

RETAIL SPACE FOR LEASE

# FAIRVIEW PLAZA

402 - 460 W 75TH STREET, DOWNERS GROVE, IL 60516



## LEASE RATE

**\$18.00 SF/YR**

## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Available SF:  | 1,800 - 3,600 SF      |
| Lease Rate:    | \$18.00 SF/yr (NNN)   |
| Lot Size:      | 18.0 Acres            |
| Year Built:    | 1979                  |
| Building Size: | 43,898 SF             |
| Renovated:     | 2003                  |
| Zoning:        | B3   General Services |
| Market:        | Chicago               |
| Submarket:     | East/West Corridor    |

## PROPERTY OVERVIEW

Fairview Plaza is a Prominent 43,898 SF shopping center located in Downers Grove at the northwest corner of 75th St and Fairview Ave. The property's diverse mix of tenants includes Tutor Time, Lou Malnati's, One Main Financial, State Farm, and Fast Signs among other national and regional tenants. The surrounding area has strong Demographics and Traffic Counts.

Area tenants include The Home Depot, Walmart, O'Reilly Auto Parts, PetSmart, and Aldi.

## PROPERTY HIGHLIGHTS

- Highly visible from 75th street
- Aggressive leasing rates
- Strong mix of national and regional tenants
- Strong demographics
- Signalized Intersection along 2 major thoroughfares
- Proximity to destination retail and employment centers
- Ingress/egress along both Fairview and 75th
- 75th Street - 40.188 vpd

