

RETAIL PROPERTY FOR LEASE

PUEBLO MARKET

805-845 N. ROSELLE RD., ROSELLE, IL 60172

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BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100
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EXECUTIVE SUMMARY

PUEBLO MARKET

805-845 N. ROSELLE RD. | ROSELLE, IL 60172



OFFERING SUMMARY

Building Size:	29,279 SF
Available SF:	1,200 - 1,400 SF
Rental Rate:	\$12.00 SF/yr (NNN)
CAM:	\$2.50 / SF
Real Estate Taxes:	\$4.25 / SF
Traffic Count:	28,000
Parking Ratio:	4.1 per 1,000
Zoning:	B-2 Convenience Shopping Center District

PROPERTY OVERVIEW

The subject property is an established retail destination in the Roselle, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the property provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION OVERVIEW

The shopping center is an outstanding retail opportunity located in the high-traffic northwest suburb of Roselle. The property is situated at a premium intersection, with Roselle Rd. and Nerge Rd. providing excellent visibility and access. In addition, the center benefits from close proximity to Interstate 390 and is just 1.4 miles from downtown Roselle. This village is a highly desirable northwest suburb, with a population of approximately 22,897.

PROPERTY HIGHLIGHTS

- The property is anchored by O'Reilly Autoparts, one of the most respected names in retail
- High Traffic Location: Stoplight intersection with Roselle Rd. seeing an average of 28,000+ cars per day
- LED parking lot poles & canopy lights provide excellent visibility for drivers and pedestrians

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AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
829	1,200 - 1,400 SF	\$12.00 SF/yr	\$4.25 SF/yr	\$2.50	\$2,187	NNN	Fully Equipped Restaurant
831	1,400 SF	\$12.00 SF/yr	\$4.25 SF/yr	\$2.50	\$2,187	NNN	20 ft by 70 ft

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ADDITIONAL PHOTOS

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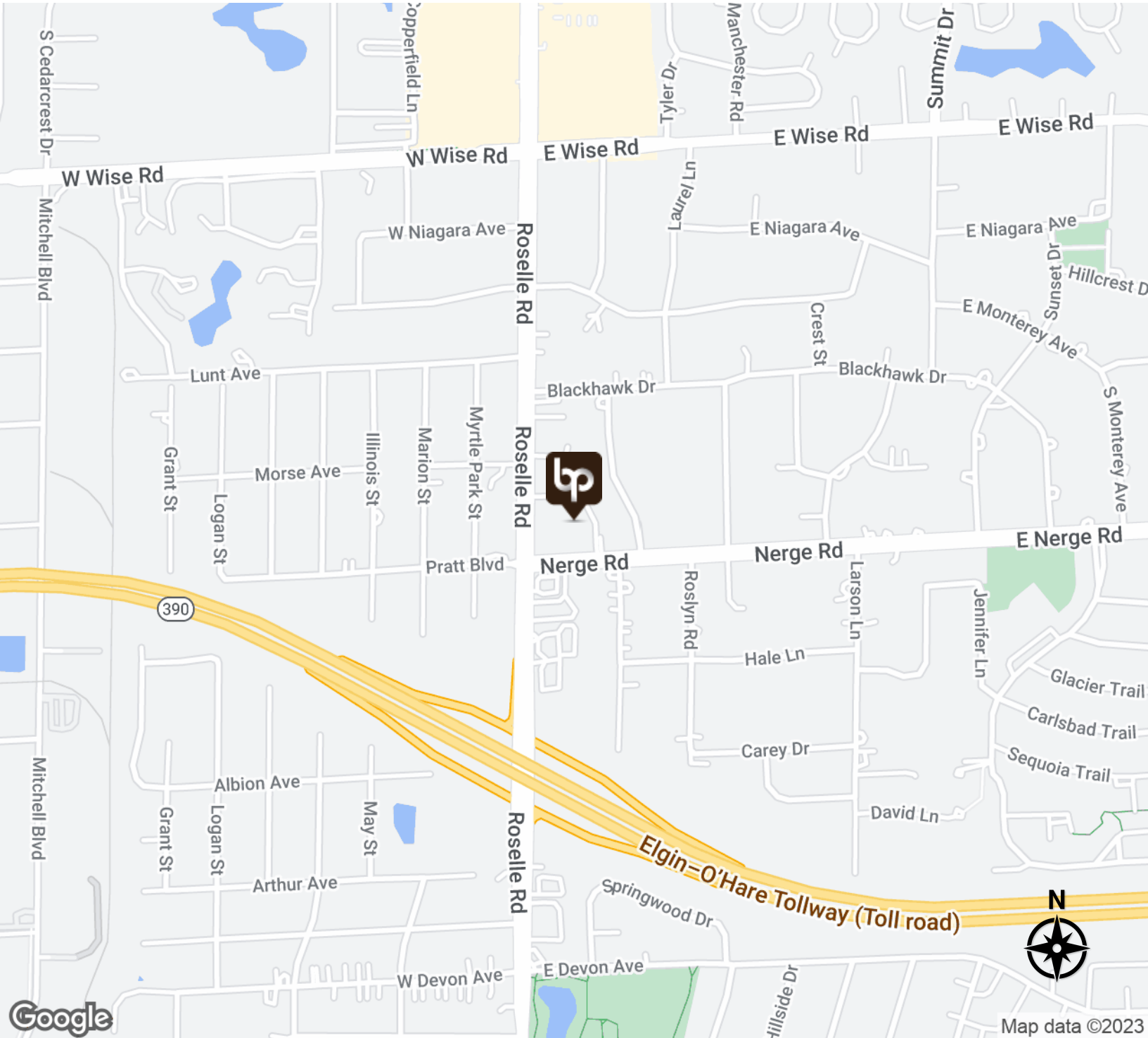


