

LEASE

York Center Plaza

821 E ROOSEVELT ROAD

Lombard, IL 60148

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	12,996 SF
AVAILABLE SF:	1100
YEAR BUILT:	1986
ZONING:	C-Commercial
SUBMARKET:	I-88 Corridor
TRAFFIC COUNT:	43,000

PROPERTY OVERVIEW

1,100 SF former wireless phone store opportunity at the bustling York Center Plaza in Lombard, IL. With over 40,000 cars passing daily, this highly-visible center is well located between I-88 and I-355, close to Oakbrook, Downers Grove, and Naperville. Adjacent retailers include Hobby Lobby, JoAnn Fabrics, Starbucks, Office Depot, Guitar Center, Jewel Osco, Babies R Us, Chase Bank, Buffalo Wild Wings and many more.

PROPERTY HIGHLIGHTS

- Former wireless phone store available
- Fantastic Visibility to Roosevelt Road
- Fully Occupied Center

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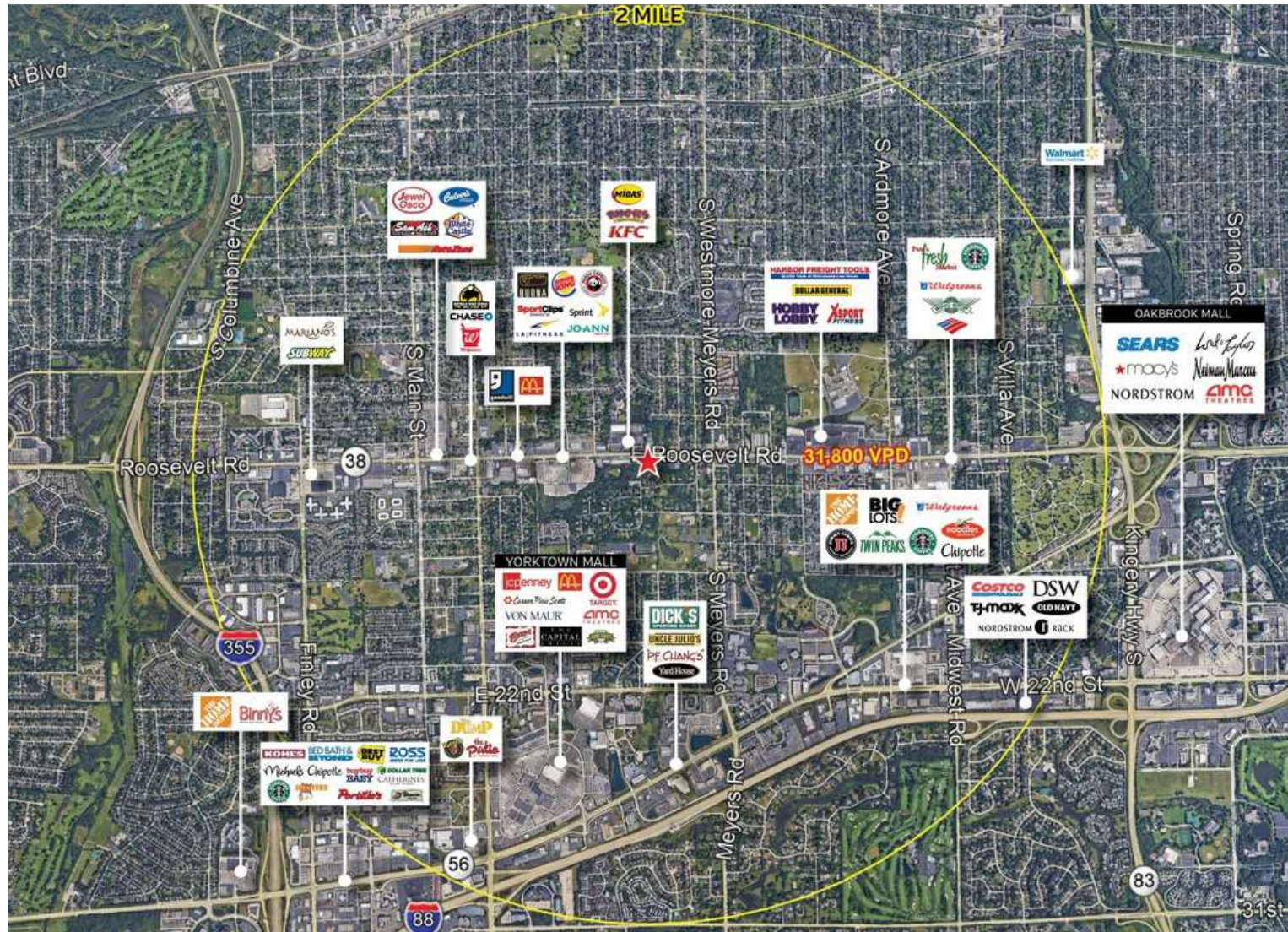
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ADDITIONAL PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,885	104,489	261,199
AVERAGE AGE	38.6	39.3	39.5
AVERAGE AGE (MALE)	37.2	36.8	37.7
AVERAGE AGE (FEMALE)	39.8	41.3	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,635	41,436	99,101
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$77,373	\$84,025	\$101,548
AVERAGE HOUSE VALUE	\$312,969	\$345,314	\$404,618

2020 American Community Survey (ACS)



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