

# FOR LEASE

## Prime Retail Space at North Avenue and Route 83 in Elmhurst - 104,000+ VPD

623 W. North Avenue | Elmhurst, IL 60126

### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate:	\$28.00 PSF NNN
NNN's	\$8.36 PSF
Building Size:	26,998 SF
Available SF:	1,850 & 2,809 SF
Lot Size:	2.4 Acres
Year Built:	2007
Zoning:	C-2
Market:	Chicago
Submarket:	West Suburbs
Cross Streets	North Avenue & Kingery Highway (Route 83)
VPD	104,000 VPD

#### PROPERTY OVERVIEW

1,850 SF available for lease at The Cottage Shoppes of Elmhurst, located at the NEC of the signalized intersection at North Avenue and Route 83 in Elmhurst, one of the busiest intersections in the western suburbs, directly off Interstate 290 (I-290). The Cottage Shoppes of Elmhurst features visibility and exposure to over 104,000 VPD, and falls within a densely populated area with 114,000 residents within a three-mile radius. The property, built in 2007, presents an opportunity to join co-tenants Firewater BBQ, Ladybug Daycare, Fry the Coop, and Sarpino's Pizza, among others. The center features dedicated curb-cuts and pylon signage along both North Avenue and Kingery Highway, and over 200' of frontage along North Avenue. The property is surrounded by national retailers, including Target, Aldi, CVS, 7-Eleven, McDonald's, Starbucks, Portillo's, Chipotle, Burger King, Dunkin' Donuts, Panera Bread, & Jersey Mike's, among others.

#### PROPERTY HIGHLIGHTS

- Located at one of the busiest signalized intersection in the western suburbs, providing exposure to over 104,000 VPD
- New construction building (2007) with multiple pylons and curb cuts featuring excellent visibility and accessibility along both North Avenue and Route 83
- Located just two (2) miles from Interstate access

### Frontline Real Estate Partners

Frontline Real Estate Partners  
477 Elm Place  
Highland Park, IL 60035  
[frontlinerepartners.com](http://frontlinerepartners.com)

**MATTHEW TARSHIS** Principal  
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058

**ANDREW RUBIN** Executive Vice President  
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005

**ZACK PEARLSTEIN** Senior Vice President  
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

**ANDREW PICCHIETTI** Vice President  
apicchetti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

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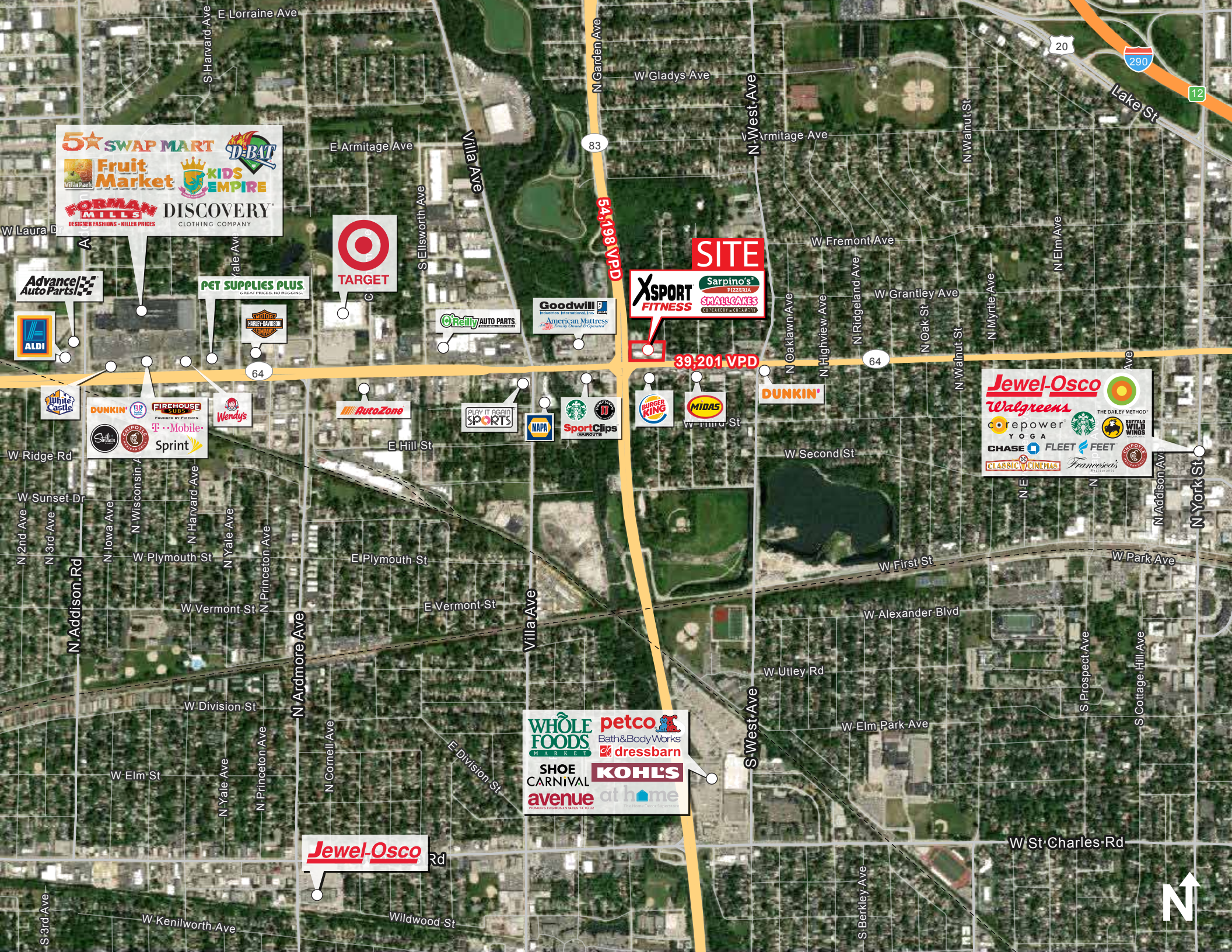
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SITE PLAN







