

RETAIL FOR LEASE

ROOSEVELT ROAD RETAIL

621-649 E. ROOSEVELT ROAD, LOMBARD, IL 60148



LEASE RATE

\$23.00 SF/YR

OFFERING SUMMARY

Available SF:	1,100 SF
Lease Rate:	\$23.00 SF/yr (NNN)
Lot Size:	2.75 Acres
Year Built:	1987
Building Size:	9,280 SF
Renovated:	2013
Zoning:	B4A Roosevelt Road Corridor District
Market:	Chicago
Submarket:	Eastern East/West Corridor

PROPERTY OVERVIEW

Roosevelt Road Retail, a 9,280 sf Neighborhood Center, boasts a mix of local and national tenants including One Main Financial and Sweet Reserve Bakery. With excellent neighbors and a recent renovation, Roosevelt Road Retail is perfect for many businesses!

LOCATION OVERVIEW

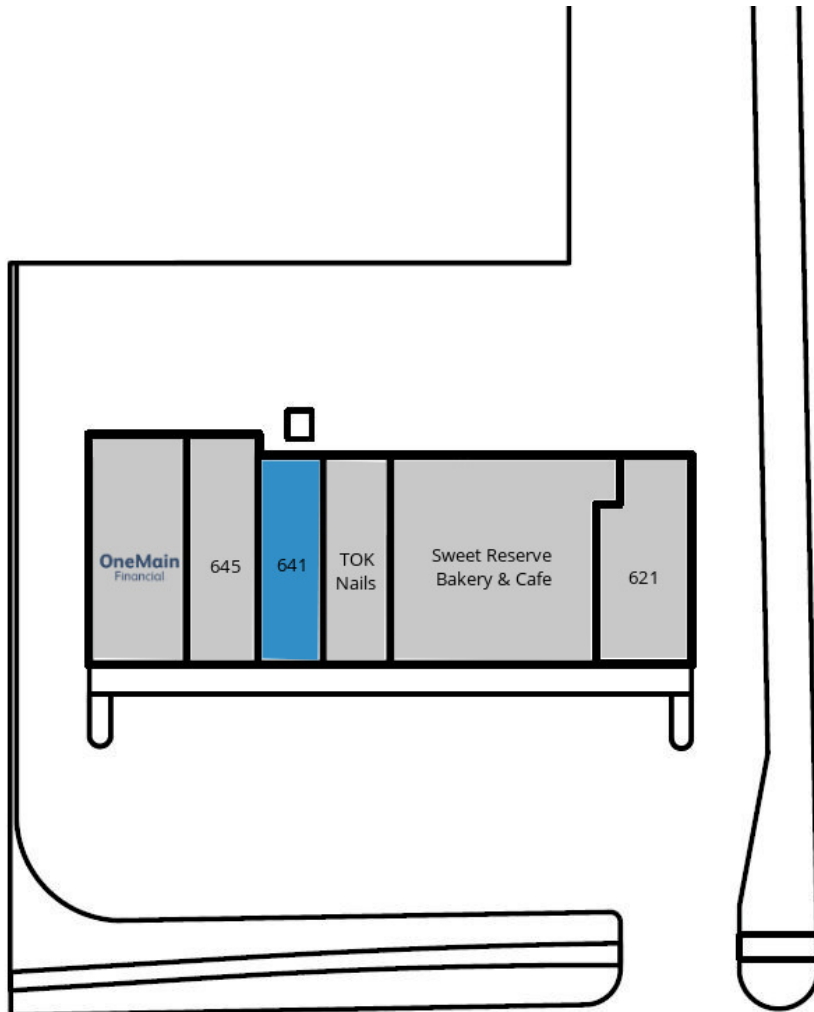
This Shopping Center is located on the south end of heavily traveled Roosevelt Road between Meyers Rd and Highland Ave in Lombard, IL. This location has local high incomes, daytime population, and excellent visibility. High traffic counts and nearby popular local businesses create a wonderful opportunity for drive-by business.

