

RETAIL SPACE AVAILABLE

HIGHLAND RETAIL MALL

1210-1238 S HIGHLAND AVE, LOMBARD, IL 60148



LEASE RATE

\$23.00 SF/YR

OFFERING SUMMARY

Available SF:	980 SF
Lease Rate:	\$23.00 SF/yr (NNN)
Lot Size:	0.78 Acres
Year Built:	1989
Building Size:	9,252 SF
Renovated:	2012
Zoning:	B4A Roosevelt Road Corridor District
Market:	Chicago
Submarket:	East/West Corr

PROPERTY OVERVIEW

Highland Retail Mall is an established 9,252 SF Neighborhood on the West side of Highland Ave and just South of Roosevelt Road. The Shopping Center is visible from a high-traffic lit intersection on Roosevelt Road and hosts a mix of professional and food-service tenants including Kumon, the Coder School, and Hussain Catering & Carry Out.

LOCATION OVERVIEW

Highland Retail Mall is located just off heavily traveled Roosevelt Road on Highland Ave in Lombard, IL. The area has high incomes, high daytime population, and is near I-355. This location has excellent traffic counts and is surrounded by popular local businesses and dense neighborhoods.

PROPERTY HIGHLIGHTS

- Recently Renovated Façade
- Excellent visibility from Roosevelt Rd and Highland Ave
- Combined 50,000 vpd Roosevelt Road and Highland Ave

ADDITIONAL PHOTOS

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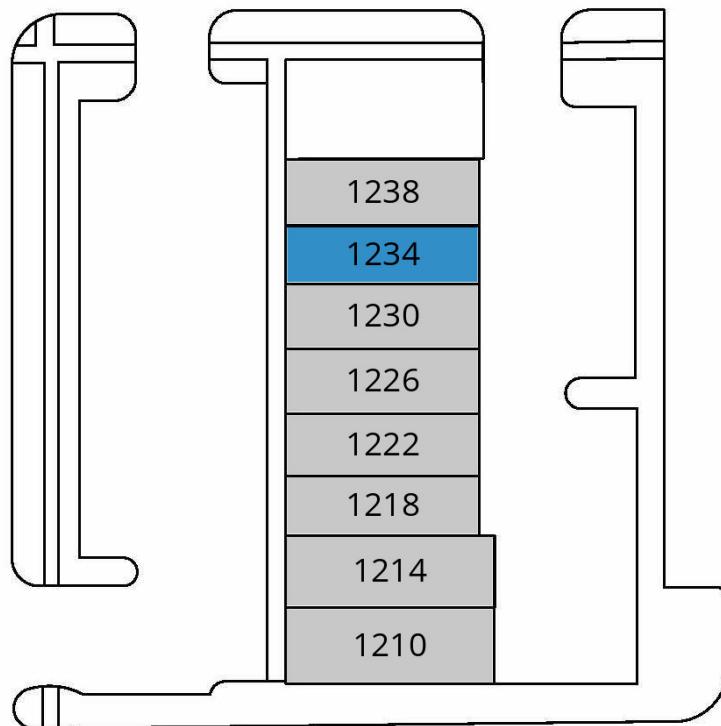


