



Offering Summary

Available SF:	Approx. 12,720 SF
Asking Rent:	Negotiable
NNN's:	Approx. \$3.80 PSF
Building Size:	141,702 SF
Lot Size:	11.84 Acres
Year Built:	1979
Zoning:	B-2: General Retail District
Traffic Count:	45,100 VPD
Parking:	Approx. 791 spaces

Property Overview

Junior big-box space for lease at Downers Park Plaza in west suburban Downers Grove. Downers Park Plaza is a 141,702 SF multi-tenant retail center located at the northeast corner of the heavily trafficked Lemont Road and 75th Street signalized intersection (45,100 VPD). Opportunity to join co-tenants Best Buy, TJ Maxx and HomeGoods, Old Navy, Wingstop and Enterprise. The center is located just over one (1) mile east of Interstate-355 and features dual-sided pylon signage along both Lemont Road and 75th street, along with a large on-site parking lot totaling approximately 781 surface level parking spaces. Neighboring retailers include Jewel-Osco, Walmart, Home Depot, ALDI, Shop & Save Market, Kohl's, Five Below, Ross Dress For Less, Sephora, JoAnn Fabrics and Crafts, Petco, XSport Fitness, Bowlero, Shoe Carnival, Dollar Tree, Advanced Auto Parts, O'Reilly Auto Parts, UPS Store, KFC, Wendy's, Dunkin', and Taco Bell, among many others.

Property Highlights

- Opportunity to join national co-tenants Best Buy, TJ Maxx and HomeGoods, Old Navy, Wingstop and Enterprise
- Downers Park Plaza features two (2) dual-sided pylon signs along both Lemont Road and 75th Street featuring visibility and exposure to over 45,000 VPD
- Surrounded by national retailers including Jewel-Osco, Walmart, Home Depot, ALDI, Shop & Save Market, Kohl's, Five Below, Ross Dress For Less, Sephora, JoAnn Fabrics and Crafts, Petco, XSport Fitness, Bowlero, Shoe Carnival, Dollar Tree, Advanced Auto Parts, O'Reilly Auto Parts, UPS Store, KFC, Wendy's, Dunkin', and Taco Bell, among many others.

