



## Hobson Road Center

3010 Hobson Road, Woodridge, IL 60517

### Property Highlights

- Shopping Center Improvements recently completed!
- New facade, new roof, painting, LED lighting and parking lot improvements
- City offering Tenant Improvement incentives
- Located in Woodridge near Naperville and Bolingbrook
- Well located with close proximity to I-355 and immediately east of Seven Bridges
- Over 30,000 VPD in front of center



### Building Summary

Building Size:	32,921 SF
Available SF:	1,200 - 7,900 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.11/SF



LUCKY STAR



ED's  
KITCHEN



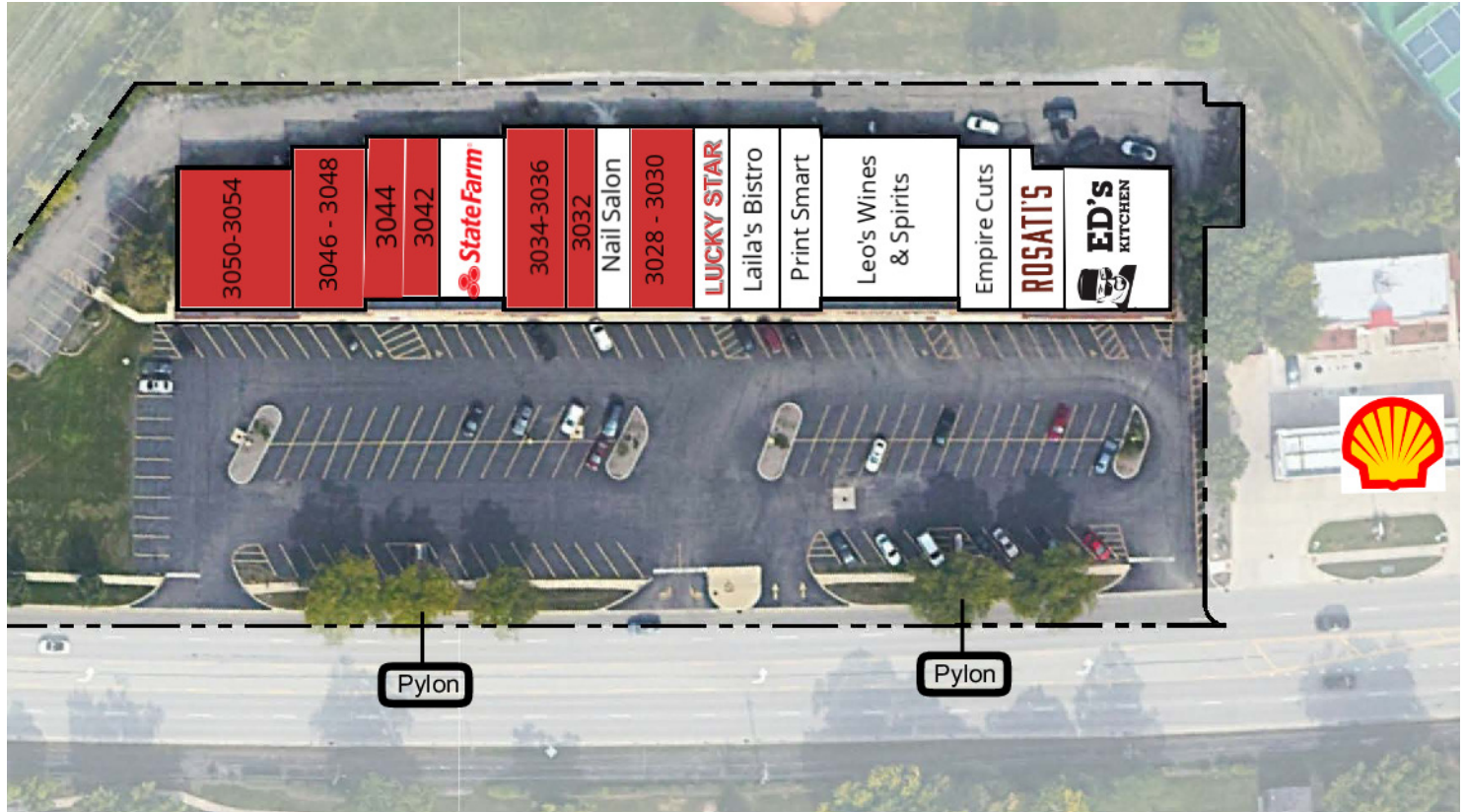
Leo's Wines  
& Spirits



## Available Spaces

### Hobson Road Center

3010 Hobson Road, Woodridge, IL 60517



SUITE	TENANT NAME	SPACE SIZE
Suite 3050 - 3054	Available	3,000 SF
Suite 3046 - 3048	Available	2,450 SF
Suite 3044	Available	1,225 - 2,450 SF