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HIGHLAND AVE



ROOSEVELT ROAD

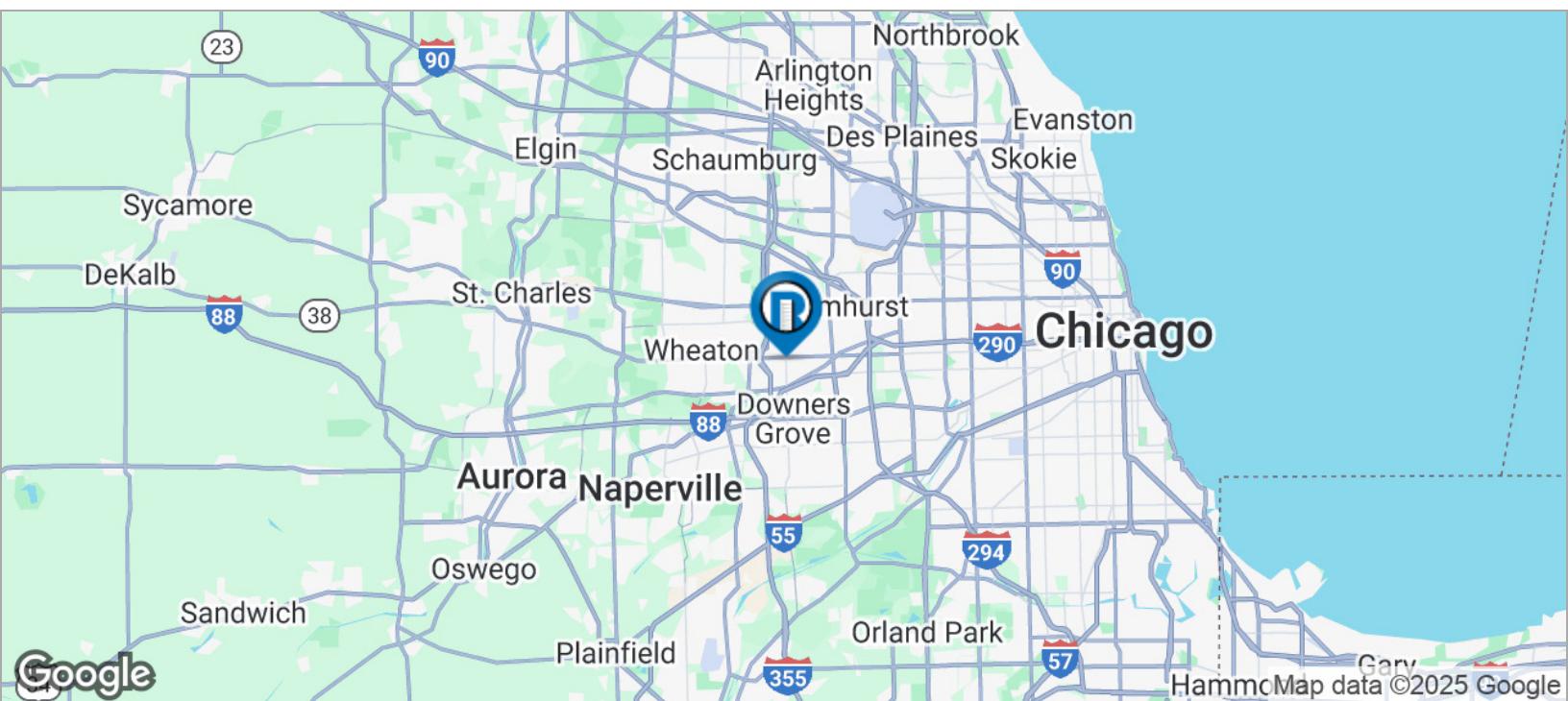
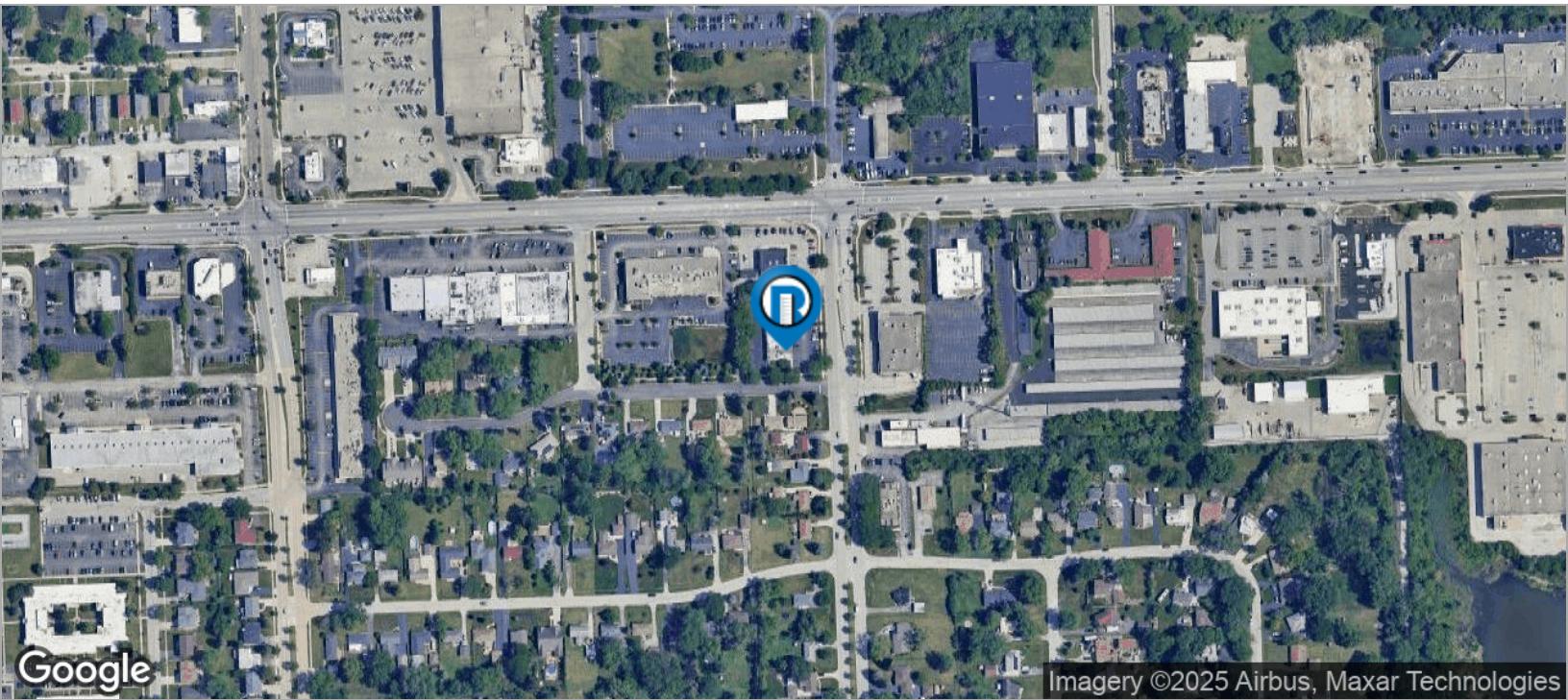
UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1234	Available	980 SF	NNN	\$23.00 SF/yr	Former Nail Salon In-line Street-facing Ideal for Retail and Professional Uses