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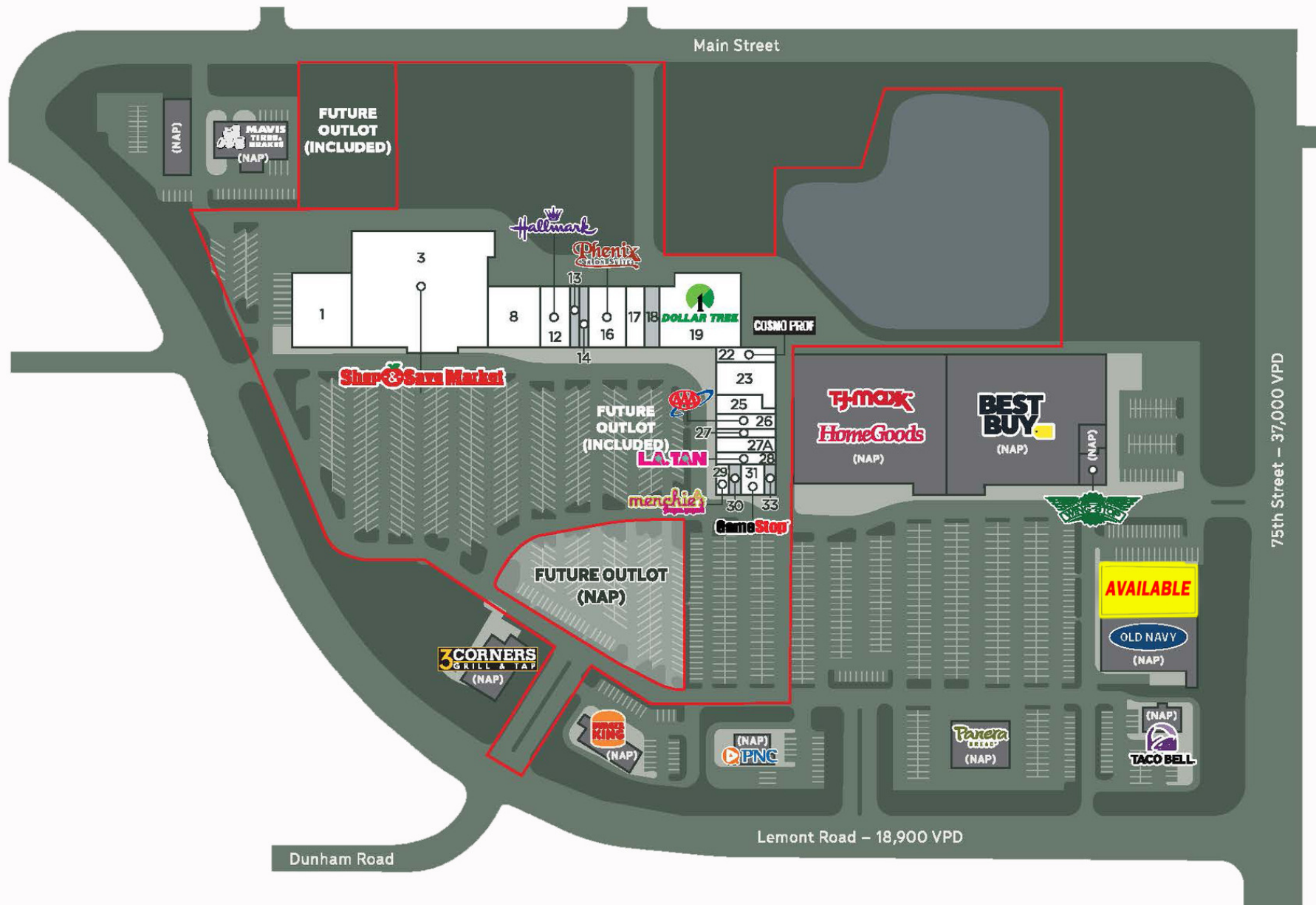
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