

# Willowbrook Plaza

NEC 75th & Kingery Highway, Willowbrook, IL 60521

# FOR LEASE

**+/- 1,125 SF - 2,274SF**  
**Available**

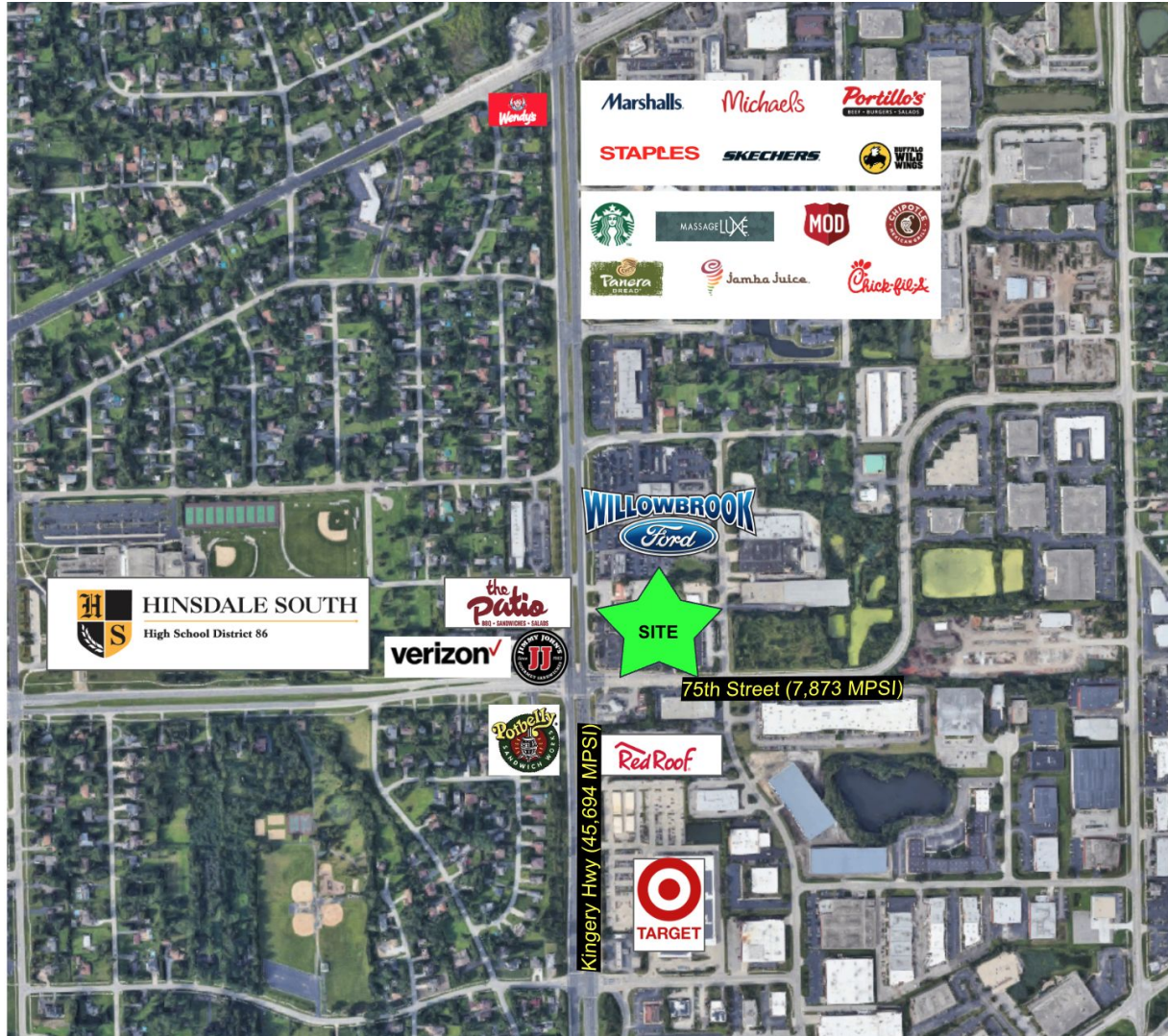


**(312) 262-1400**  
**deals@psgre.com**

**Roxanne Gardner**  
Designated Managing Broker

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## 2023 Demographics

3 Mile Radius from Property  
"Demographic Summary Report" CoStar Market Analytics. Retrieved July, 2024, from <https://product.costar.com/detail/all-properties/9216462/demographics>