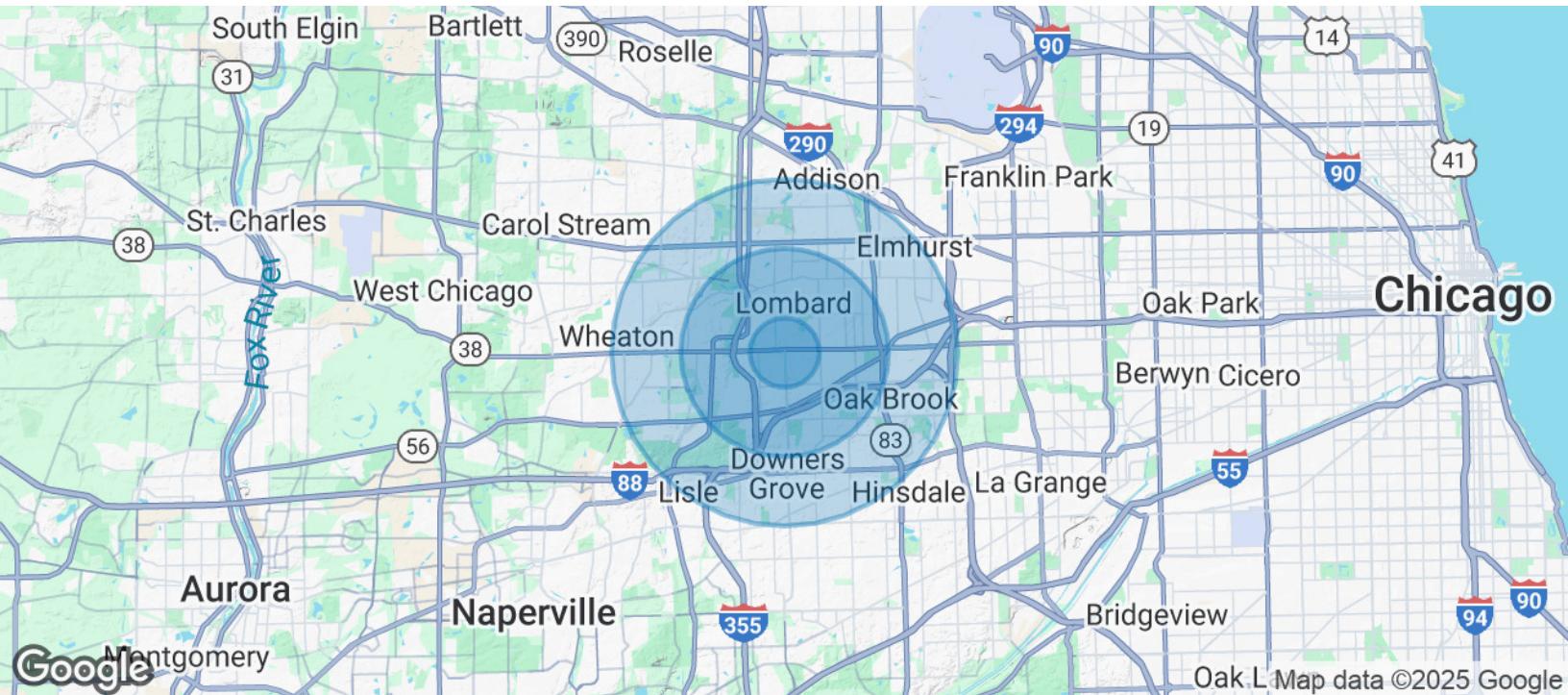
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	13,492	103,316	258,707
Average age	37.9	39.3	39.5
Average age (Male)	34.8	37.0	37.6
Average age (Female)	41.0	41.1	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,396	40,505	98,825
# of persons per HH	2.5	2.6	2.6
Average HH income	\$78,329	\$88,881	\$98,970
Average house value	\$268,705	\$357,721	\$391,919

* Demographic data derived from 2020 ACS - US Census

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