



LEASE RATE

\$16.50 SF/YR

OFFERING SUMMARY

Available SF:	1,000 - 1,414 SF
Lease Rate:	\$16.50 SF/yr (NNN)
Lot Size:	3.48 Acres
Year Built:	1987
Building Size:	28,572 SF
Zoning:	B-1 Local Business
Market:	Chicago
Submarket:	Eastern East/West Corridor
Traffic Count:	32,800

PROPERTY OVERVIEW

Residential Neighborhoods and multi-family developments along Kingery Hwy surround Somerset Plaza. With a restaurant anchor and a diverse mix of tenants including Tequila Azteca Restaurant, 5-Star Pantry, and H&R Block among others, this center is ideal for entrepreneurs and corporate tenants alike.

LOCATION OVERVIEW

Somerset Plaza is located on the west side of Kingery Hwy (Rte 83) just south of 91st Street in Willowbrook, IL (unincorporated DuPage County). This center is only minutes away from I-55 and has excellent traffic counts with 32,800 vpd on Route 83.

PROPERTY HIGHLIGHTS

- Minutes Away from I-55
- Ample Parking
- 32,800 vpd
- Ideal for Local Service Business

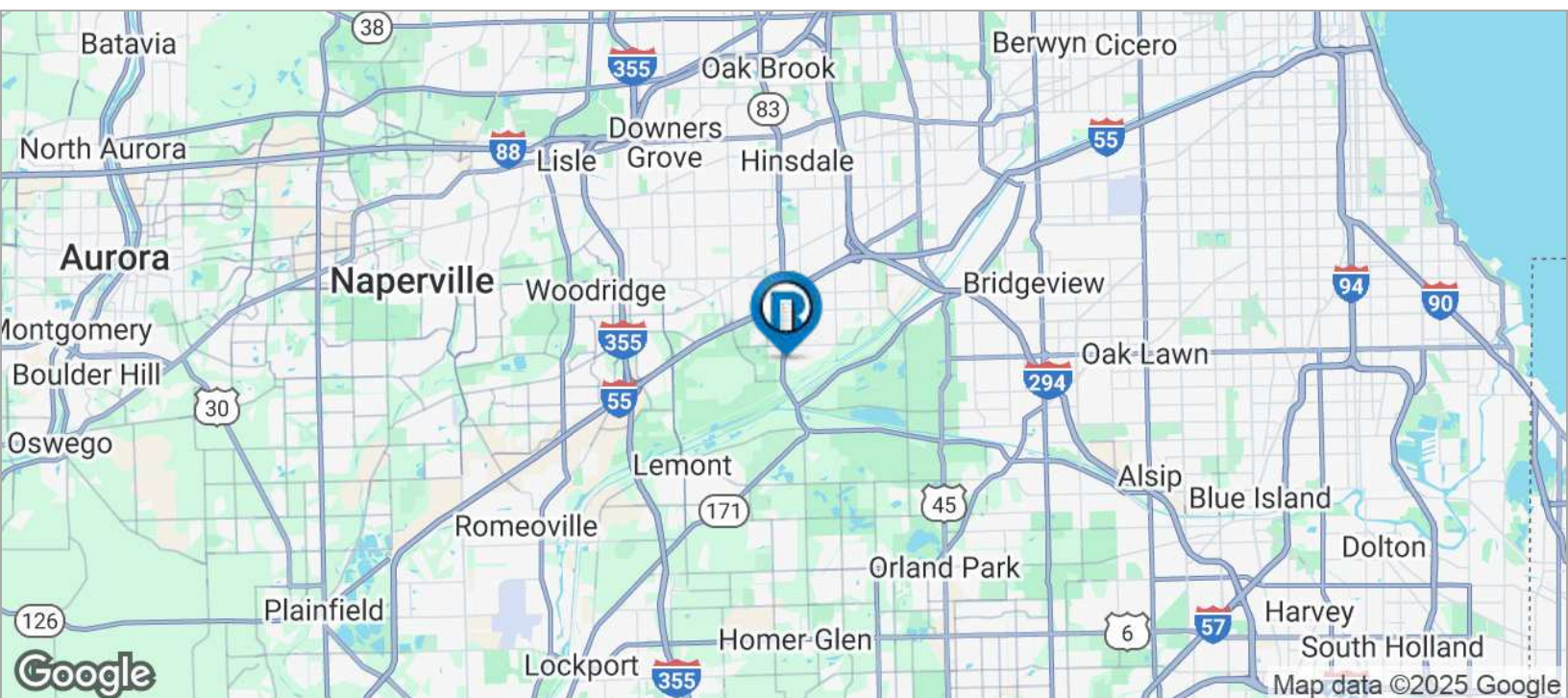
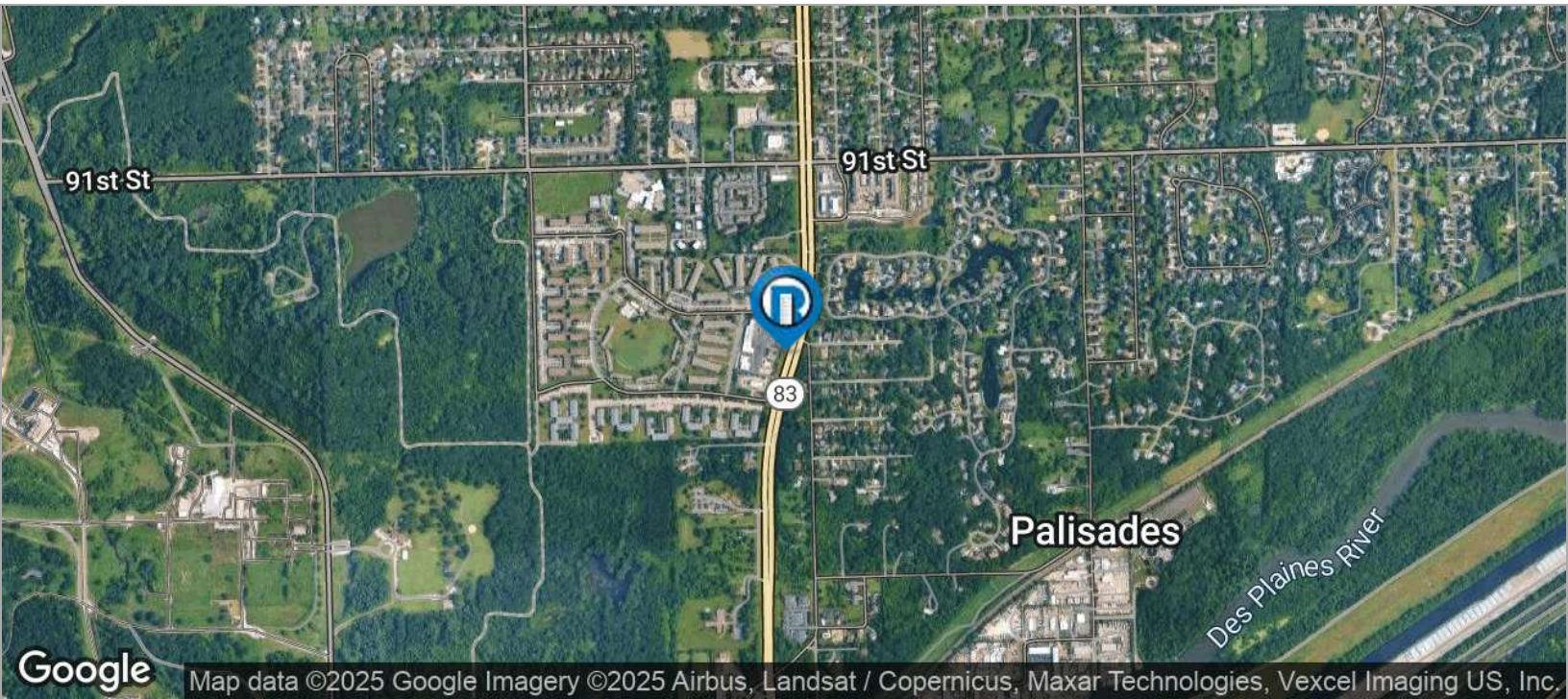


AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
10S628 S. Kingery Hwy	1,200 SF	NNN	\$16.50 SF/yr	Street-facing In-line Ideal for Retail or Professional Uses New LED Lighting	-
10S638 S. Kingery Hwy	1,000 SF	NNN	\$16.50 SF/yr	Vanilla Shell New LED Lighting In-line Street-facing Ideal for Retail or Professional Use	-
10S648 S. Kingery Hwy	1,414 SF	NNN	\$16.50 SF/yr	Vanilla Shell In-line Street-facing Ideal for Retail or Professional Uses	-

SOMERSET PLAZA

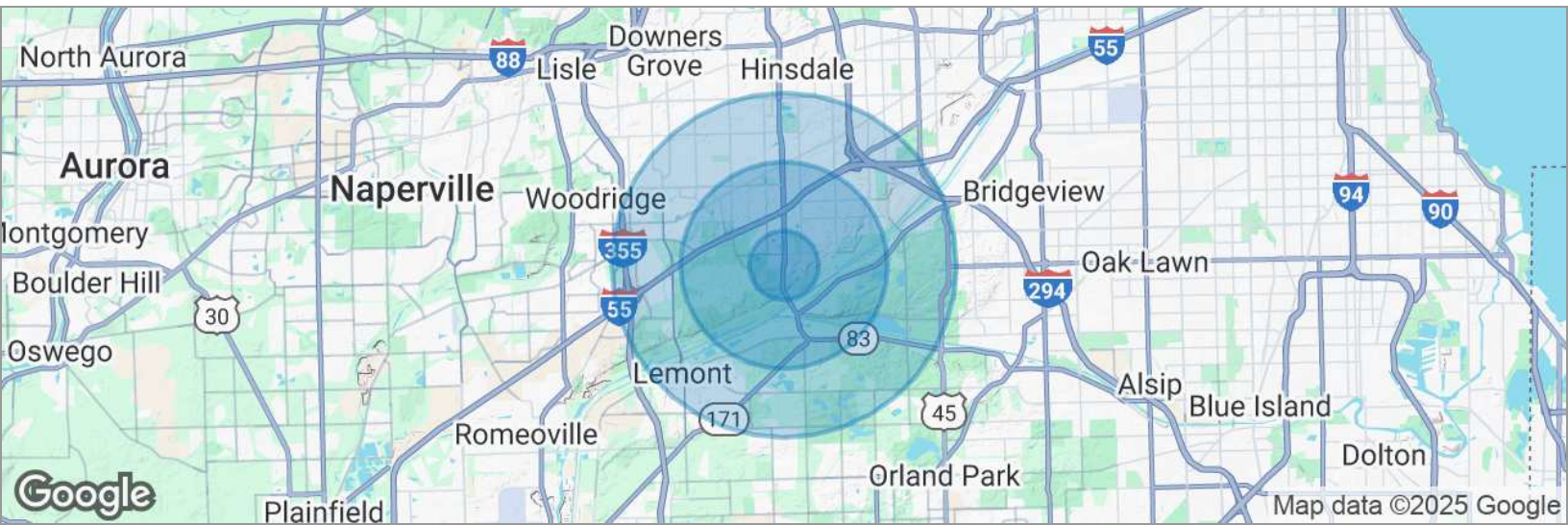
10S620 - 10S644 S. KINGERY HWY (ROUTE 83), WILLOWBROOK, IL 60527



SOMERSET PLAZA

10S620 - 10S644 S. KINGERY HWY (ROUTE 83), WILLOWBROOK, IL 60527



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

Total population	4,555	30,048	101,760
Median age	44.0	47.2	46.1
Median age (Male)	39.8	45.4	44.9
Median age (Female)	47.6	48.9	47.3

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

Total households	2,135	12,844	43,582
# of persons per HH	2.1	2.3	2.3
Average HH income	\$114,385	\$130,376	\$124,890
Average house value	\$607,533	\$522,641	\$487,725

* Demographic data derived from 2020 ACS - US Census