



STOREBUILD

<b>MEDICAL / RETAIL SITE</b>	<b>DARIEN, IL</b>	
<b>CONFIDENTIAL</b>	PREPARED FOR:	TBD
	DATE:	Q2 / 2023



13,246SF  
2.01 ACRES



# FORMER CVS PHARMACY – DARIEN, IL

8325 LEMONT ROAD, DARIEN, IL





# 13,246SF SINGLE TENANT BUILDING ON 2.01 ACRES SITE

8325 LEMONT ROAD, DARIEN, IL



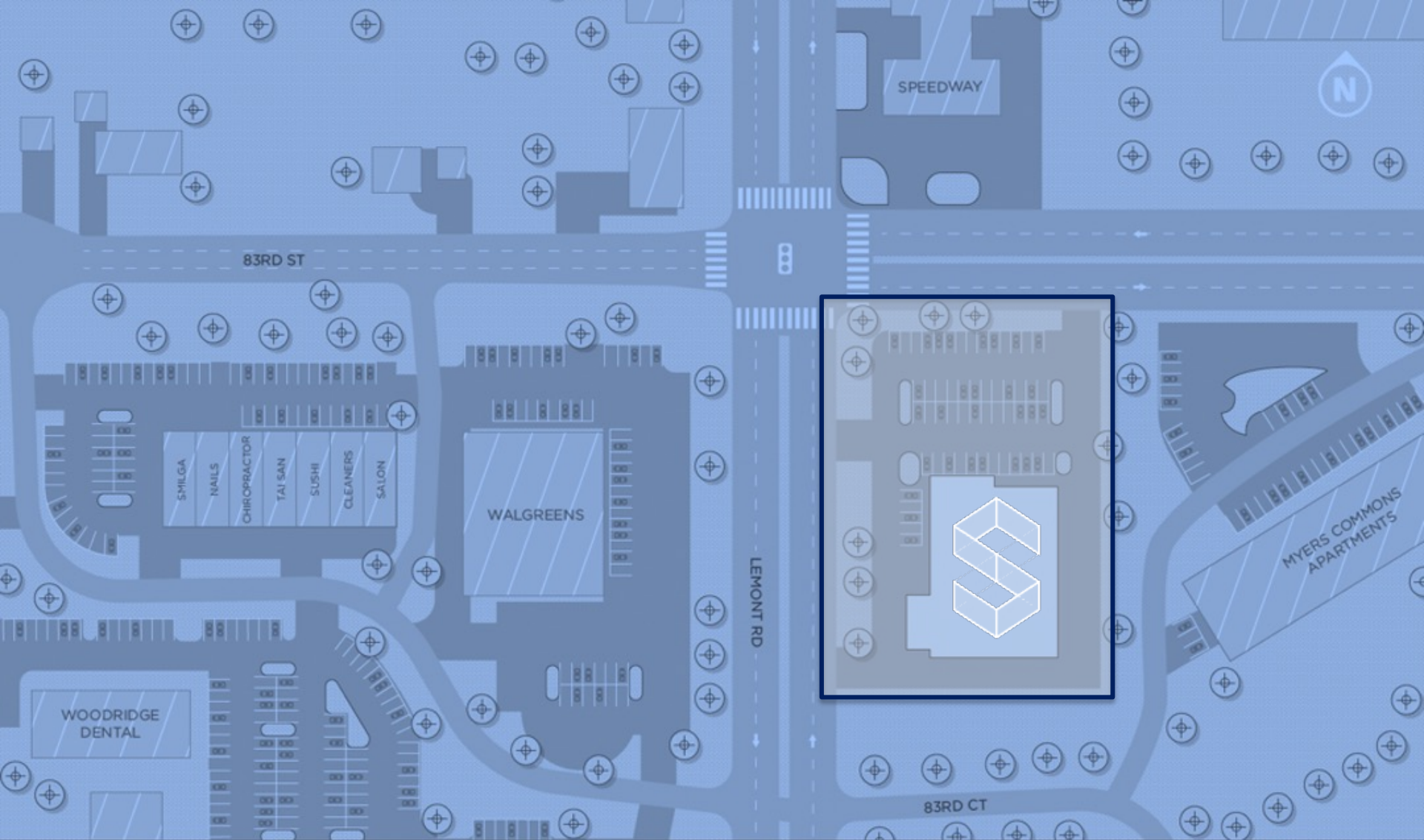
# NEIGHBORING RETAIL – 30,000+ VPD LEMONT RD / 83<sup>RD</sup> ST

