

# RETAIL SPACES AVAILABLE FOR LEASE

440 E. ROOSEVELT ROAD

AVALONREAL.COM



WEST CHICAGO, IL



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- ✓ **TOTAL BUILDING SIZE: 14,000 SF**
- ✓ **SPACE AVAILABLE: 1,200 - 5,670 SF**
- ✓ **RENTAL RATE: \$16.50/SF NNN**
- ✓ **CAM: \$6.87/SF**
- ✓ **TAXES: \$3.63/SF**
- ✓ **END CAP OFFERS DRIVE THRU**

- ✓ **6 MINUTE DRIVE FROM UNION  
PACIFIC WEST TRAIN LINE UNIT 120**
- ✓ **INCLUDES KITCHEN & RESTAURANT  
EQUIPMENT W/ MINIMUM  
RENOVATIONS/ "TURNKEY"**

Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



UNIT 102	2,670 SF
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UNIT 108	1,200 SF
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UNIT 110	1,200 SF
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UNIT 120	5,670 SF
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## **DEMOGRAPHICS**

***Total Population***

***1 MILE***

7,298

***5 MILE***

112,212

***10 MILE***

768,382

***Total Households***

2,038

43,123

282,753

***Avg. HH Income***

\$94,851

\$130,750

\$126,759

## **RETAIL SPACE**

**440 E. Roosevelt Road  
West Chicago, IL**



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