



For Lease

The Grove Shopping Center

1206-1530 75th St, Downers Grove, IL 60516

NEGOTIABLE

Retail leasing opportunity at the Grove shopping center in Downers Grove. Strategically positioned at the junction of 75th Street and Lemont Road, just east of the I-355 interchange. This prime location is nestled in a high-traffic area within an affluent community, ensuring a dynamic retail environment. The numbers speak volumes: 32,298 vehicles daily on 75th Street and 13,401 on Lemont Road, guaranteeing visibility and foot traffic. Choose from a range of versatile spaces, accommodating businesses of all sizes from 1,200 to 48,304 square feet. Join a prestigious lineup of national retailers, tapping into a market of 232K residents within a 5-mile radius, boasting an average household income of \$126K. The daytime population of 115,637 ensures a constant flow of potential customers. The Grove isn't just a location; it's a strategic asset for your business in Downers Grove's competitive retail landscape.

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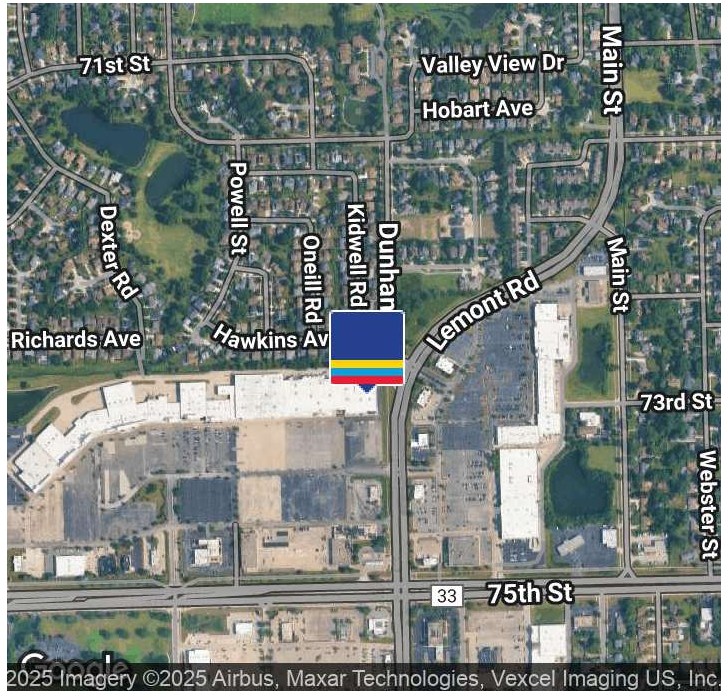
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Property Summary



Property Highlights

- Former Urgent Care Outlot - Well Equipped
- Prime location - NW Corner of 75th & Lemont Rd
- Average Household Income of \$126K (10 miles)
- VPD - 32K on 75th Street & 13K on Lemont
- Daytime Population - 115K
- 640K Residents within 20 minute drive
- 793K Residents within 10 miles
- 708 surface parking spaces
- Significant frontage on 75th Street
- Median Age 42 years old
- Pylon Sign