8325 LEMONT ROAD, DARIEN, IL



# MAJOR RETAIL MARKET OVERVIEW

8325 LEMONT ROAD, DARIEN, IL



## SITE PLAN – 52 PARKING SPOTS – 4.0 / 1000

8325 LEMONT ROAD, DARIEN, IL



## NORTH ELEVATION

8325 LEMONT ROAD, DARIEN, IL



## EAST ELEVATION

8325 LEMONT ROAD, DARIEN, IL





## **SOUTH / EAST ELEVATION – DRIVE THRU**

8325 LEMONT ROAD, DARIEN, IL



## REAR OF BUILDING / PARKING LOT VIEW


8325 LEMONT ROAD, DARIEN, IL





 **13,246SF**  
**2.01 ACRES**


# MEDICAL / RETAIL

DARIEN, IL

 8325 Lemont Road, Darien, Il

 +-13,246SF Freestanding, single tenant former CVS / retail medical facility, Built in 2000, DuPage County Taxes. 53 dedicated Parks.

 Highly visible signaled hard corner with building and monument signage at intersection

 30,000+ VPD at Intersection of Lemont Rd. & County Rd. with complimentary neighboring retail, daycare, and new home construction

## 2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,628	88,600	<b>216,127</b>
AVERAGE HH INCOME	\$138,347	\$110,309	<b>\$116,707</b>
2022 HEALTHCARE SPENDING	\$6.2M	\$61.1M	<b>\$151.3M</b>



# MEDICAL / RETAIL LOCATION HIGHLIGHTS

## WELL SUITED FOR MEDICAL / RETAIL

- Zoned B-2 Retail
- Prime location for national retail / medical

## SINGLE TENANT / FREESTANDING FORMER CVS

- Built in 2000 / Open Floor plan / Ample Parking
- Drive-thru in-place / Strong Access to 83<sup>rd</sup> St. & Lemont Rd.

## HIGH VISIBILITY / SIGNALIZED HARD CORNER

- Situated on a signalized hard corner intersection that sees 30,000+ vehicles per day. Lemont Rd sees 21,900 VPD / 83<sup>rd</sup> Street sees 7,300 VPD
- Located less than one mile from Interstate 55 on/off ramps and less than two miles from Interstate 355 on/off ramps.

## AFFLUENT SUBURBAN DEMOGRAPHICS

- 1-Mile Radius Average Household Income \$138,347
- Darien is an affluent suburb of Chicago that is also recognized for its highly rated schools and safety.