PROPERTY HIGHLIGHTS

- Recently Renovated Facade
- Excellent Visibility on Roosevelt Rd
- Great Tenant Mix
- 41,600 vpd on Roosevelt Rd

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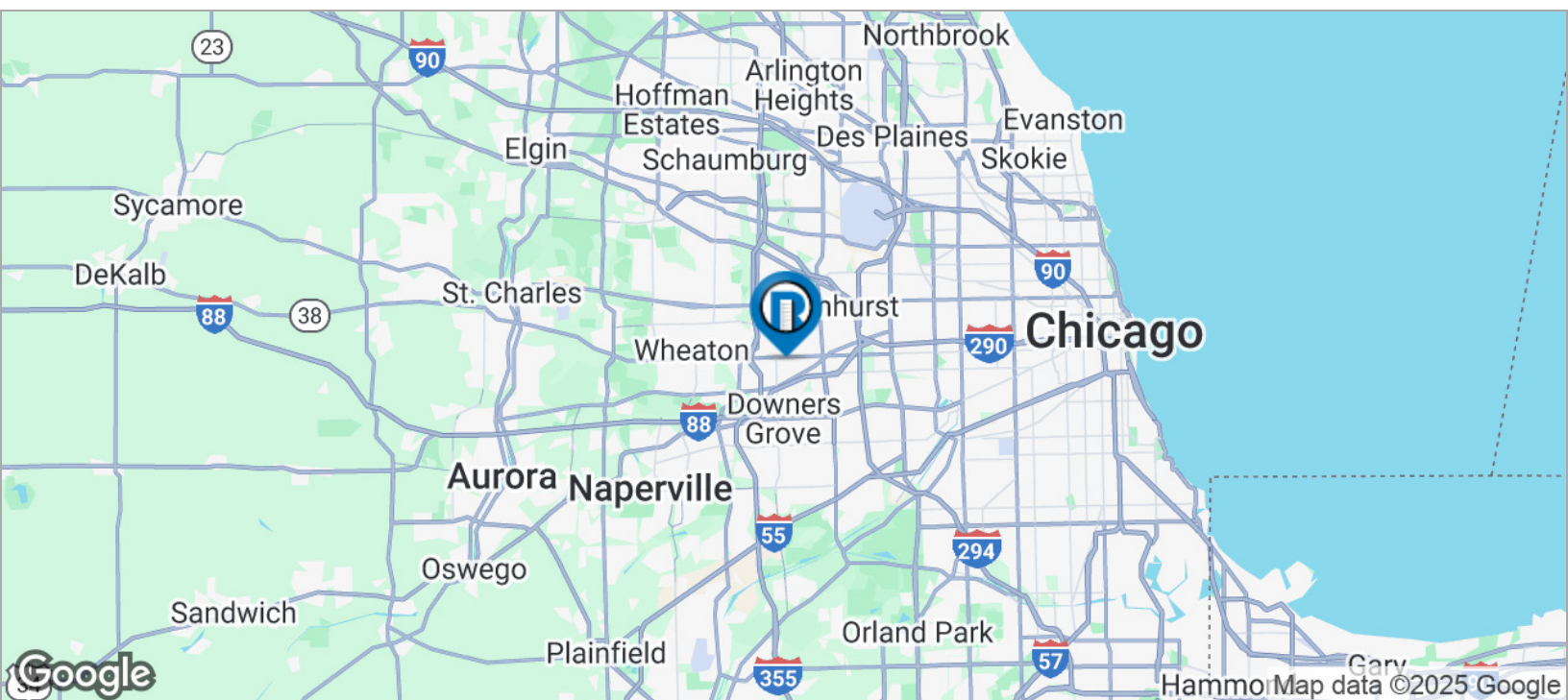
E Roosevelt Rd

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
641 E Roosevelt Rd	1,100 SF	NNN	\$23.00 SF/yr	In-line Street-facing Ideal for Retail or Professional Uses