**5 STAR SWAP MART**  
**Fruit Market**  
**DISCOVERY**  
 DESIGNER FASHIONS • KILLER PRICES  
 CLOTHING COMPANY

**Target**

**SITE**  
**XSPORT FITNESS**  
**Sarpino's PIZZERIA**  
**SMALLCAKES**  
 CEREAL & COCAINE

**39,201 VPD**

**Jewel-Osco**  
**Walgreens**  
 corepower YOGA  
 CHASE FLEET FEET  
 CLASSIC CINEMAS  
 Francesca's  
 THE DARLEY METHOD  
 HUFFALO WINGS

**WHOLE FOODS MARKET**  
**petco**  
 Bath & Body Works  
**dressbarn**  
**SHOE CARNIVAL**  
**avenue at home**  
 WOMEN'S FASHION SERIES 14 TO 22  
 The Home Depot Supercenter

**Jewel-Osco**



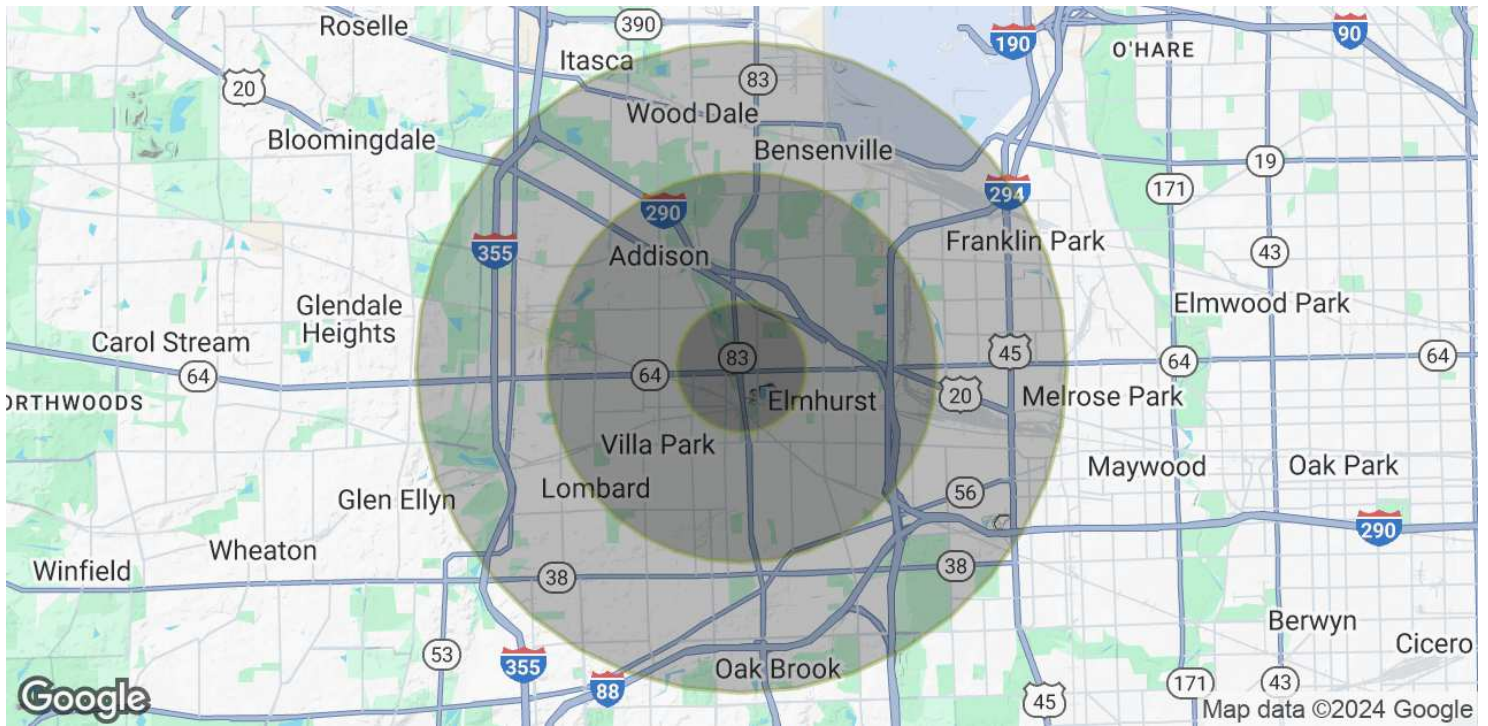


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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,235	113,763	269,742
Average age	38.1	37.4	37.6
Average age (Male)	36.7	35.8	35.9
Average age (Female)	39.6	39.0	39.0

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,295	40,782	96,964
# of persons per HH	2.6	2.8	2.8
Average HH income	\$103,934	\$92,916	\$85,261
Average house value	\$407,632	\$372,383	\$342,909