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LOCATION MAP

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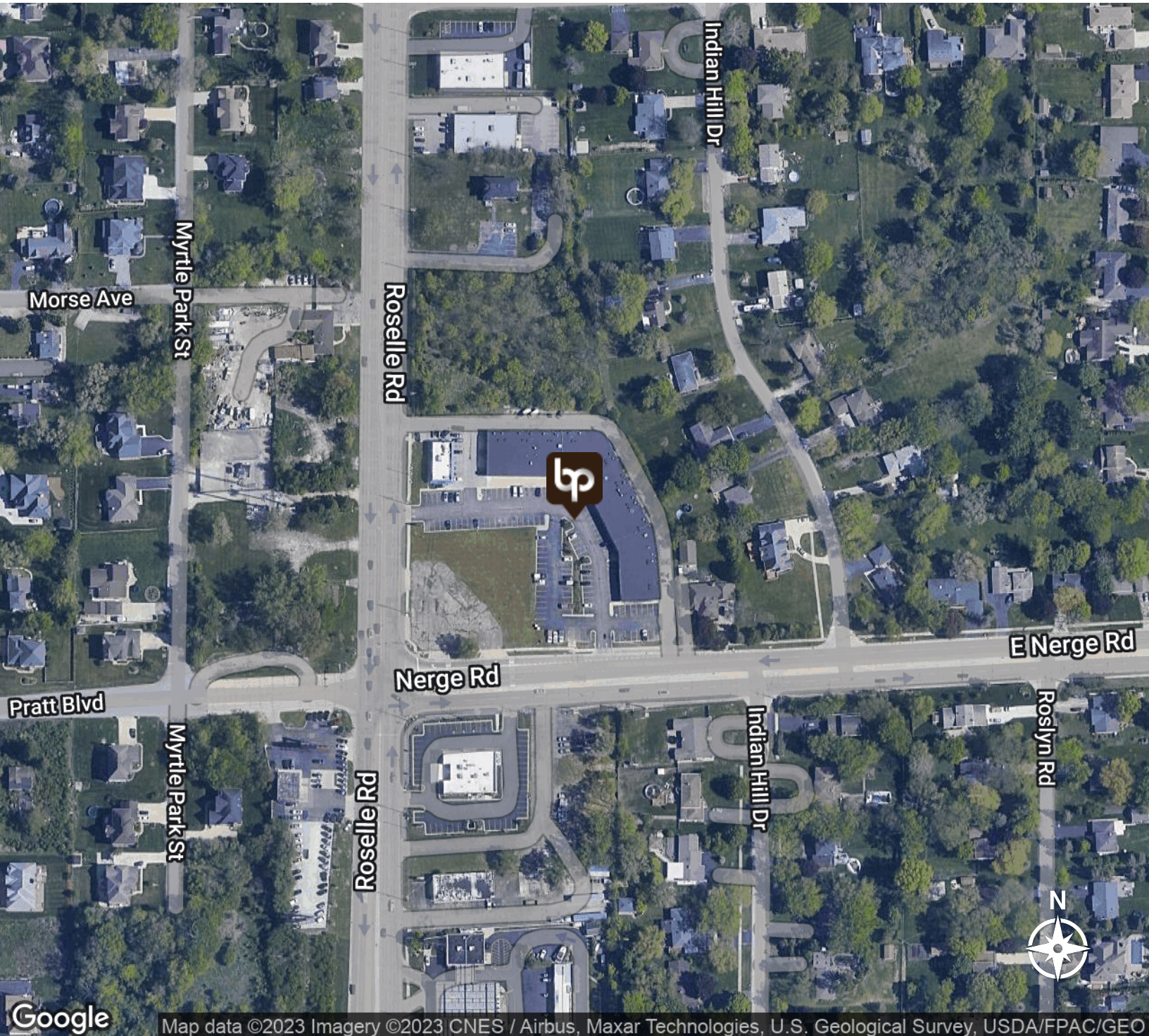