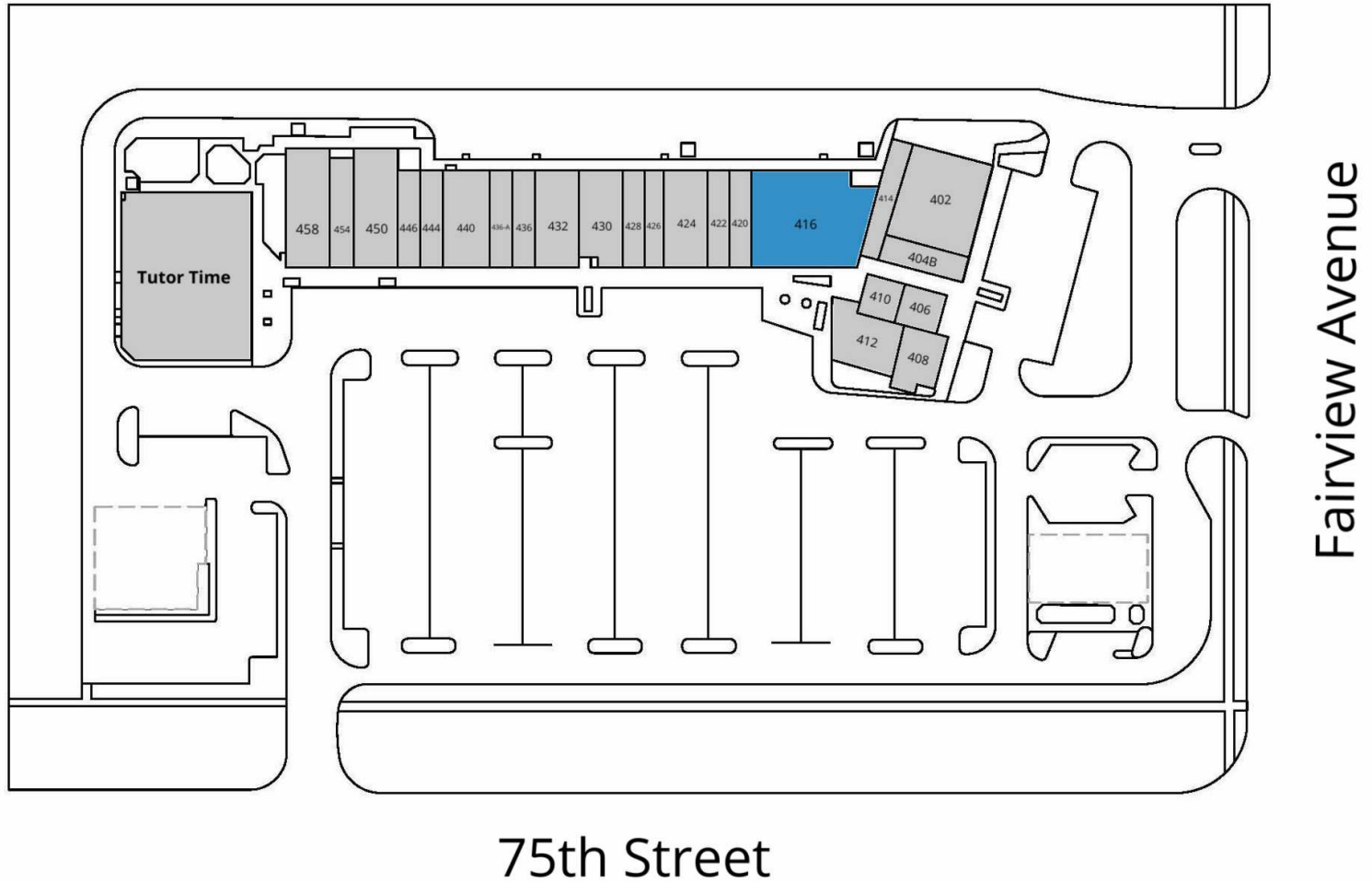


ADDITIONAL PHOTOS

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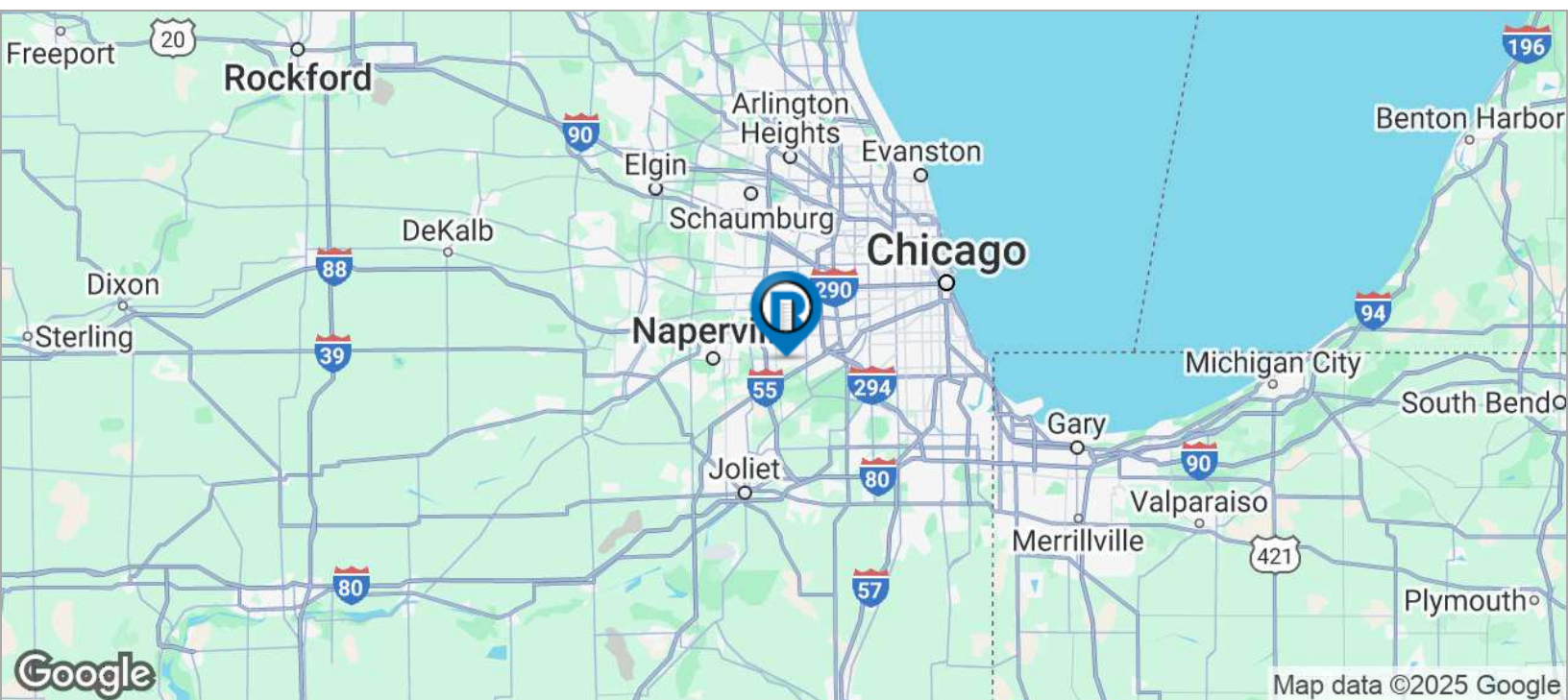
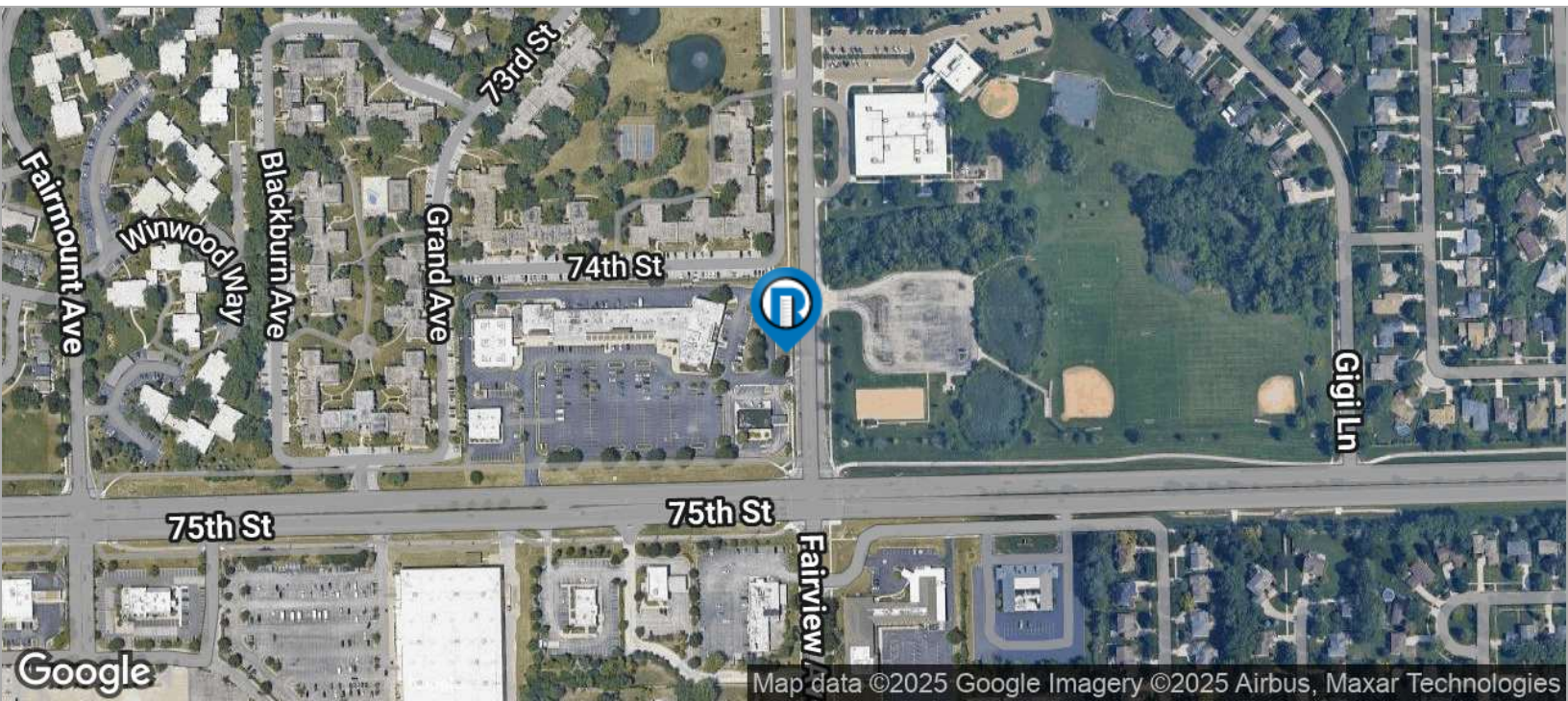
## AVAILABLE SPACES

| SUITE             | SIZE             | TYPE | RATE          | DESCRIPTION                                                                                                                                   | VIDEO |
|-------------------|------------------|------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 416 W 75th Street | 1,800 - 3,600 SF | NNN  | \$18.00 SF/yr | Former Dance Studio   Ideal for Dance, Fitness, and Gym Uses   2 Studio Rooms   Waiting Room   In-line   Street-facing   Landlord Will Divide | -     |



