

# Glen Ellyn Crossing

GLEN ELLYN, IL 60137

Available

FOR LEASE, GROUND LEASE OR BTS



- ▶ 2,616 SF former dental space coming available
- ▶ Pad sites available for ground lease or build-to-suit
  - » Hard corner of Exmoor & Roosevelt is available
  - » Building sizes from 2,000-8,000 SF
- ▶ Located in Glen Ellyn's retail corridor, just west of the I-355 interchange
- ▶ High traffic counts on Roosevelt Road (37,700 VPD)
- ▶ Co-tenancy with Starbucks, Chase Bank, Chipotle, Verizon, Jersey Mike's, Huntington Learning Center and more
- ▶ Area tenants include Trader Joe's, ALDI, Staples, Ross Dress for Less, Jewel-Osco, Dollar Tree, BinnY's Beverage Depot, Ace Hardware, CVS, Panera Bread, and Oberweis

## DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	10,914	109,132	257,286
Adj. Daytime Population	14,558	123,380	310,611
Estimated Households	3,952	42,952	100,705
Estimated Average Household Income	\$198,256	\$159,250	\$151,198

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## CONCEPTUAL SITE PLAN



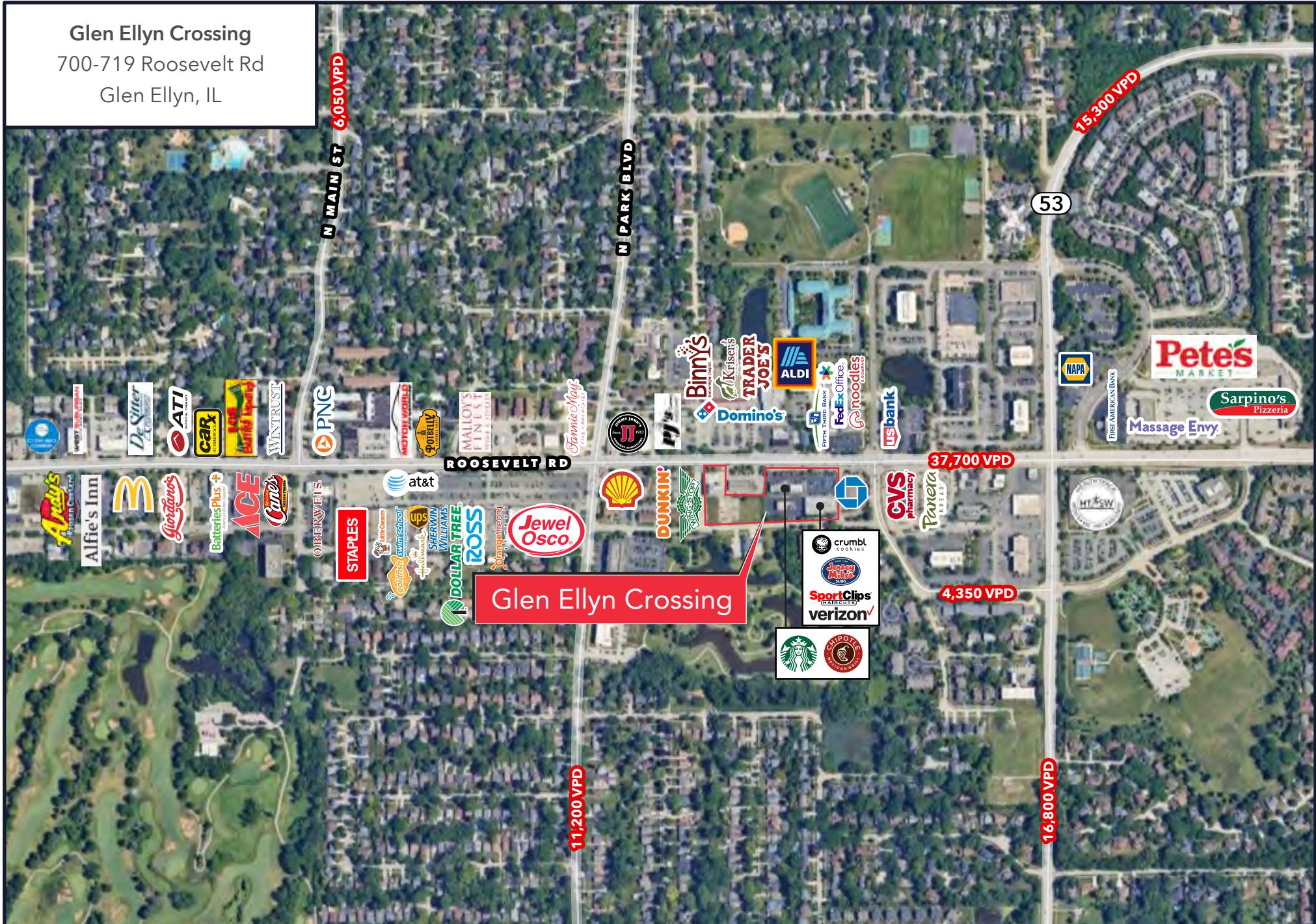
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**Glen Ellyn Crossing**  
700-719 Roosevelt Rd  
Glen Ellyn, IL



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