

SPACE FOR LEASE

VILLA OAKS

W-NWC Roosevelt Rd & Ardmore Ave
Villa Park, Illinois 60181



EDGEMARK



NEWLY RENOVATED!



SPACE AVAILABLE FOR LEASE

2,000 SF **20,000 SF**
7,500 SF **43,784 SF (coming available)**

TENANTS



PROPERTY HIGHLIGHTS

- Strong, well positioned community center located along the Roosevelt Road retail corridor with lighted access.
- New national grocer coming soon.
- Well anchored with abundant parking.
- Pylon signage available.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	13,935	104,130	261,505
AVG FAMILY INCOME	\$120,149	\$174,519	\$193,871
DAYTIME POPULATION	13,625	110,390	226,936
TRAFFIC COUNTS	ROOSEVELT RD		49,800 VPD
	ARDMORE AVE		7,000 VPD

CONTACT
INFORMATION

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SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
102	43,784	COMING AVAILABLE	160	6,200	Plato's Closet	228	2,500	Cosmo Prof
104	20,178	Dollar Tree	166	45,518	National Grocer	230	2,500	Z Cuts
120-22	4,400	Puerto Nuevo Seafood	174	29,562	Burlington Coat Factory	234	9,500	Tandoori
124	2,400	Sally Beauty Supply	200	16,771	Chuck E. Cheese's	CONCOURSE LEVEL		
128	1,200	Glamour Nails	202	22,000	Ross Dress For Less	144	20,000	AVAILABLE
130	7,337	LEASE OUT	204	N/A	Ehmans Sweets	146	20,000	Chicago Curling
138	3,000	LEASE OUT	206	2,000	LEASED	OUTLOTS		
144	6,500	Dentist	208	N/A	Khan's Wedding House	195	2,455	Stella's
148	7,500	AVAILABLE	212	N/A	IQRA Grocer	198	2,422	Starbucks
152	2,000	AVAILABLE	222	18,000	Ambiance Banquets	298	12,100	Guitar Center
154	3,620	Clothes Mentor	226	2,500	Al-Fatiha Threads & Scents	TOTAL GLA 288,682 SF		