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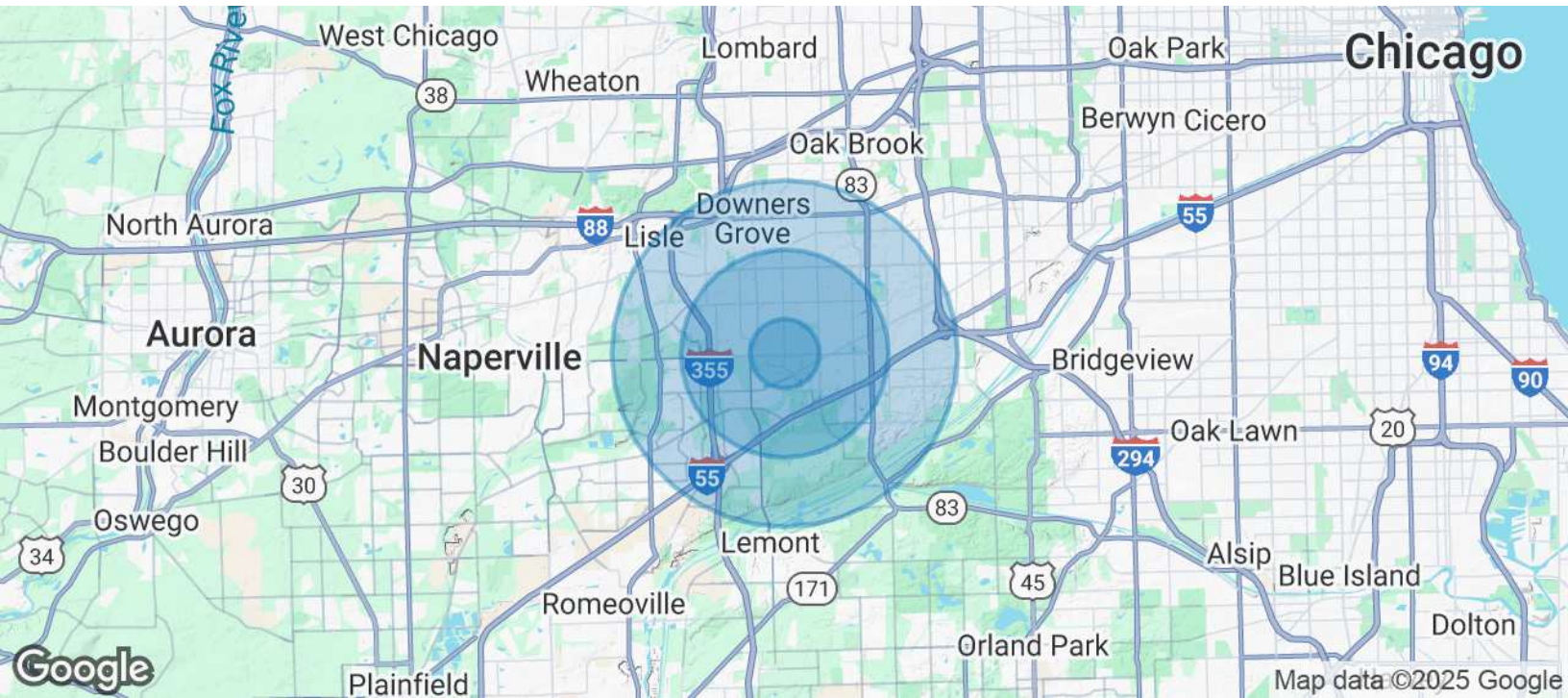
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**POPULATION****1 MILE****3 MILES****5 MILES**

|                      |        |         |         |
|----------------------|--------|---------|---------|
| Total Population     | 11,839 | 100,951 | 237,563 |
| Average age          | 44.4   | 41.6    | 40.3    |
| Average age (Male)   | 43.0   | 40.2    | 38.8    |
| Average age (Female) | 46.2   | 43.0    | 41.5    |

**HOUSEHOLDS & INCOME****1 MILE****3 MILES****5 MILES**

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,775     | 40,367    | 91,737    |
| # of persons per HH | 2.5       | 2.5       | 2.6       |
| Average HH income   | \$95,160  | \$92,820  | \$102,823 |
| Average house value | \$349,788 | \$390,319 | \$427,968 |

\* Demographic data derived from 2020 ACS - US Census