## HIGH POPULATION DENSITY

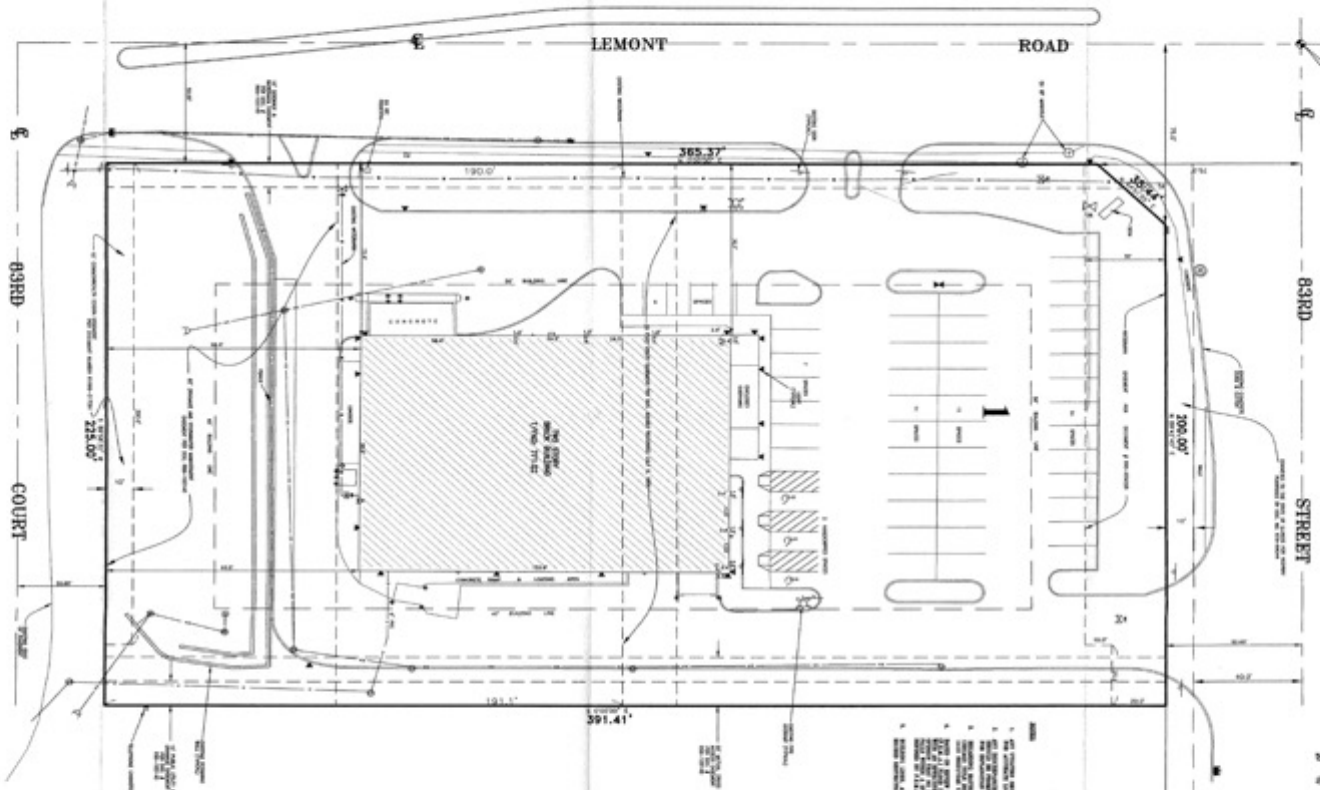
- 5-Mile Radius 216,127 people



ALTA/ACSM LAND TITLE SURVEY  
 SET BY VANDER BURGHOFF, VANDER BURGHOFF & ASSOCIATES, INC. A PROFESSIONAL LAND SURVEYING AND ENGINEERING FIRM, INCORPORATED IN THE STATE OF ILLINOIS  
 PROJECT NO. 2024-0001, DARIEN, ILLINOIS. THIS SURVEY WAS CONDUCTED ON 08/15/2024. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND ENGINEERING ACT, CHAPTER 150, SECTION 1-10.1, ILLINOIS COMPILATION STATUTES.