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AERIAL MAP

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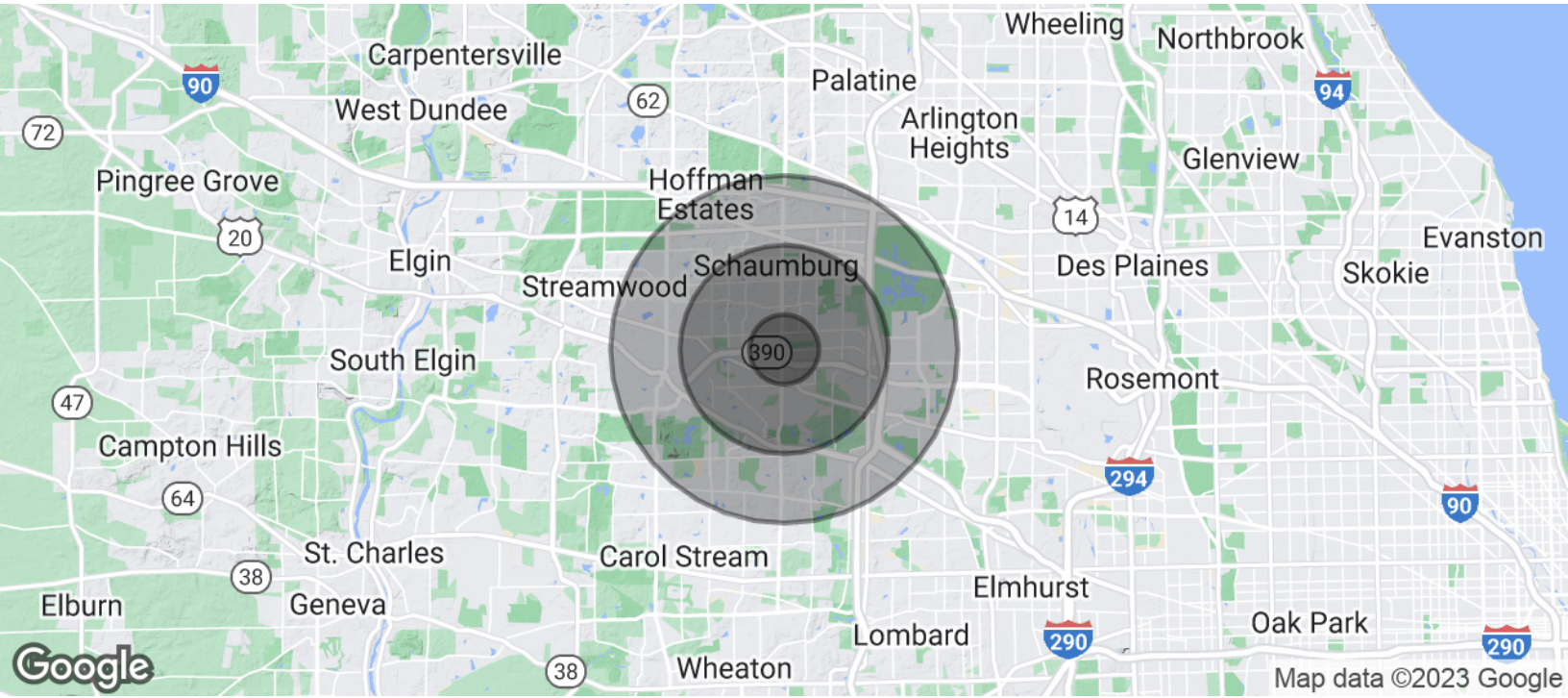


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,644	103,855	277,925
Average Age	38.5	39.2	37.4
Average Age (Male)	39.2	37.9	36.2
Average Age (Female)	37.8	40.3	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,926	39,605	104,422
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$88,943	\$86,844	\$84,493
Average House Value	\$349,810	\$322,805	\$307,967

* Demographic data derived from 2020 ACS - US Census

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