85,383

Population



\$130,352

Average HH Income



\$1.3MM

Annual Spending

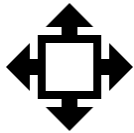
Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

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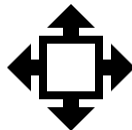
+/- 51,350 SF Retail Center  
+/- 3.58 AC Site  
09-26-202-014



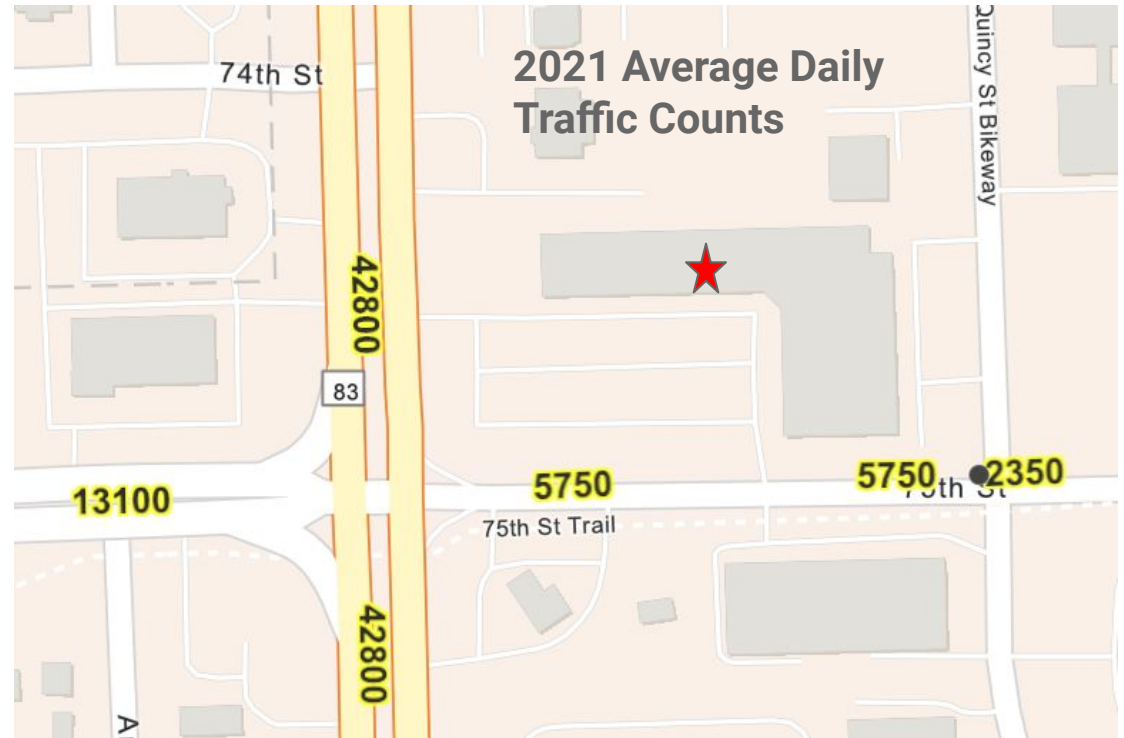
+/- 51,350 sq. ft. shopping center serving the Willowbrook community with >85,000 people within three miles and an average HH income > \$130,000.



