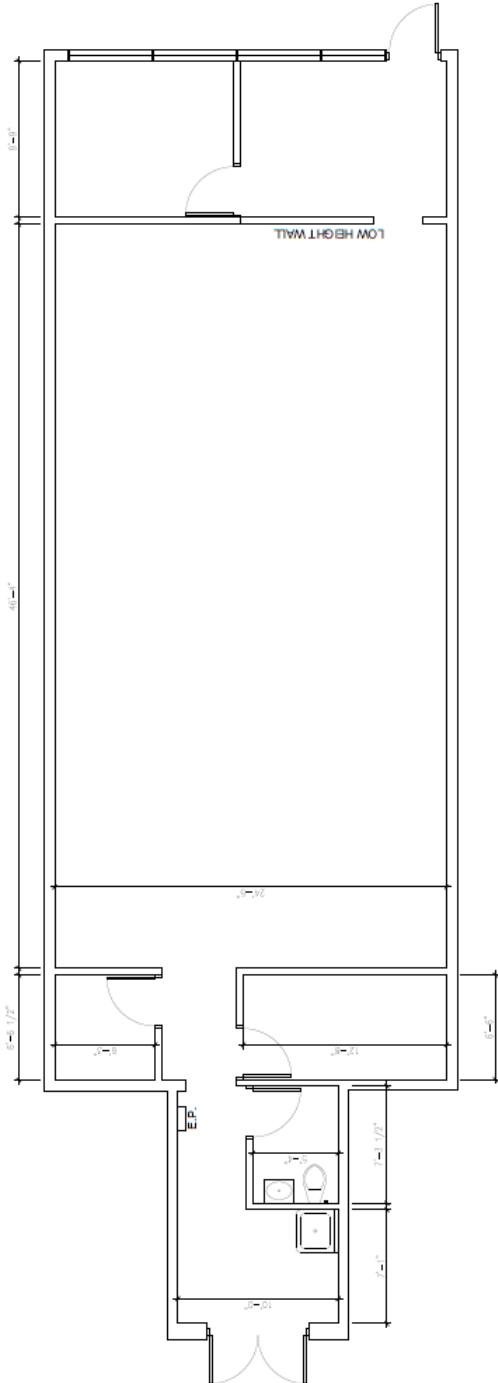
## Area Tenants

- Jewel-Osco
- Chase
- Huntington
- Great Clips
- O'Reilly
- Kinder Care
- Burger King
- Dunkin
- McDonalds
- Taco Bell
- Home Depot
- 7/11

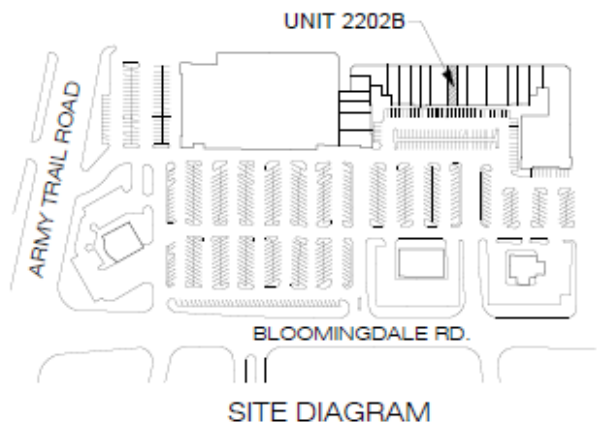
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Unit # 2202B - 1,750 sq.ft.



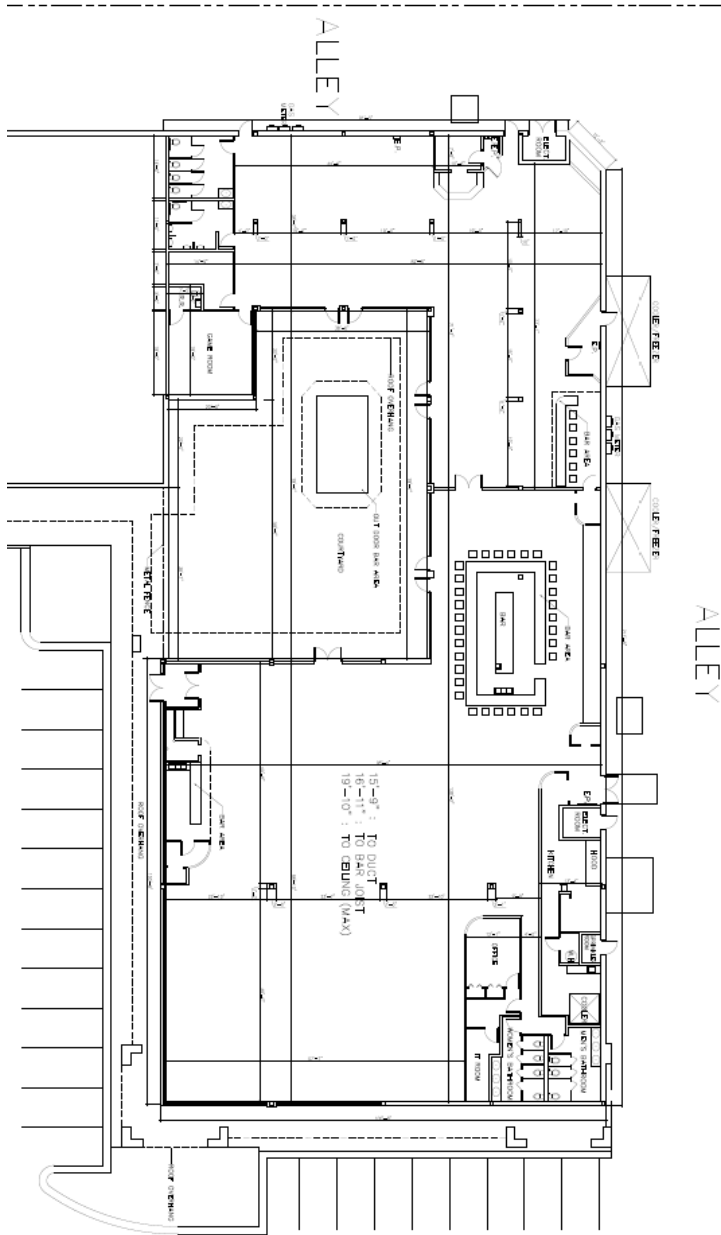
**2202B**  
1,750 SF.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

