

Retail Property For Lease



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

# JOIN VASA FITNESS IN ROMEOVILLE

409 - 469 N WEBER RD, ROMEOVILLE, IL 60446

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### OFFERING SUMMARY

Available SF: 1,280 - 2,100 SF

Lease Rate: \$29/SF NNN

Lot Size: 14.51 Acres

Year Built: 2001

Building Size: 113,422 SF

### PROPERTY HIGHLIGHTS

- Join newly opened VASA Fitness alongside ATI Physical Therapy, UPS Store, H&R Block, Ace Hardware, TruGolf, and more.
- Positioned on Weber Road (38,200 VPD) within a growing trade area of 40,955 residents with strong community demand.
- VASA Fitness bringing in ~1,000 daily visitors to the center.
- Adjacent to Monarch Landing, Will County's largest residential development (~855 units) and other established neighborhoods
- Planned full lighted access will enhance ingress and egress.
- Multiple size spaces available ideal for tenants seeking high visibility and foot traffic. Ownership willing to combine.
- 2nd generation restaurant space available
- Vacant corner parcels available for additional outlot development

### 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 Vasa Fitness. Area retailers include QuikTrip Travel Center, Culver's, Ace Hardware, Walgreens, McDonalds, Lucky Strike, Cracker Barrel and more.

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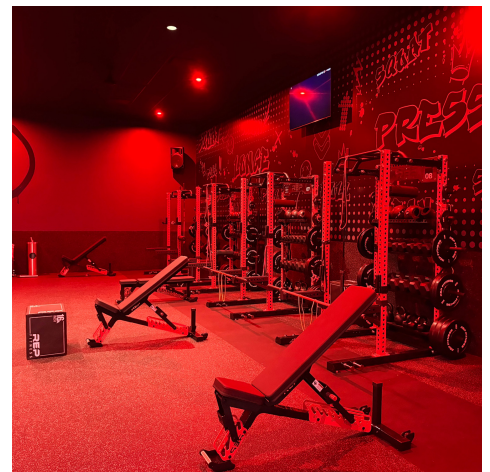


|         |                      |          |
|---------|----------------------|----------|
| 467-469 | Athletico            | 3,400 SF |
| 465     | AVAILABLE            | 2,295 SF |
| 463     | Rosati's Pizza       | 1,530 SF |
| 461     | Currency Exchange    | 1,360 SF |
| 459     | Subway               | 1,312 SF |
| 457     | Halsted Street Dawgs | 1,615 SF |

|         |                      |           |
|---------|----------------------|-----------|
| 439-443 | Valley View Dental   | 8,160 SF  |
| 445     | Vasa Fitness         | 65,492 SF |
| 433     | AllState Insurance   | 1,200 SF  |
| 431     | AVAILABLE            | 1,440 SF  |
| 429B    | UPS Store            | 1,440 SF  |
| 429A    | H&R Block            | 1,440 SF  |
| 427     | Lease Pending        | 1,440 SF  |
| 425     | Lease Pending        | 1,360 SF  |
| 423     | AVAILABLE            | 1,280 SF  |
| 421     | Elwood Staffing      | 1,280 SF  |
| 415-419 | TruGolf              | 1,600 SF  |
| 413     | Madurai Kitchen      | 1,920 SF  |
| 411     | AVAILABLE            | 2,100 SF  |
| 409     | ATI Physical Therapy | 3,300 SF  |