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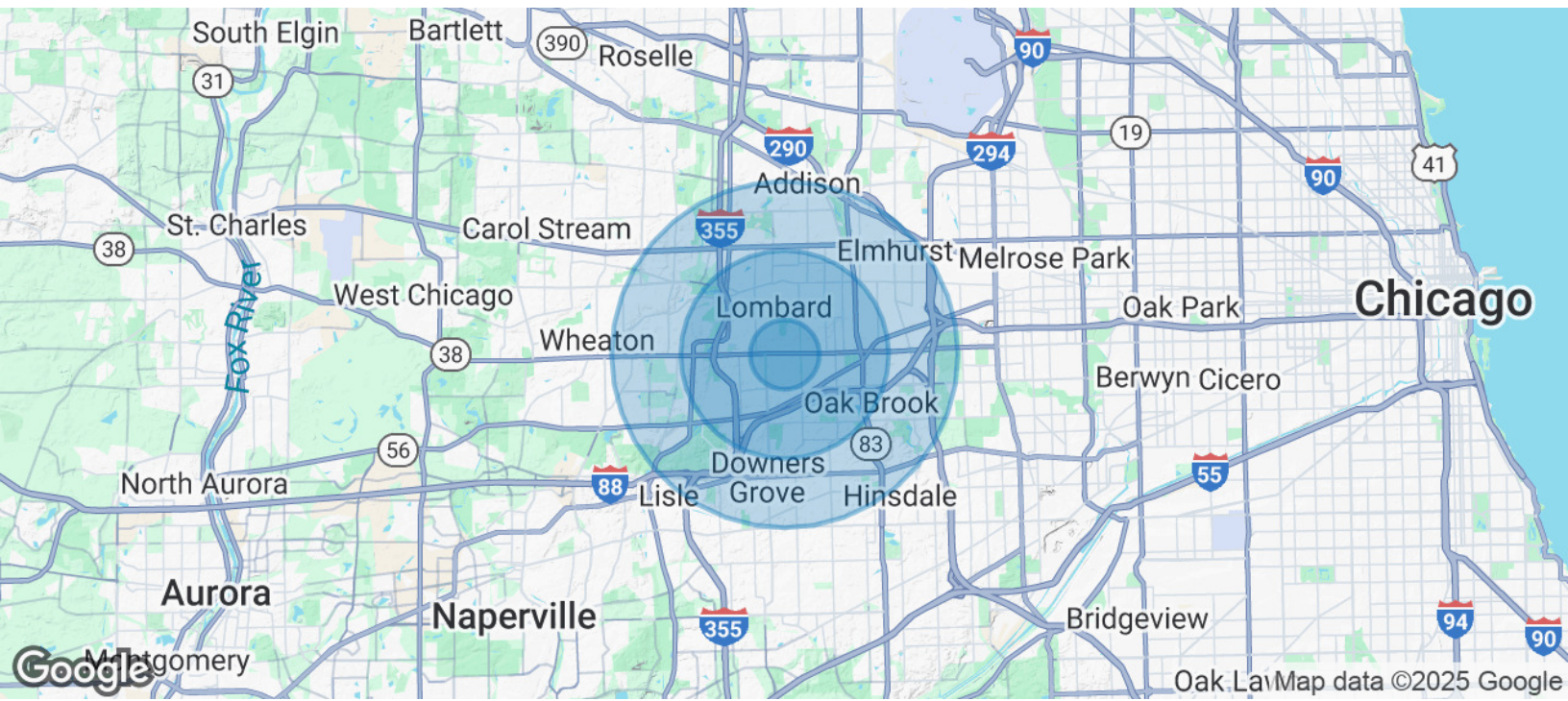
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,077	105,155	260,533
Average age	38.8	39.2	39.5
Average age (Male)	37.1	36.8	37.7
Average age (Female)	40.2	41.2	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,646	41,534	98,949
# of persons per HH	2.4	2.5	2.6
Average HH income	\$79,468	\$84,210	\$100,949
Average house value	\$308,705	\$344,433	\$400,779

* Demographic data derived from 2020 ACS - US Census