ALTA/ACSM LAND TITLE SURVEY

**ENCLOSURE**  
 SHEET THIS JOB OF THE  
 SURVEY OF LEMONT ROAD  
 DATE: 7/24/11



- NOTES**
1. THE SURVEY WAS MADE BY THE SURVEYOR BY MEANS OF THE FOLLOWING INSTRUMENTS:
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DARIEN, ILLINOIS

**NEKOIA**  
 A DIVISION OF VANDER BURGHOFF & ASSOCIATES, INC.  
 100 N. WASHINGTON ST., SUITE 200  
 DARIEN, ILLINOIS 60015  
 PHONE: (708) 461-1111  
 FAX: (708) 461-1112  
 WWW.VANDERBURGH.COM

- LEGEND**
- |                  |                  |
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| ○ 2. CENTERLINE  | — 2. CENTERLINE  |
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| ○ 30. CENTERLINE | — 30. CENTERLINE |

*Michael J. Brubaker*  
 Surveyor  
 State of Illinois  
 No. 123456789  
 Exp. 12/31/2025



**SURVEY**

8325 LEMONT ROAD, DARIEN, IL

<b>Population Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2022 Estimate	7,628	88,600	216,127
<b>2022 Population by Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Average Age	44.70	41.50	41.00
<b>2022 Population by Occupation Classification</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Civilian Employed	59.99%	62.95%	63.49%
Civilian Unemployed	4.54%	5.01%	4.94%
Civilian Non-Labor Force	35.48%	32.01%	31.55%
Armed Forces	0.00%	0.03%	0.02%
<b>2022 Population by Education</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Some High School, No Diploma	3.41%	5.12%	5.17%
High School Grad (Incl Equivalency)	16.83%	18.15%	17.68%
Some College, No Degree	23.10%	27.02%	25.68%
Associate Degree	4.04%	4.85%	5.28%
Bachelor Degree	31.16%	27.95%	27.56%
Advanced Degree	21.47%	16.90%	18.63%
<b>2022 Avg Household Size</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Avg Household Size	2.60	2.60	2.60
<b>2022 Avg Household Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Avg Household Income	\$138,347	\$110,309	\$116,707
<b>2022 Median Home Value</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median Home Value	\$356,893	\$310,096	\$316,585
<b>2022 Consumer Spending</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Specified Consumer Spending: Total \$	\$119,412,000	\$1,201,251,000	\$3,014,945,000
Apparel: Total \$	\$5,717,000	\$61,888,000	\$153,701,000
Entertainment/Recreation: Total \$	\$17,203,000	\$171,968,000	\$432,101,000
Food and Alcohol: Total \$	\$30,795,000	\$322,967,000	\$801,283,000
Household: Total \$	\$21,622,000	\$206,555,000	\$525,302,000
Transportation/Maintenance: Total \$	\$28,746,000	\$293,278,000	\$732,135,000
Health Care: Total \$	\$6,216,000	\$61,093,000	\$151,352,000
Education/Day Care: Total \$	\$9,112,000	\$83,502,000	\$219,072,000

# EXPANDED DEMOGRAPHICS

8325 LEMONT ROAD, DARIEN, IL



# LOCAL MARKET OVERVIEW

## DARIEN, IL / CHICAGO SUBMARKET / DUPAGE COUNTY

Darien, Illinois, is located in DuPage County roughly 18 miles west of Chicago with neighboring communities including Burr Ridge, Downers Grove, Lemont, Willowbrook, Westmont and Woodridge. Darien is a quiet and affluent suburb of Chicago. The city is known for its excellent schools and safe neighborhoods.

Despite its proximity to Chicago, Darien has a small-town feel. Many local businesses, restaurants, parks, and other recreational facilities exist. The city also hosts several annual events, such as the Fourth of July parade and Darienfest.

Darien has public transit and the city is served by a bus system which are operated by the PACE, CTA and Metra. The bus system consists of a bus network covering the entire city. Approximately 20 miles northeast of Darien is the Chicago O'Hare Airport, one of the world's busiest airports. Chicago Midway Airport, Chicago's smaller commercial airport, is located approximately 12 miles east of Darien off of Interstate 55.

Darien's average home price is \$381K, while the average apartment rent nearby Darien is \$ 1,561 for 1,028 sq. ft. Darien's, IL's cost of living is 31% higher a family of four would need to earn \$103,343 per year to afford to live in DuPage County, which includes Darien.

***The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.***

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