Suite 3042	Available	1,225 - 2,450 SF
Suite 3038 - 3040	State Farm	2,100 SF
Suite 3034 - 3036	Available	2,400 SF
Suite 3032	Available	1,200 SF
Suite 3030B	Alyse Marie Nail Salon	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
Suite 3028A - 3030A	Available	2,400 SF
Suite 3028	Lucky Star Restaurant	1,200 SF
Suite 3026	Mike & Laila's Bistro	2,000 SF
Suite 3024	Print Smart	1,600 SF
Suite 3018 - 3022	Leo's Wine & Spirits	4,550 SF
Suite 3016	Empire Cuts Barber Shop	1,377 SF
Suite 3014	Rosati's Pizza	1,440 SF
Suite 3010-3012	Ed's Kitchen	3,556 SF

Tim Maly  
614.358.2089  
tmaly@goblackgate.com

**BlackGate**

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



Additional Photos

Hobson Road Center  
3010 Hobson Road, Woodridge, IL 60517



Tim Maly  
614.358.2089  
tmaly@goblackgate.com



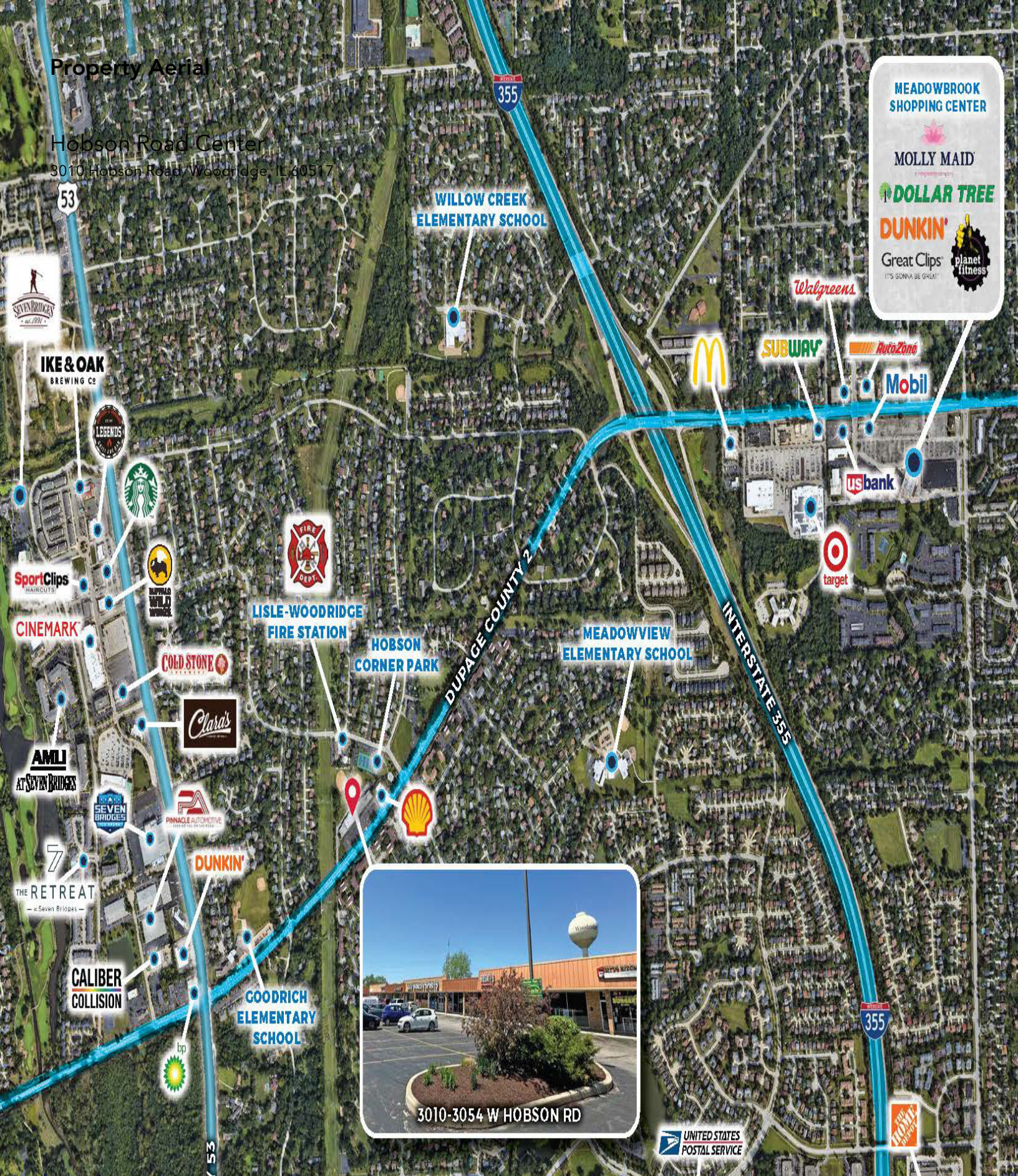
The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