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Property Description

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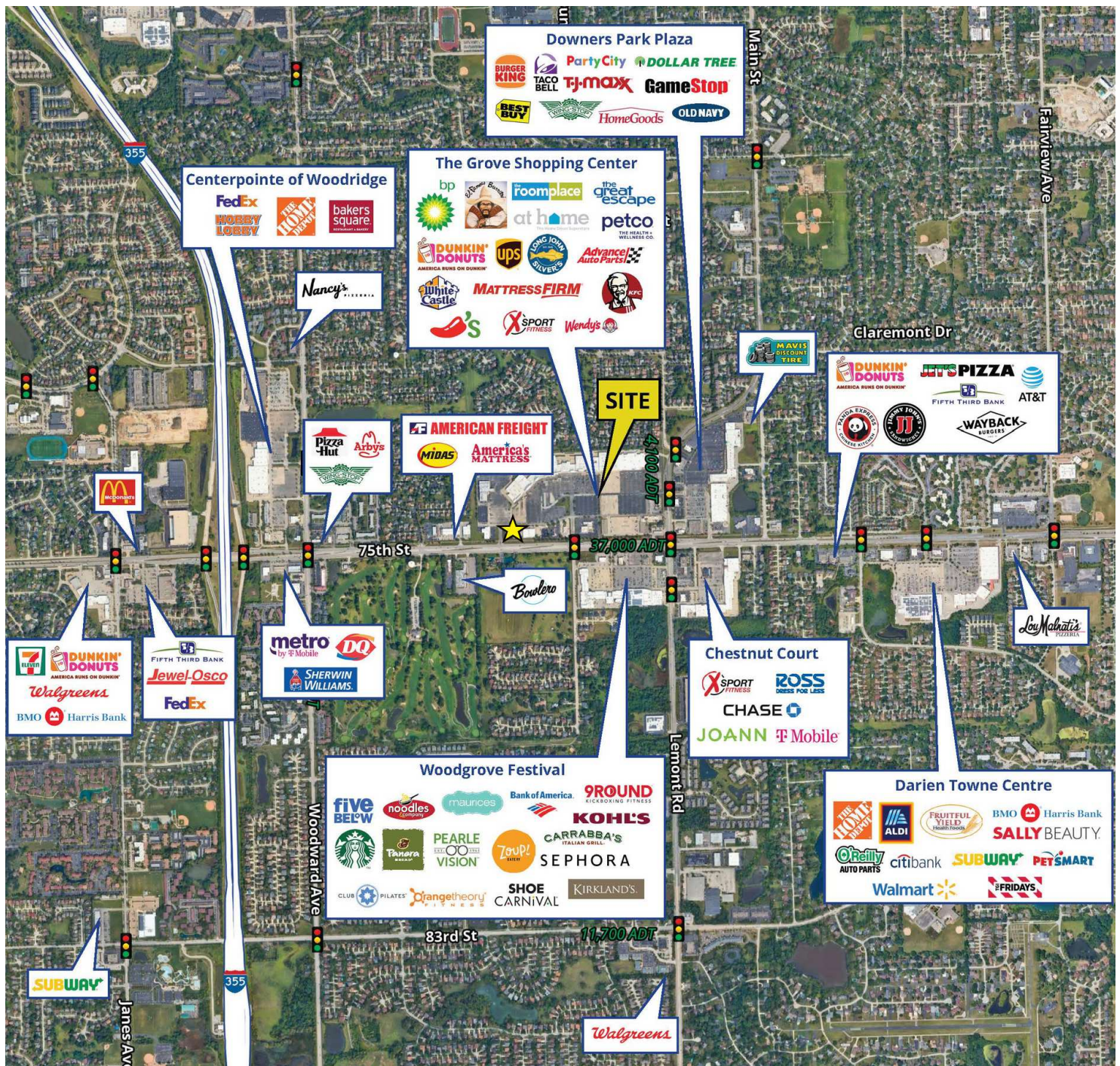
Offering Summary

Available SF:	1,200 - 48,304 SF
Building Size:	592,532 SF
OPEX In-Line:	\$4.75 SF
OPEX Out-Lot	\$6.02 + \$0.67
Zoning:	B-2

Spaces	Lease Rate	Taxes	EXP.	Space Size
1206	\$16.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	23,407 SF
1220B	\$12.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	38,474 SF
1220A	\$12.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	37,051 SF
1400-B2	\$18.00 SF/yr	\$2.40 SF/yr	\$1.86 SF/yr	1,750 SF
1400-C	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	6,048 SF
1500-A	\$12.00 SF/yr	\$2.23 SF/yr	\$1.67 SF/yr	35,702 SF
1510-B	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
1510-D	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	5,400 SF
1510-E	\$14.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	10,950 SF
1510-F	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	6,600 SF
1510-G	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
1520	\$13.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	27,300 SF
1530-A	\$16.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	1,200 SF
1530-B	\$16.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	1,200 SF
1540 & 1500A Mez	\$11.50 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	48,191 SF
1560 75th St	\$39 per year	\$6.02 SF/yr	\$0.67 SF/yr	3,867 SF

Area Tenants

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Site Plan

THE GROVE

SITE PLAN



SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
1206	±22,407	AVAILABLE	1310B	6,600	Laundry World	1400B1	975	Brilliant Dental	1510C	3,000	Barber World
1212	±86,000	At Home	1320	30,000	XSport Fitness	1500	35,702	AVAILABLE	1510B	3,000	AVAILABLE
1220	36,760	AVAILABLE	1400F	14,889	Petco	1510G	3,000	AVAILABLE	1510A	3,500	Sushi City
1220A	33,552	AVAILABLE	1400D	7,800	Royal Buffet	1510F	6,600	AVAILABLE	1520	28,500	AVAILABLE
1220B	9,712	AVAILABLE	1400C	6,048	AVAILABLE	1510E	10,950	AVAILABLE	1530B	1,200	AVAILABLE
1310C	8,800	Posh Salon Suites	1400B2	1,750	House of Nails & Spa	1510D	5,400	AVAILABLE	1540	48,304	AVAILABLE

