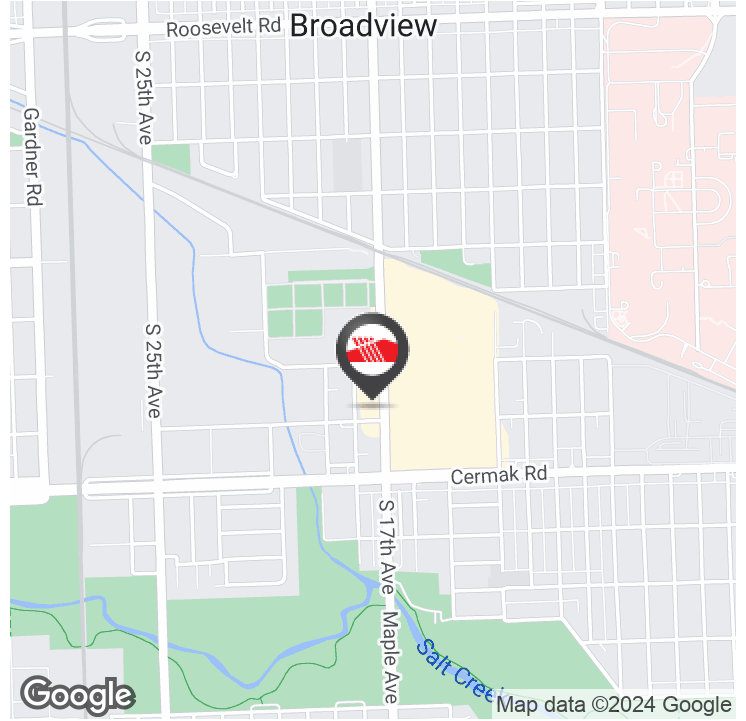




Rose Plaza

2828-2842 S 17th Street, Broadview, IL 60155



OFFERING SUMMARY

Available SF:	1,452 SF
Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	5,650 SF

PROPERTY OVERVIEW

Rare opportunity to lease Suite D CORNER LOCATION comprised of 1,452 square feet in the Rose Plaza retail center. The center enjoys significant visibility and traffic adjacent to the Broadview Village Square to the east which is anchored by Super Target, Home Depot and including PetSmart, Ross, Marshalls, LA Fitness. Traffic counts at 17th Ave and Cermak Road are 32,000. Demographics in the three mile radius are 147,300 population, 54,600 households with average HH income of \$72,600 and average house value of \$302,600.

PROPERTY HIGHLIGHTS

- Rare 1,452 SF CORNER SPACE LOCATION
- Glass frontage on the north (28') and east (35') side of the store!
- Includes a small storage area in the rear
- Separately metered fully air conditioned
- 200 amp electrical service
- Additional NNN charges \$27.00 per sq.ft.
- Gross rent \$56.00 per sq.ft. / \$6,776 monthly

PETER BIANCHI

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





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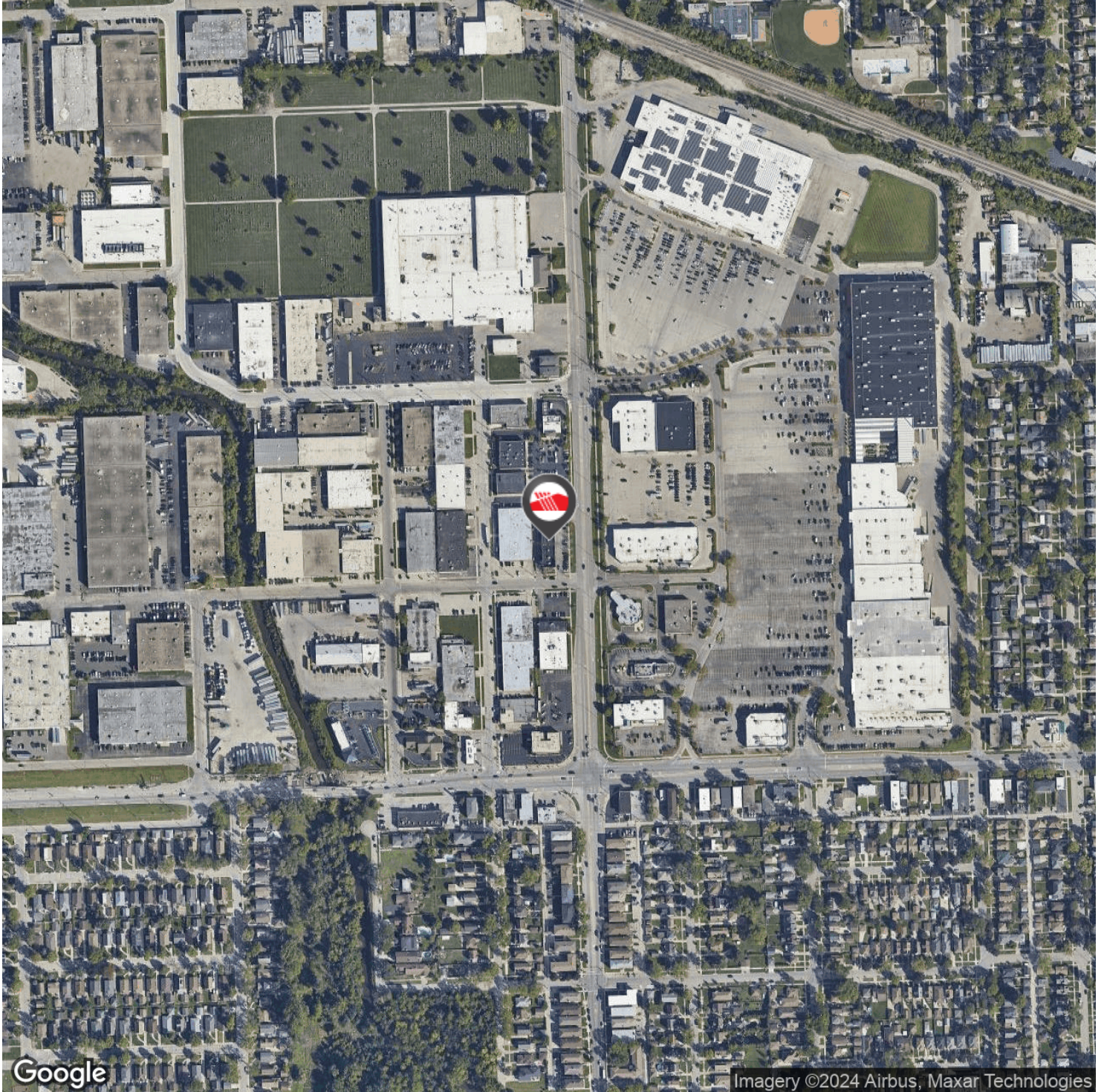
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Google