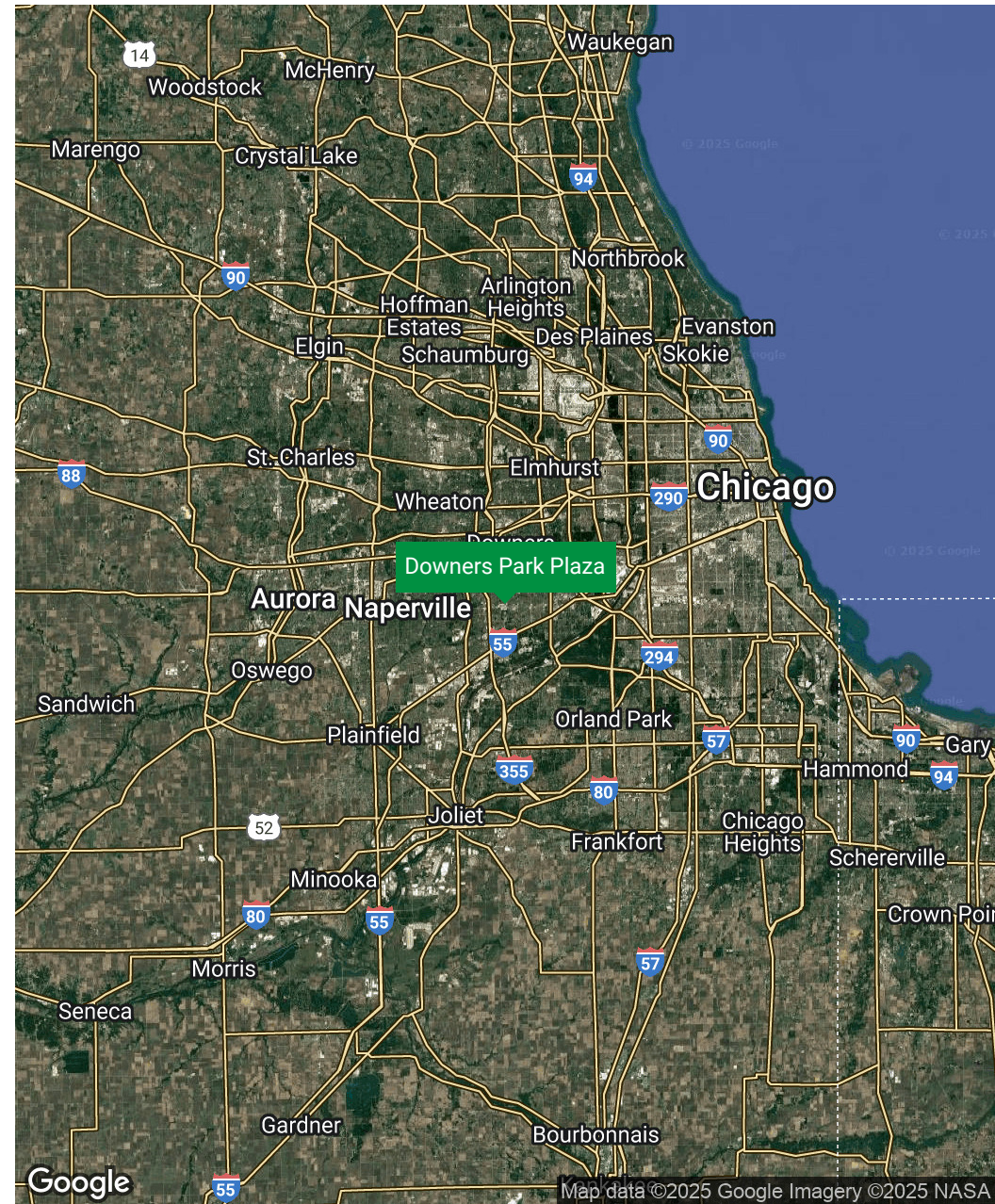
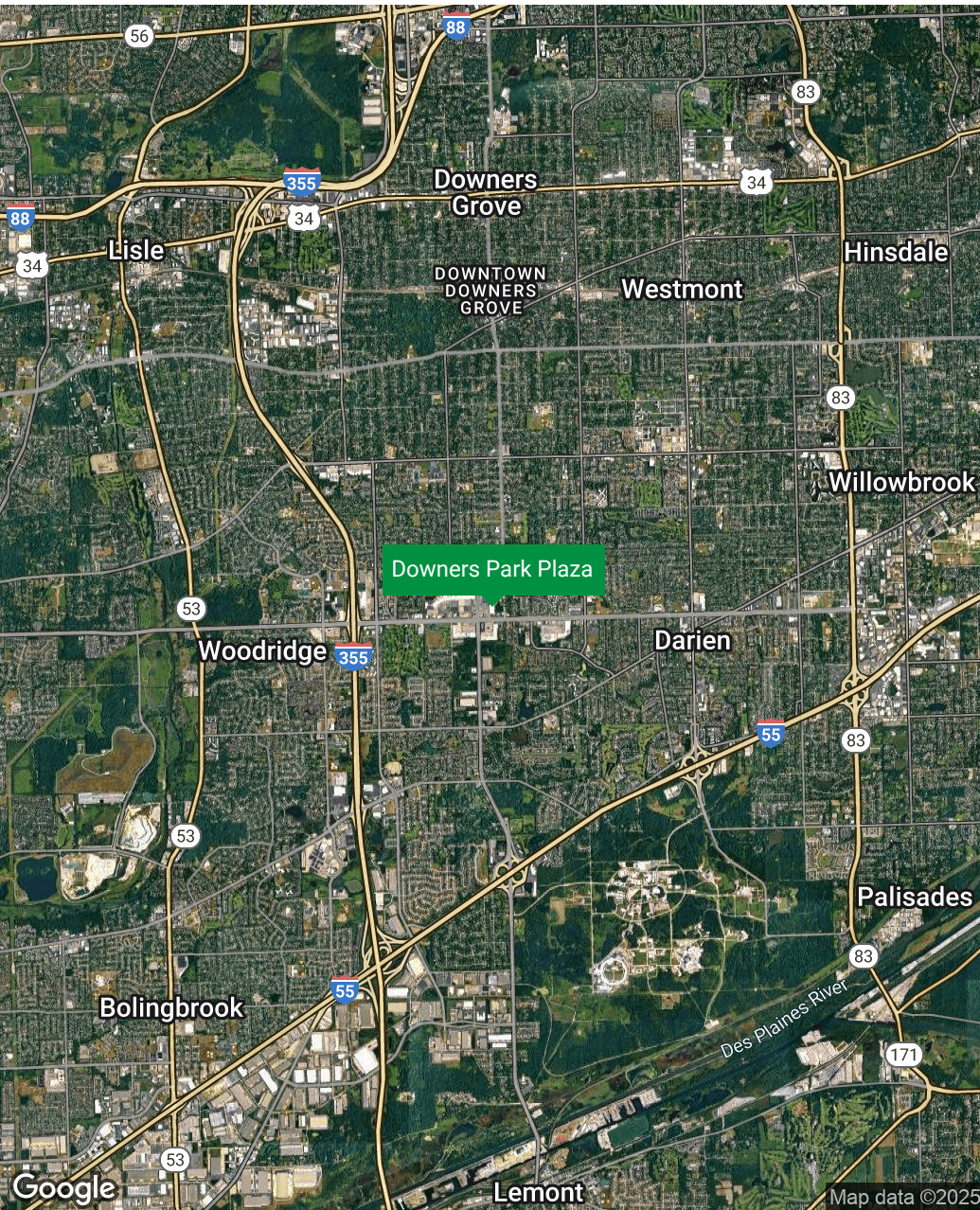
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FOR LEASE | 7401 LEMONT ROAD