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Center Photos

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Unit #1560 Site Plan



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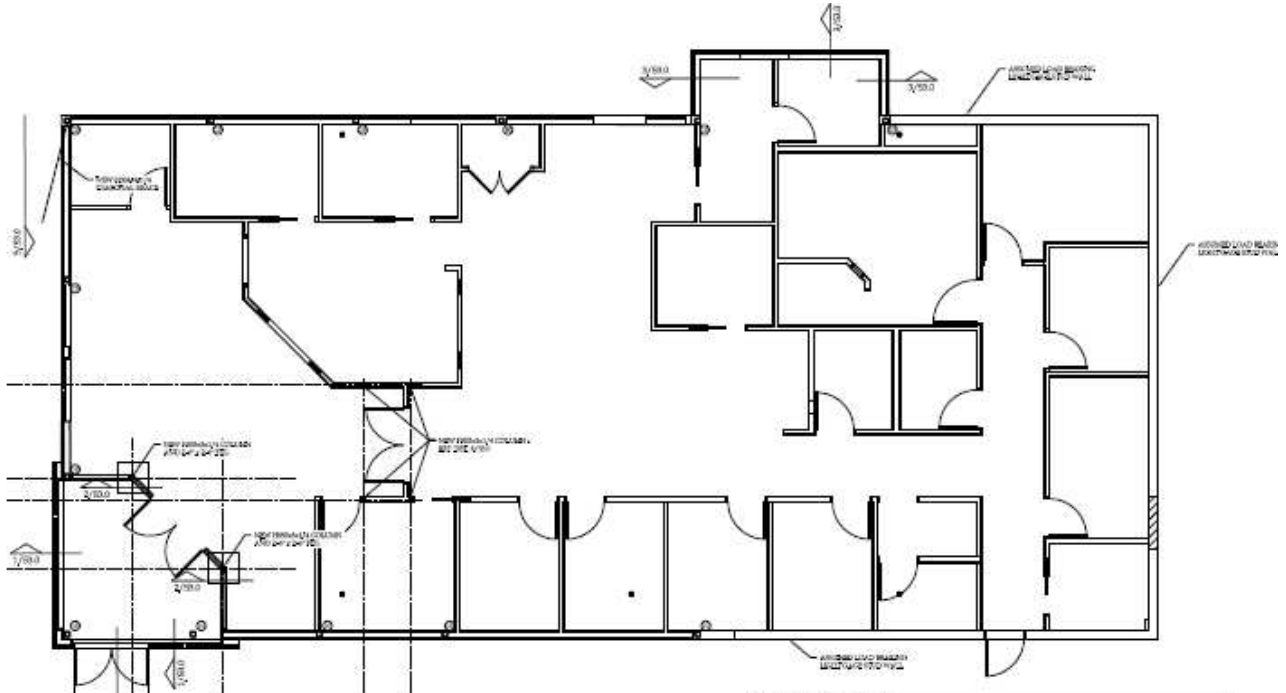
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Unit #1560 - 3,867 sq.ft.

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Unit #1560 Photos

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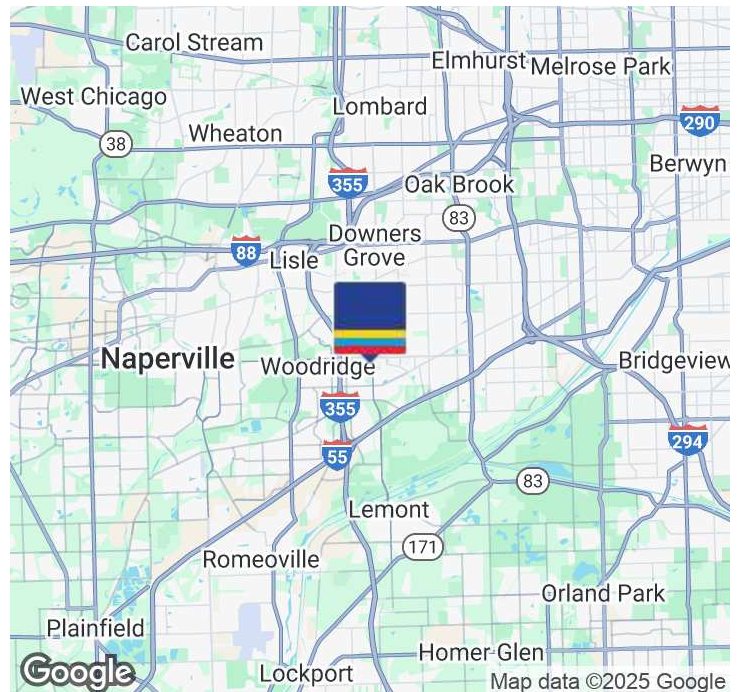