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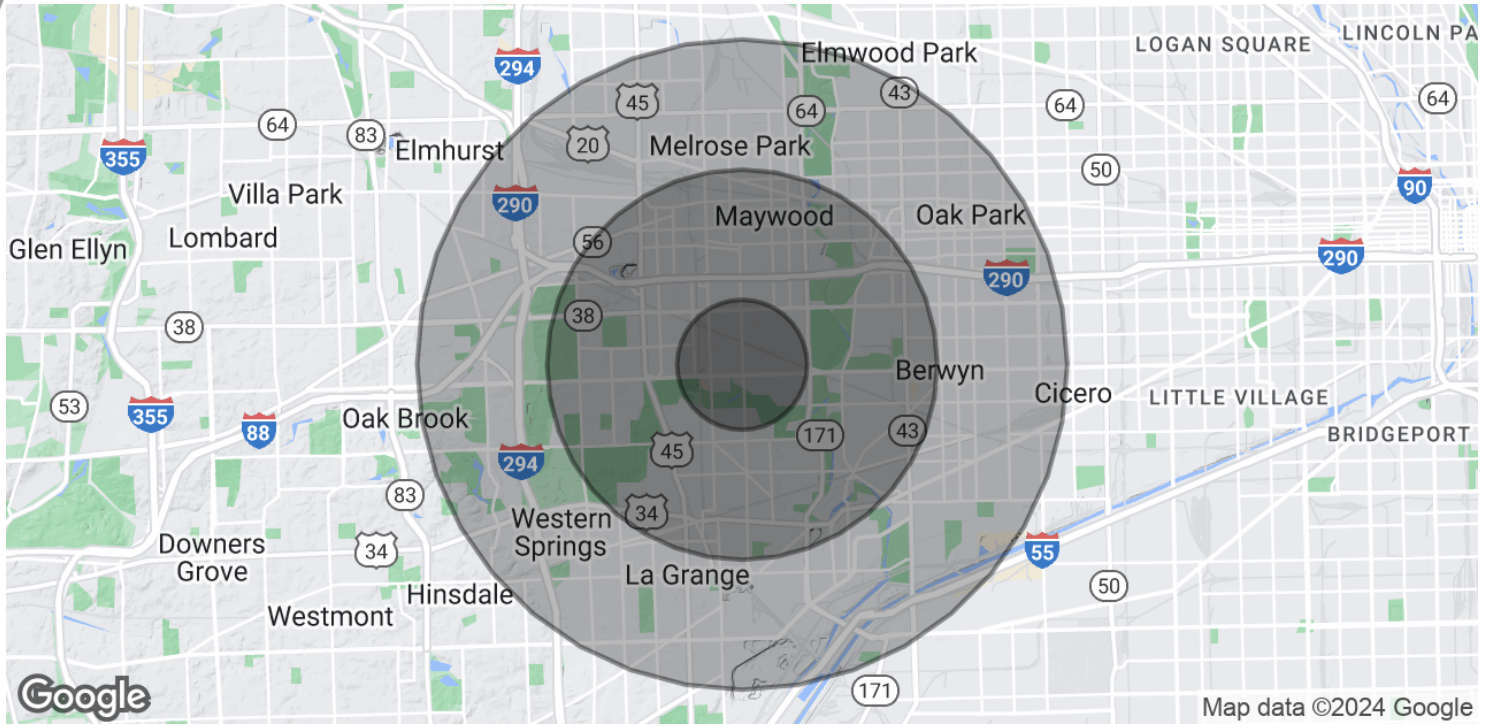
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,636	147,293	421,464
Average Age	41.4	38.6	36.9
Average Age (Male)	39.6	36.8	35.4
Average Age (Female)	44.2	40.0	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,091	54,626	153,379
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$67,382	\$72,592	\$79,938
Average House Value	\$273,994	\$302,607	\$339,596

2020 American Community Survey (ACS)

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