



Romeoville | Retail Space +/- 1600 SF Available for Lease

First In Realty Executives is pleased to offer for lease +/- 1600 —3200 SF retail space available at the Grand Haven Marketplace located on Romeoville's Weber Road retail corridor offering excellent visibility, easy access, and abundant parking.

Highlights Include:

- 2 +/- 1600 SF units offer 3200 SF retail space in a well positioned retail center
- Medical Build-out includes reception area with nurses stations, private office, 4 exam rooms with water, kitchenette & ADA restrooms.
- Salon includes salon stations & sinks
- Ideal for medical related services, professional office & retail
- Excellent visibility on Weber Rd
- Competitive rental rate
- Co-Tenants—Dairy Queen, Crispy Waffle Restaurant, Pepe's Mexican Restaurant, Iron & Glass Taproom & Bottleshop.
- Positioned in front of a new 292 unit apartment complex.
- Retail Heavy Corridor with area tenants including Walmart, Blains Farm & Fleet, Kohls & more.
- Easy Access, excellent visibility, convenient parking, and monument signage available.

Exclusively Listed By:
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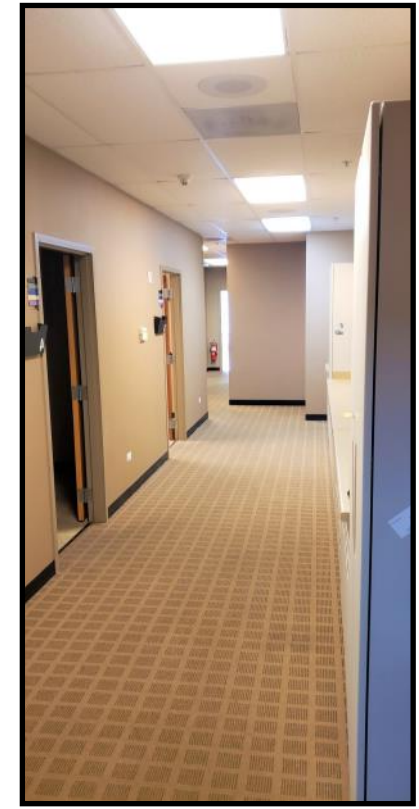


Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-FIRE (3473) | www.firstinrealtyexec.com

Fully Built out Doctors Office Featuring:

- 4 Exam rooms with medical sinks (water) and counters
- Reception area with nurses workstations
- Work area outside of exam rooms
- Designated Lab Area
- Large Private Office
- Kitchenette
- ADA compliant restroom



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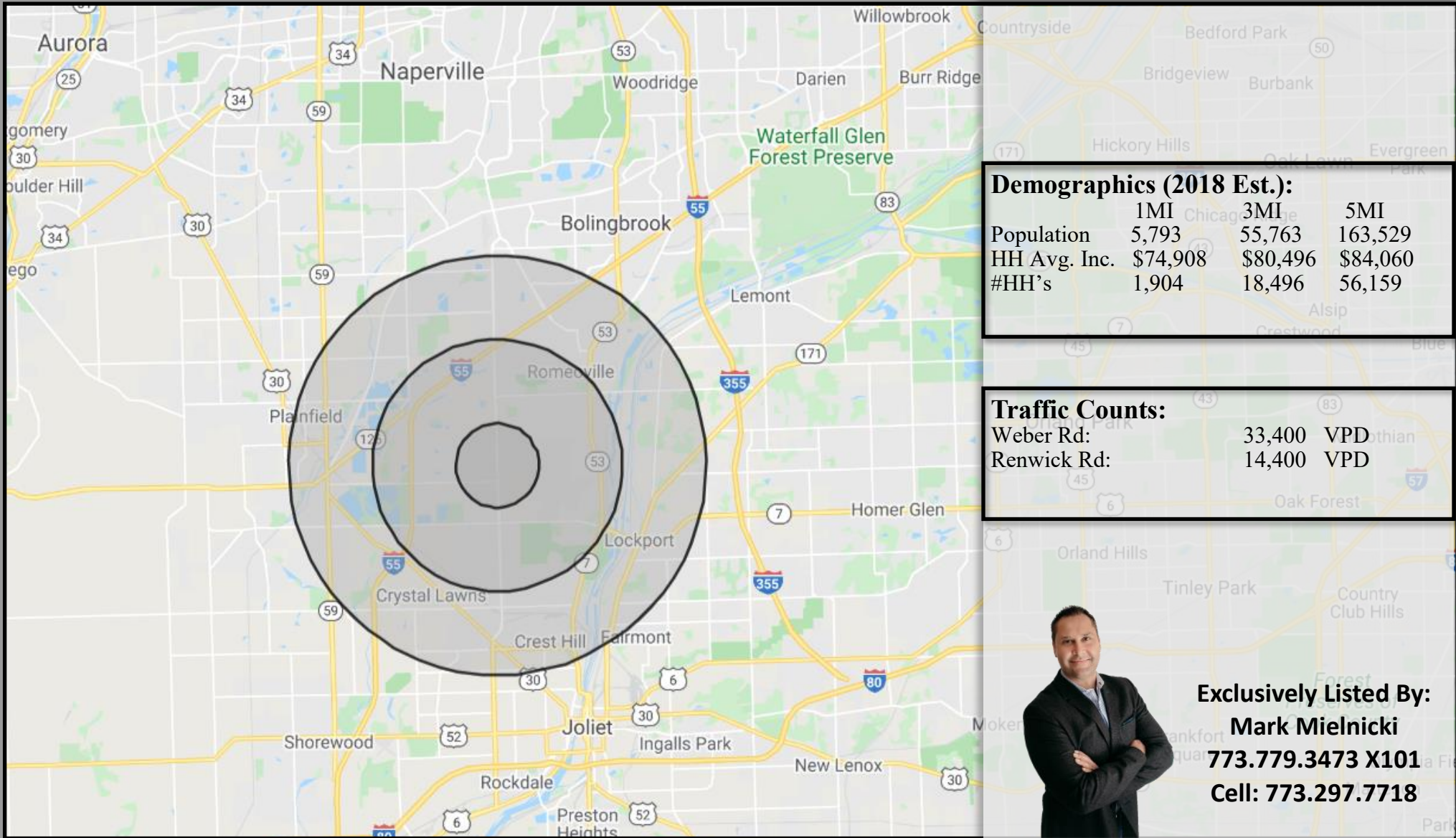
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Demographics (2018 Est.):

| | 1MI | 3MI | 5MI |
|--------------|----------|----------|----------|
| Population | 5,793 | 55,763 | 163,529 |
| HH Avg. Inc. | \$74,908 | \$80,496 | \$84,060 |
| #HH's | 1,904 | 18,496 | 56,159 |

Traffic Counts:

| | | |
|-------------|--------|-----|
| Weber Rd: | 33,400 | VPD |
| Renwick Rd: | 14,400 | VPD |



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