LOCATION MAP



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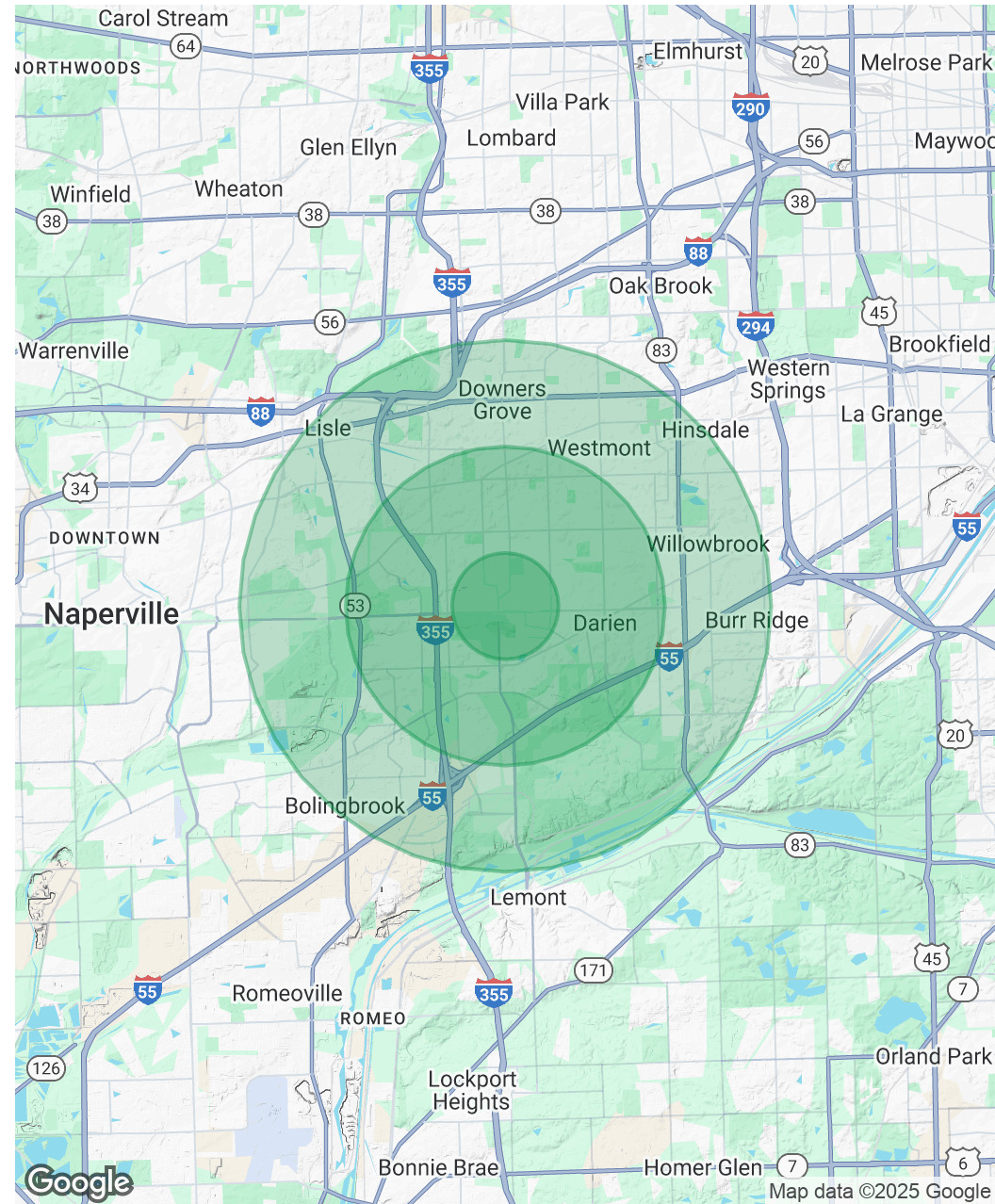
FOR LEASE | 7401 LEMONT ROAD

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	12,199	101,699	221,265
Average Age	43	43	43
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,989	41,180	88,256
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$131,080	\$134,416	\$150,864
Average House Value	\$434,311	\$431,623	\$493,404

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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