



### PROPERTY PROFILE

<b>Available</b>	Approx. 6,775 SF building on .67 AC lot
<b>Area Retailers</b>	Jewel-Osco, Home Depot, LA Fitness, Aldi, Walter E. Smithe Furniture
<b>Traffic Count</b>	35,504 VPD

### DEMOGRAPHICS

	3 mile	5 mile
<b>Population</b>	93,655	265,664
<b>Average HHI</b>	\$125,137	\$142,134
<b>Households</b>	34,827	96,239
<b>Employment</b>	56,469	138,457

### PROPERTY HIGHLIGHTS

- Upscale retail showroom on bustling Army Trail Road (35,504 vehicles per day) with attached warehouse
- Highly-visible, large pole sign on Army Trail frontage
- Adjacent to Jewel-Osco and across the street from Aldi
- Roll-up door for loading in warehouse area
- **Confidential: Do not disturb employees.**

### CONTACT

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MARKET AERIAL



PHOTOS