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Location Map

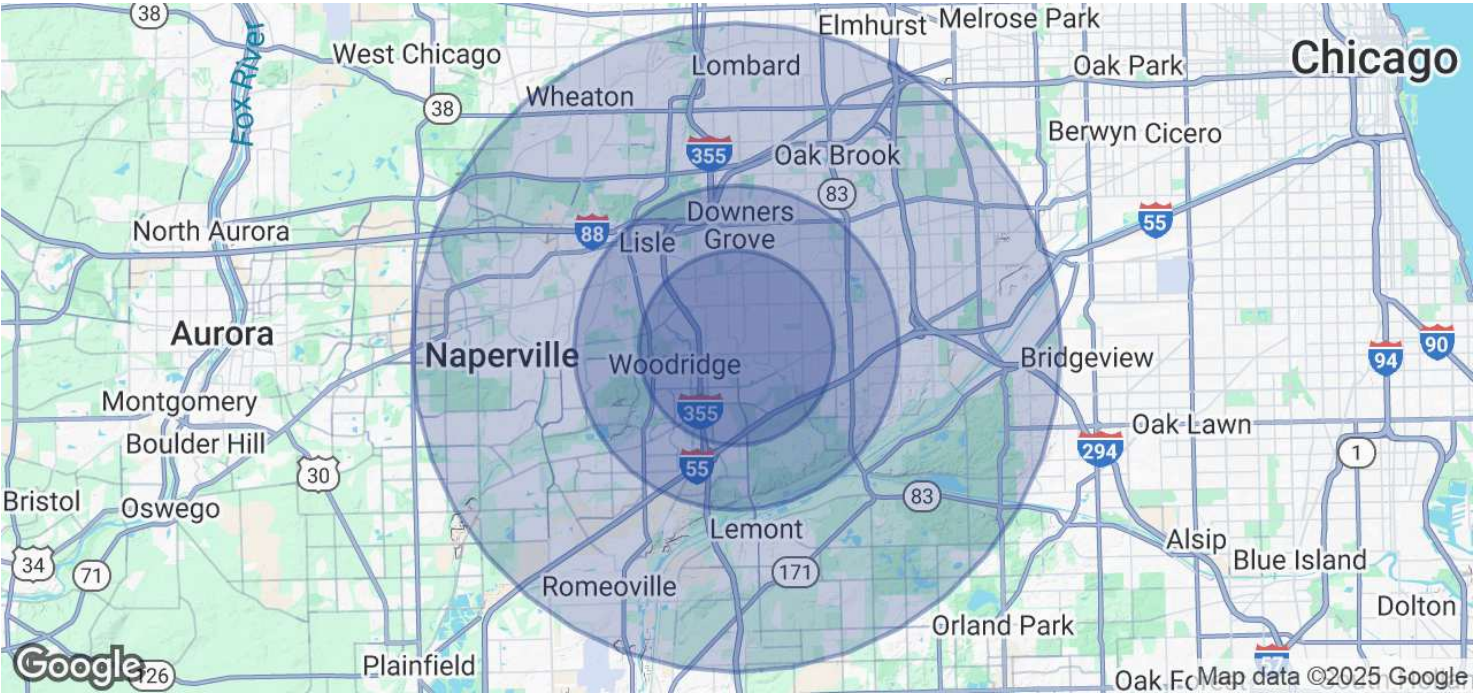


Location Overview

Downers Grove, situated 22 miles west of downtown Chicago in DuPage County, Illinois, is a captivating suburban enclave blending rich history with modern allure. Established in the mid-19th century, this community boasts a diverse array of architectural styles, from historic residences to contemporary homes, creating an inviting and visually appealing landscape. The town's downtown area is a vibrant hub with charming shops, eateries, and cultural amenities like the iconic Tivoli Theatre. Downers Grove's commitment to education is evident in its esteemed schools, making it an ideal locale for families. With tree-lined streets, expansive parks, and a commitment to community, Downers Grove strikes a perfect balance between small-town charm and contemporary convenience. Convenient access to major highways and a nearby Metra rail station further enhances its appeal for those seeking a suburban haven with easy connectivity to Chicago's urban offerings.

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Demographics Map & Report



Population	3 Miles	5 Miles	10 Miles
Total Population	104,993	232,201	793,011
Average Age	41.9	42.5	41.3
Average Age (Male)	40.1	41.1	40.3
Average Age (Female)	43.6	44.1	42.4

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	44,324	96,644	311,658
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$108,218	\$118,616	\$126,952
Average House Value	\$319,506	\$338,340	\$364,858

2020 American Community Survey (ACS)

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