## Property Aerial

### Hobson Road Center

3010 Hobson Road / Woodridge, IL 60517



Tim Maly  
614.358.2089  
tmaly@goblackgate.com

**BlackGate**

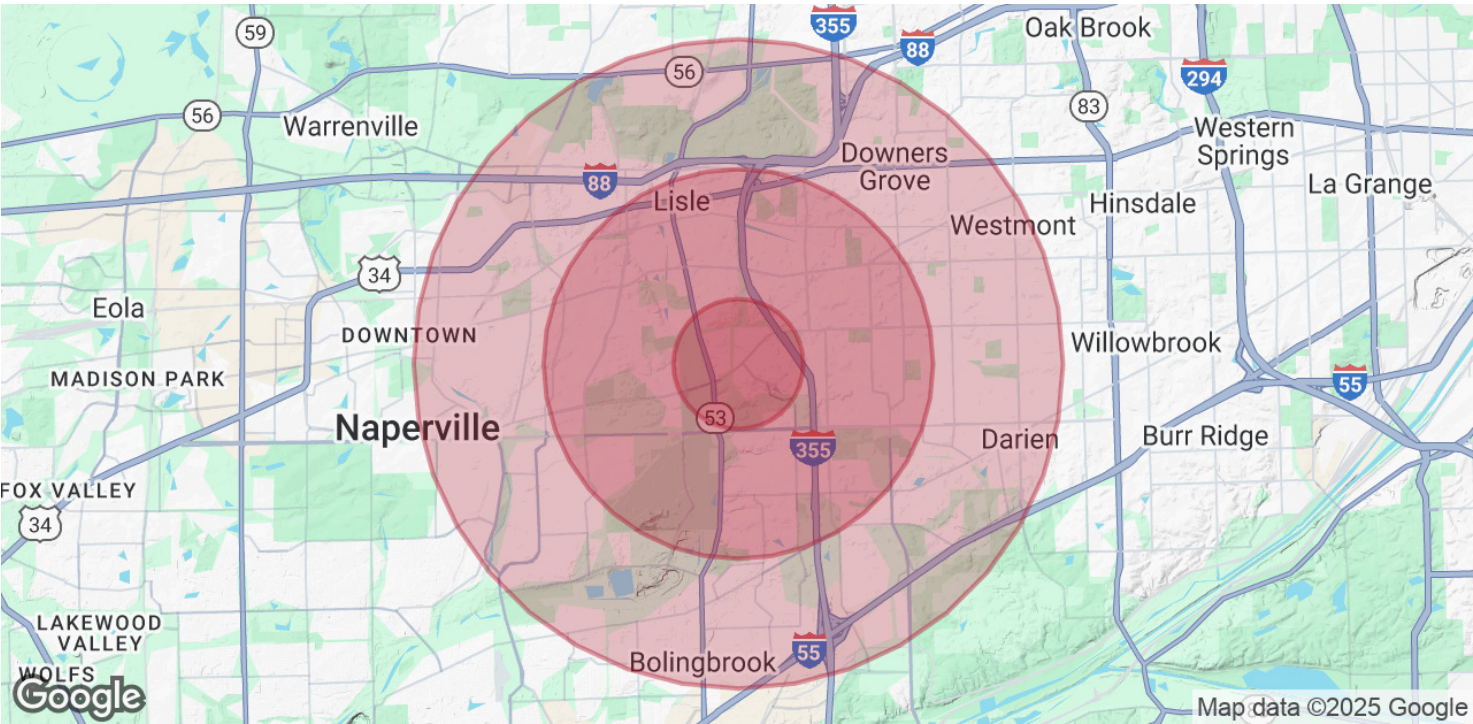
The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# Demographics Map & Report

## Hobson Road Center

3010 Hobson Road, Woodridge, IL 60517



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,761	92,634	263,461
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,567	37,719	102,078
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$133,585	\$146,280	\$151,888
Average House Value	\$376,040	\$442,221	\$467,831

Demographics data derived from AlphaMap