

LEASE

# York Center Plaza

821 E ROOSEVELT ROAD

Lombard, IL 60148

PRESENTED BY:

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## PROPERTY SUMMARY



## OFFERING SUMMARY

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



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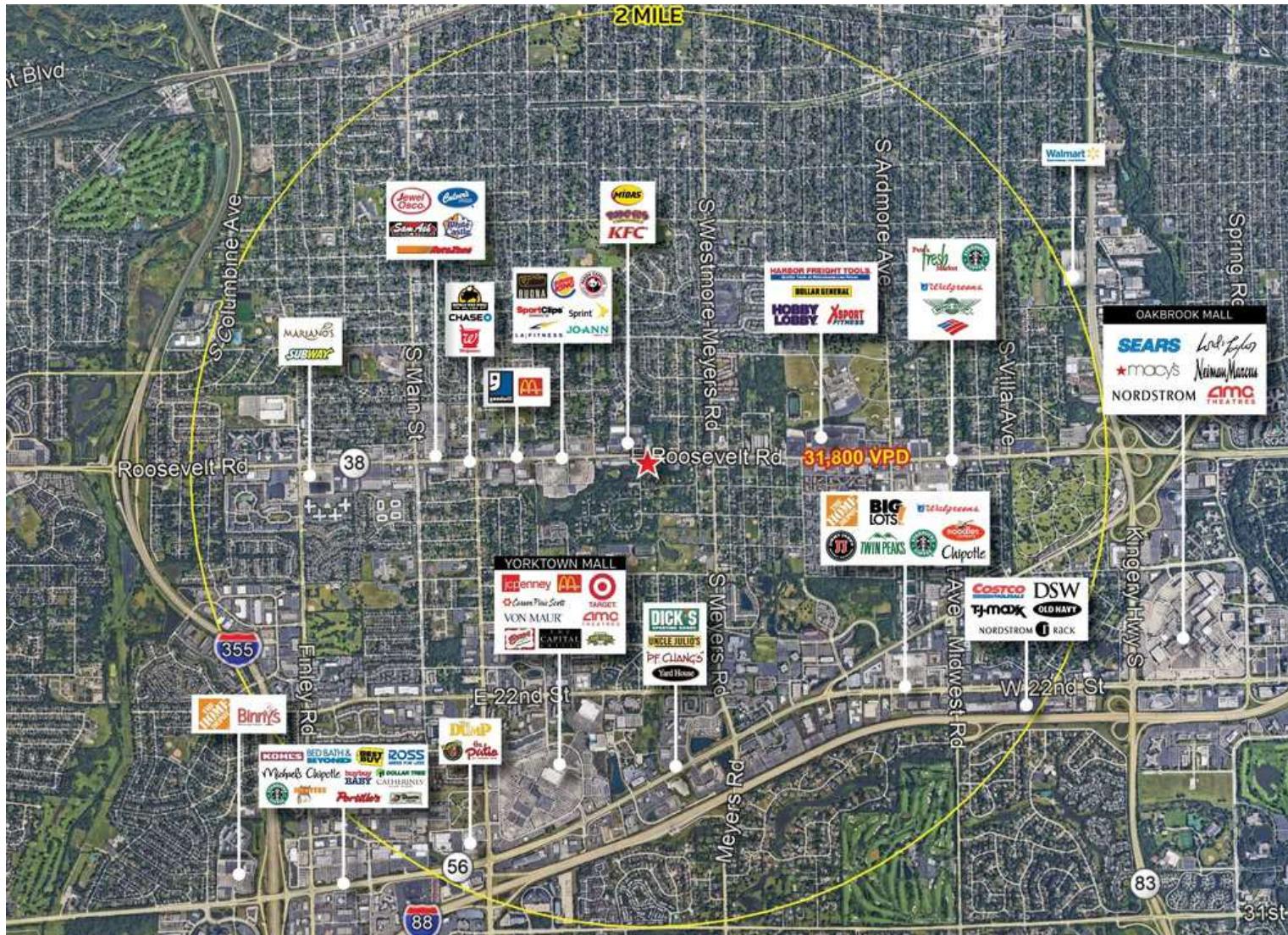
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## RETAILER MAP