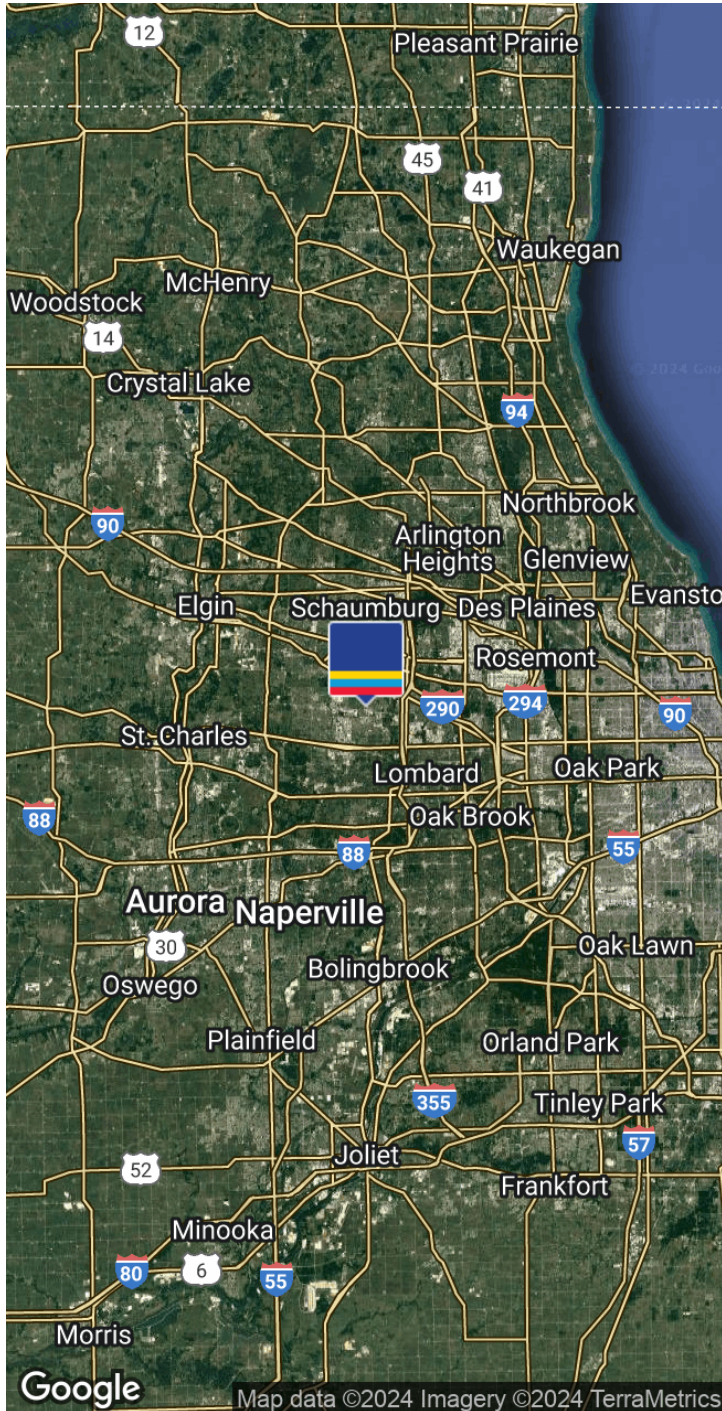
# Unit # 2240 - 17,564 sq. ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Location Map



Demographics	1 Mile	3 Miles	5 Miles
Total population	16,558	95,668	268,156
Median age	36.8	38.9	39.9
Median age (Male)	35.0	38.0	38.6
Median age (Female)	40.0	39.9	41.2
Total households	6,037	36,368	99,333
Total persons per HH	2.7	2.6	2.7
Average HH income	\$94,302	\$94,775	\$106,407
Average house value	\$226,169	\$247,598	\$289,554

**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

