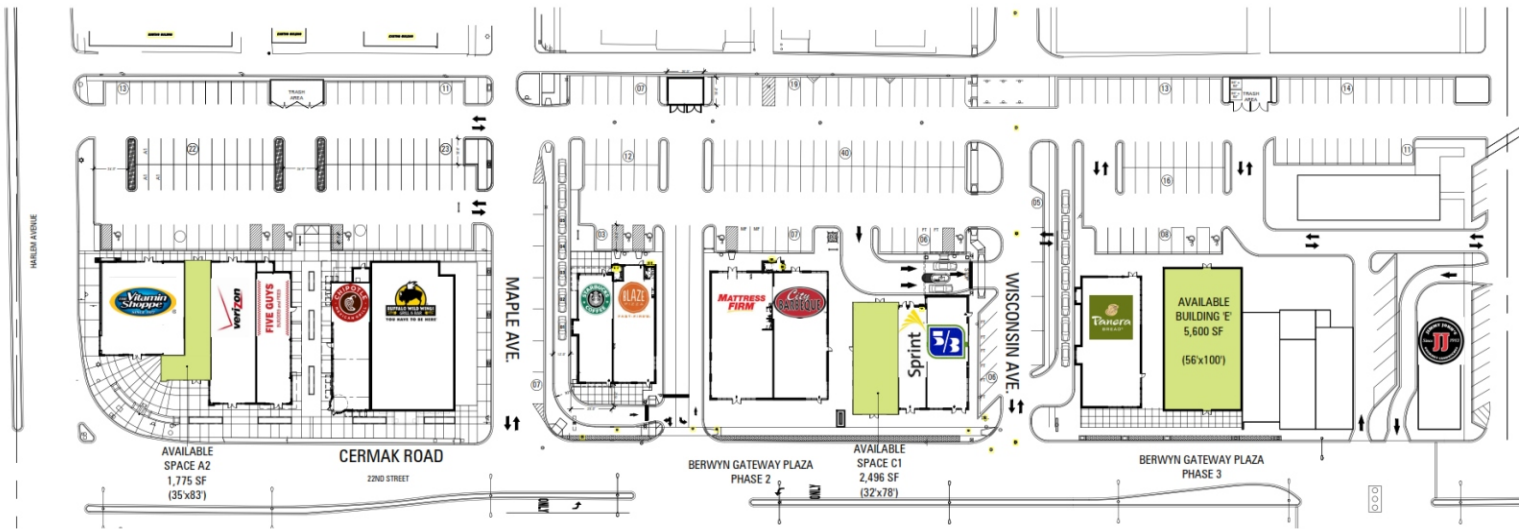


Berwyn Gateway Plaza

NEC Harlem Avenue and Cermak Road
Berwyn, Illinois

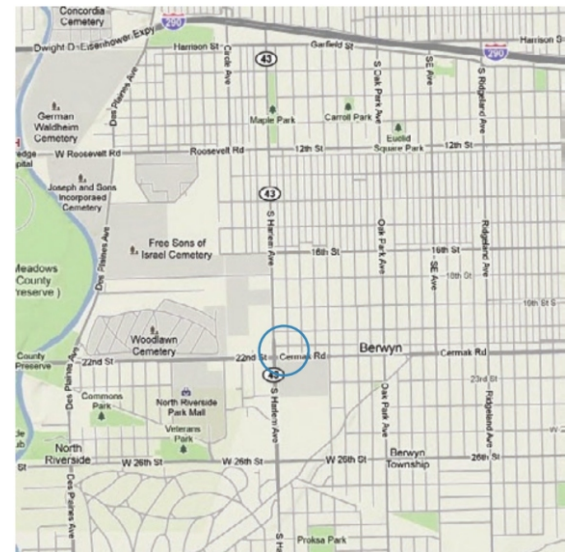
KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT



DEVELOPMENT HIGHLIGHTS

- Phase I – Completed 2012
Buffalo Wild Wings, Chipotle Mexican Grill, Five Guys Burgers and Fries, Verizon Wireless, Play N Trade & Vitamin Shoppe
- Phase II – Completed 2016/2017
Starbucks, Blaze Pizza, Mattress Firm, City BBQ, Sprint, Fifth Third Bank
- Phase III - Delivery 2017
10,000 SF AVAILABLE FOR LEASE – Divisible
- Area retailers include: Carson Pirie Scott, JC Penny, Sears, Gap, Gap Kids, Baby Gap, Old Navy, The Children's Place, Express, Forever 21, Victoria's Secret, Classic Cinemas, Jewel/Osco, Best Buy, Kohls, Burlington Coat Factory, Marshalls, Office Depot, Shoe Carnival, Walgreens, McDonalds, Chili's, Olive Garden, New 90,000 Meijer, New Costco opened 2014
- Traffic Count: 33,700 VPD – Harlem Avenue
32,600 VPD – Cermak Road
- Located at Hard Corner across from Cermak Plaza, North Riverside Plaza, and North Riverside Park Mall

LOCATION MAP



CONTACT

TIM HAGUE, Keystone Ventures, LLC
708.366.0550
thague@keystoneventuresllc.com

DEMOGRAPHICS

	1 mile	2 mile	3 mile
2010 Est. Population	27,215	109,310	246,345
2010 Est. Households	10,588	39,142	89,176
2010 Est. Avg HH Income	\$62,371	\$68,758	\$70,172

Berwyn Gateway Plaza

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KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT



PHASE I - 19,910 SF

PHASE II- 18,357 SF

BUILDING A 4,373 SF

BUILDING B 7,810 SF

BUILDING C 6,174 SF

107 CARS

PHASE 3

BUILDING D 4,050 SF - PANERA

BUILDING E 5,600 SF

67 CARS

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