\* Demographic data derived from 2020 ACS - US Census

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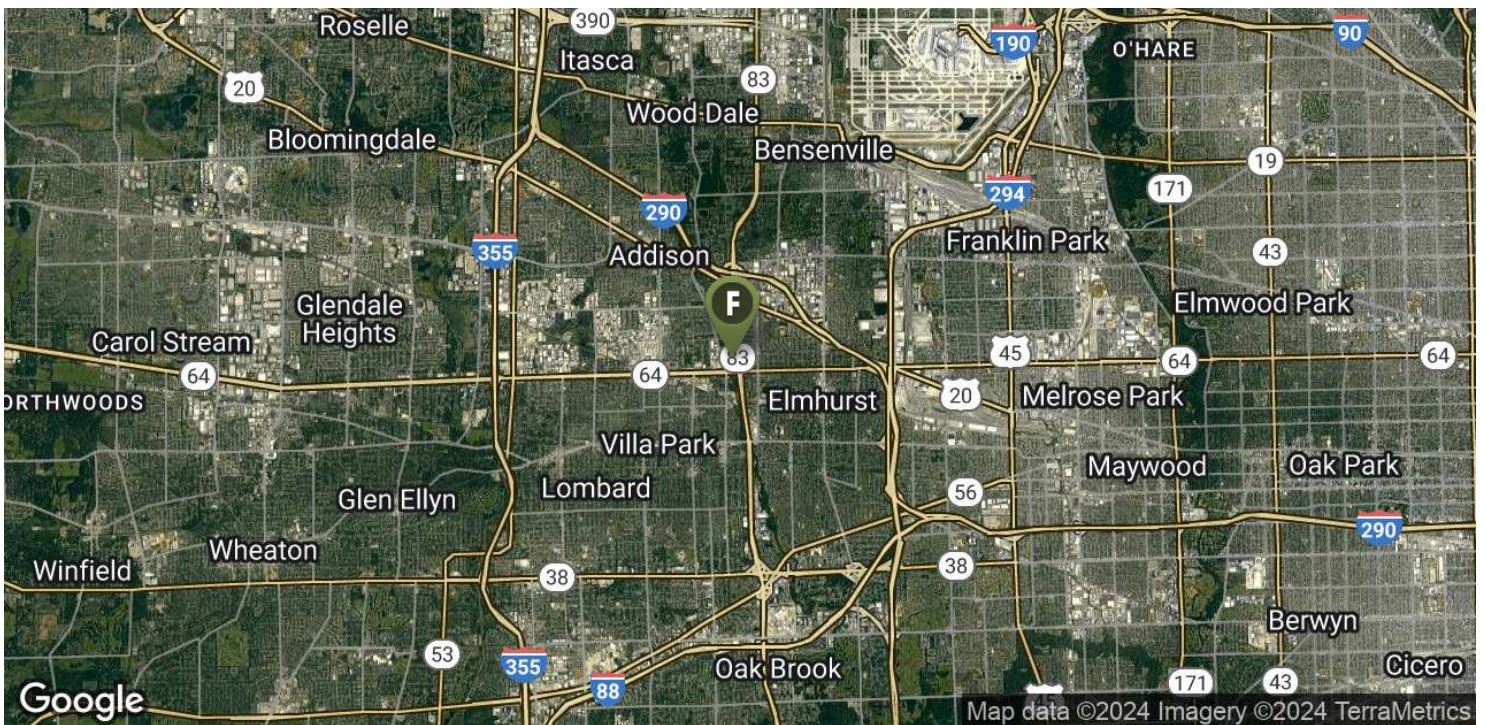