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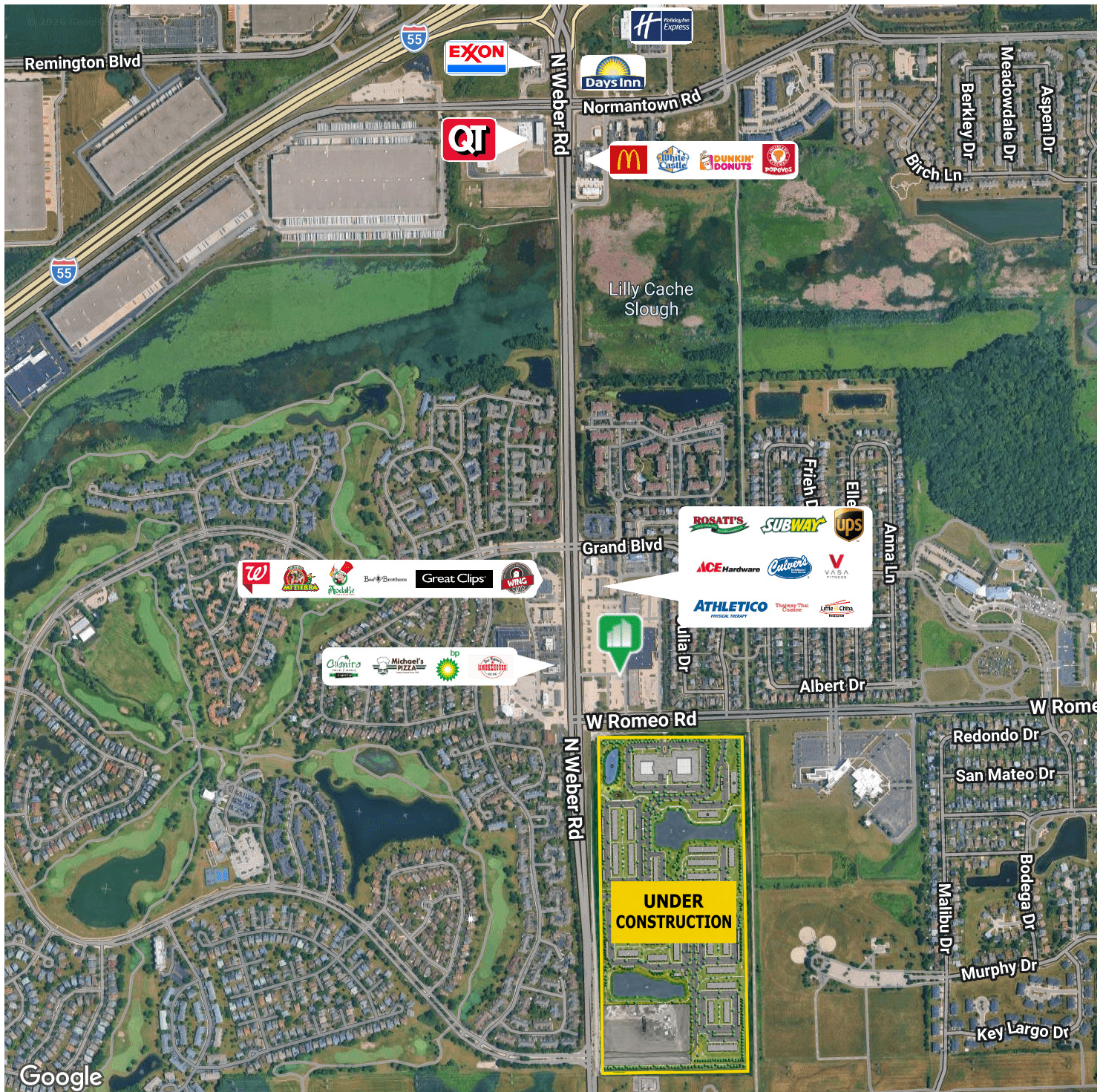
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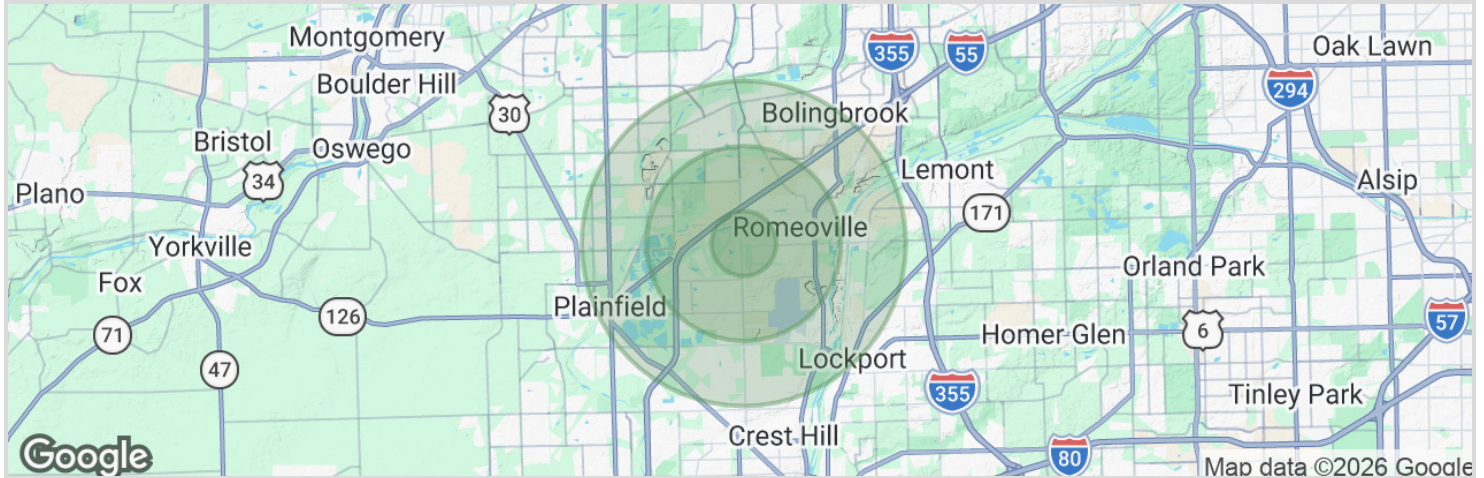
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## 1 mile



**\$100,425**

Median Household Income



**8,284**

Population



**3,742**

Households



**48**

Median Age



**\$70,773**

Median Disposable Income

## 3 miles



**\$125,307**

Median Household Income



**60,114**

Population



**21,240**

Households



**39**

Median Age



**\$86,144**

Median Disposable Income

## 5 miles



**\$141,295**

Median Household Income



**148,977**

Population



**50,175**

Households



**39**

Median Age



**\$91,500**

Median Disposable Income