

RETAIL PORTAL

FOR LEASE
1,600 SF



La Grange Retail
122B W. Calendar, La Grange



- Retail storefront along the suburban Downtown La Grange Calendar Avenue corridor located just west of La Grange Road.
- Downtown La Grange is transit-oriented, well-positioned with major La Grange Road and Ogden Avenue connectors, and a dynamic retail/restaurant hub and trade area drawing from a dense customer base that includes neighboring suburbs.
- Surrounded by bustling retail, restaurant, and service-oriented tenants with a mix of national, regional and local operators.
- High walk-rates and street traffic with curbside parking and a 180+ stall public parking lot directly across the street.
- Nearby non-retail traffic generators include La Grange Metra Station, La Grange Village Hall, La Grange Library, and Cossitt Avenue School.

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	21,083	103,063	287,256
	\$179,824	\$163,572	\$137,909
	7,610	38,807	105,795

Drew McElligott | 708.870.3739 | drew@portalcre.com
Portal Properties | 405 Shawmut Avenue, Suite 208 | La Grange, IL 60525

A portal is a door. Doors are opportunities.

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PORTAL PROPERTIES
COMMERCIAL & INVESTMENT

La Grange Retail

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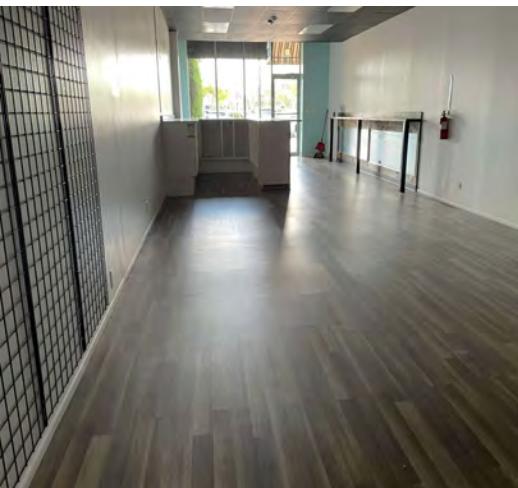
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• FRAMES • CLASSES

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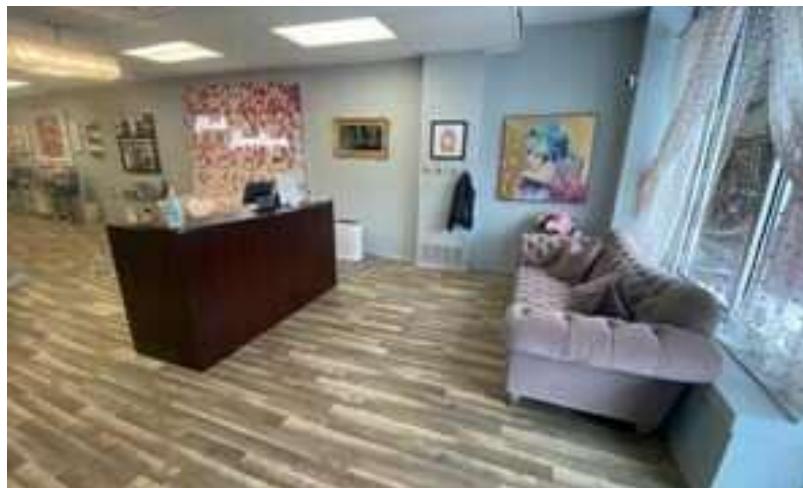
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Downtown La Grange Retail
122B Calendar



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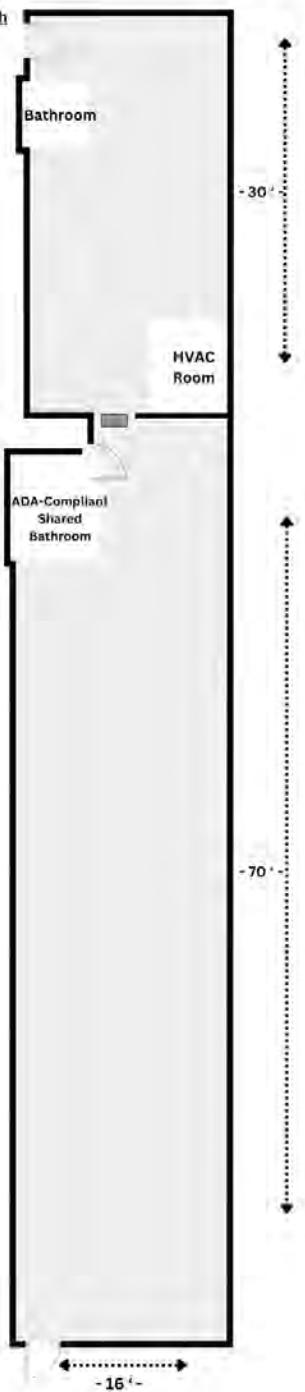
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Rear Access For Trash



La Grange Retail

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122B Calendar
La Grange, IL

DRAWING IS NOT TO SCALE. MEASUREMENTS ARE APPROXIMATE. ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED. INNOMAX IS SUBJECT TO ERROR, OMISSIONS AND MODIFICATIONS TO SUBJECT SPACE.

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La Grange Retail

122B W. Calendar, La Grange



DREW McELLIGOTT

Founder, Owner, Managing Broker

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IL #471021551

PROFESSIONAL BACKGROUND

I have over 24 years of experience and expertise in commercial and investment real estate as both a broker and principal. As a broker, I've served on and lead sales and leasing teams at Jones Lang LaSalle, DTZ Rockwood, Marcus & Millichap, and Horvath & Tremblay.

Among many other private and corporate clients, for 11 years and across 3 different brokerage companies, I served as broker and advisor for Walmart in the sale of an on-going national portfolio of surplus buildings, totaling 160 properties across 37 states.

On the principal side, I spent 8 years as Director of Acquisitions at Brauvin, a non-public REIT, where I focused on the purchase of retail, medical office, and for-profit childcare properties throughout the U.S.

After 22 years working as both a broker and on the principal side in commercial and investment real estate, I decided to start my own firm: Portal Properties. I named it "Portal" because a portal is a door. And doors are opportunities. And as cheesy a tagline as that is, that's why I love doing what I do: creating opportunities for my clients, whether for a Buyer, Seller, Landlord, or Tenant.

Creating value and creating opportunities for my clients is what I've done in the 24 years I've worked in commercial and investment real estate and it's what I strive to do each day. That's why I started my own firm and that's why I love doing what I do.

My broad experience as both broker and principal includes the purchase, sale, leasing, and management of all property types nationwide for both private and corporate clients. I have transaction experience in 40+ states. But my family have been residents of La Grange Park, Illinois for over 20 years.

No job is more important to me than my job as husband and father to wife and three "kids". When I'm not working on your real estate deals, I spend my free time with my family, refereeing high school soccer games, writing screenplays, and mapping out my next bucket-list item.

EDUCATION

Proud graduate of the University of Illinois at Urbana-Champaign.

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