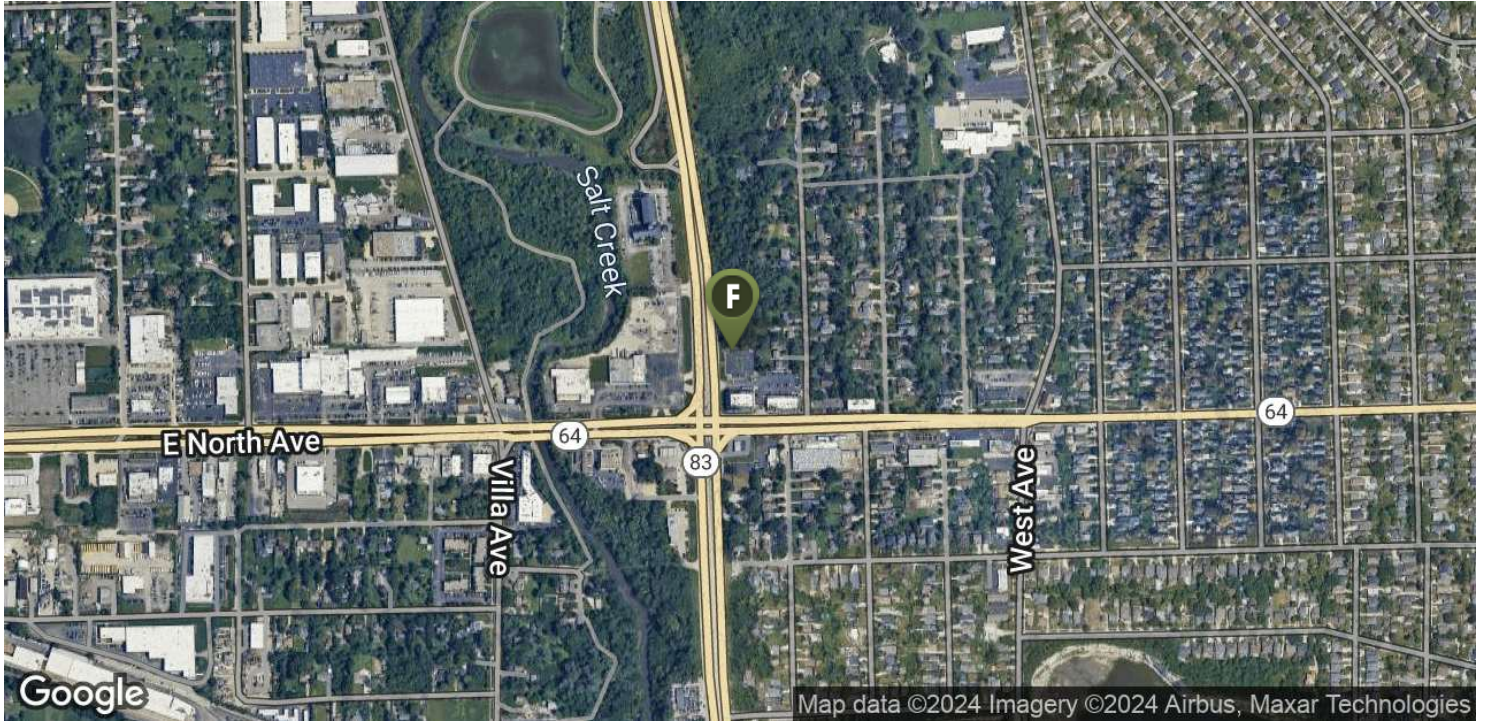


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LOCATION MAPS



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ADDITIONAL PHOTOS