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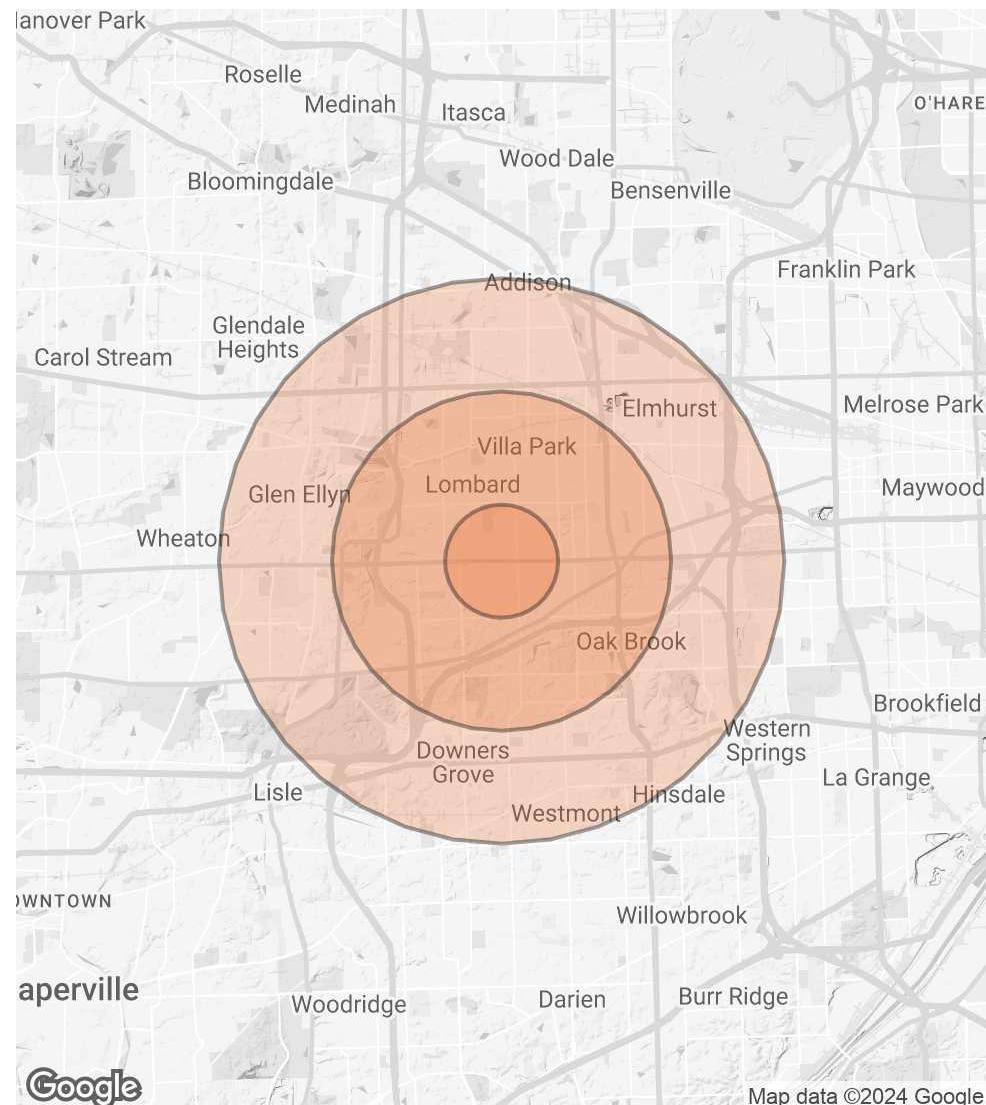
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	10,885	104,489	261,199
<b>AVERAGE AGE</b>	38.6	39.3	39.5
<b>AVERAGE AGE (MALE)</b>	37.2	36.8	37.7
<b>AVERAGE AGE (FEMALE)</b>	39.8	41.3	40.8
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,635	41,436	99,101
<b># OF PERSONS PER HH</b>	2.3	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$77,373	\$84,025	\$101,548
<b>AVERAGE HOUSE VALUE</b>	\$312,969	\$345,314	\$404,618

2020 American Community Survey (ACS)



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