

Retail Property For Lease



# ROMEOVILLE TOWNE CENTER

405 WEBER ROAD, ROMEOVILLE, IL 60446

## ROMEOVILLE TOWNE CENTER



### OFFERING SUMMARY

Available SF: 5,258 - 65,492 SF

Lease Rate: Contact Broker

Lot Size: 14.51 Acres

Year Built: 2001

Building Size: 113,422 SF

### PROPERTY HIGHLIGHTS

- Anchor and freestanding building for lease at Romeoville Towne Center
- 5,258 SF freestanding building with drive-thru on hard corner
- Full access signalized intersection planned for Weber Rd
- Over 1,000 ft. of frontage on Weber Rd
- Access from Weber (38,200 vpd), 135th St (10,350 vpd), and Grand Blvd (2,350 vpd)
- Current tenants include: ATI Physical Therapy, H&R Block, The UPS Store, Valley View Dental, Subway, Rosati's Pizza, and Athleticco

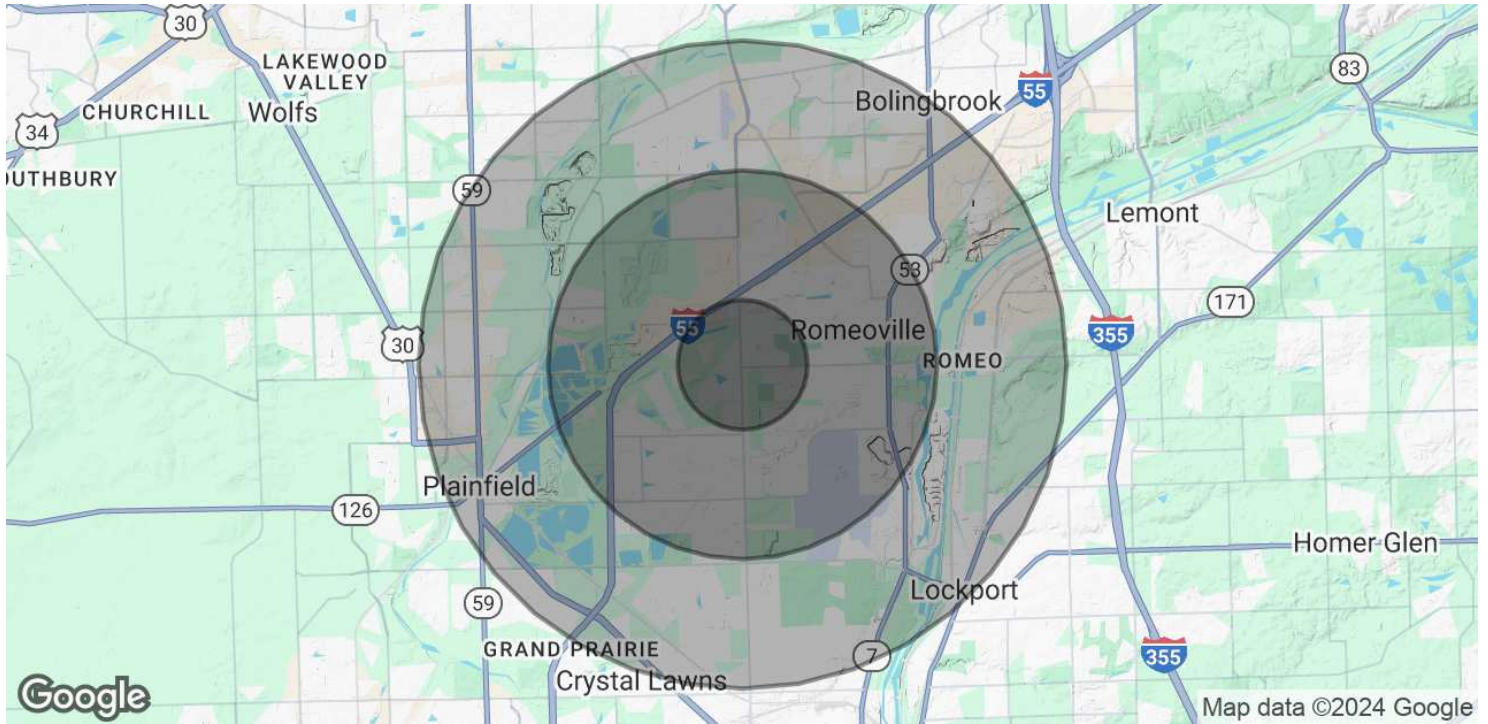
### LOCATION OVERVIEW

Ideally located on Weber Rd between the signalized intersections of 135th and Grand Blvd. Prime retail corridor less than a mile from the new I-55 diamond interchange and a future QuikTrip Travel Center development. Area retailers include Culver's, Ace Hardware, Walgreens, McDonalds, Bowlero, Cracker Barrel and more.

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,482	60,076	148,977
Average Age	49	39	39
Average Age (Male)	48	38	39
Average Age (Female)	50	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,386	20,334	49,152
# of Persons per HH	2.2	3	3
Average HH Income	\$98,625	\$125,295	\$141,295
Average House Value	\$281,731	\$305,576	\$340,792

Demographics data derived from AlphaMap