B2 Community Shopping  
+/- 115 Parking Spaces

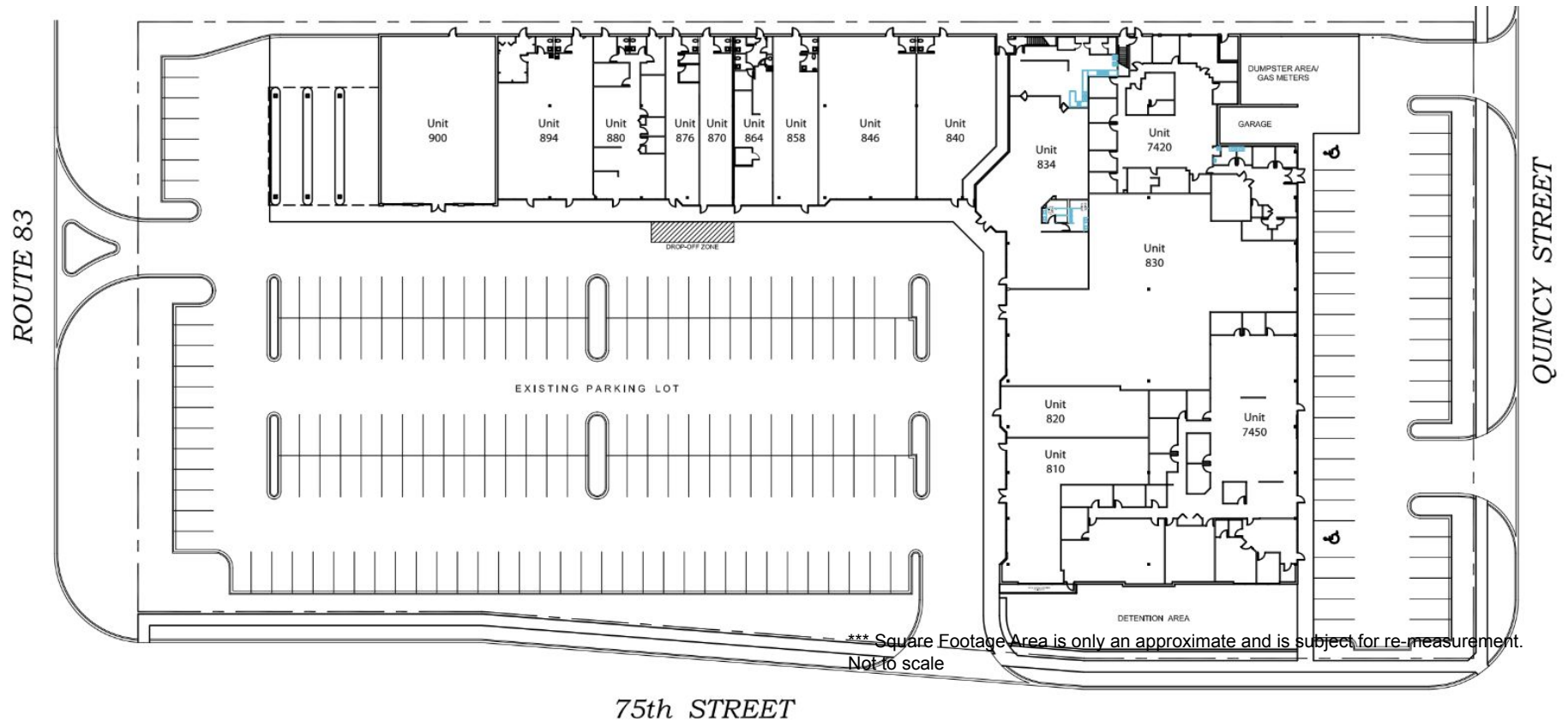


Average Daily Traffic Counts  
<https://idot.illinois.gov/content/dam/soi/en/web/idot/documents/transportation-system/maps---charts/2021-statewide-aadt-primary-systems-chicago.pdf>



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75th STREET

UNIT	TENANT	SIZE
900	Mint Dispensary (opening soon)	3,943
894	Shaghf Cafe (opening soon)	3,063
880	Available September 1, 2024	2,274
876	Stretch zone	1,110
870	State Farm (available soon)	1,125
864	Kabob Q Restaurant	2,804
846	Salon Suites	3,101

UNIT	TENANT	SIZE
840	Wellness Zone	2,235
834	Nail and Day Spa	4,600
830	FEDEX Kinko's	7,260
820	Confection Store	1,260
810	Club Champion	10,807*
7420	Dog Grooming	5,522
800	*Portion Available Soon	3,716

WINGREN PLAZA - SITE PLAN  
WILLOWBROOK, IL.

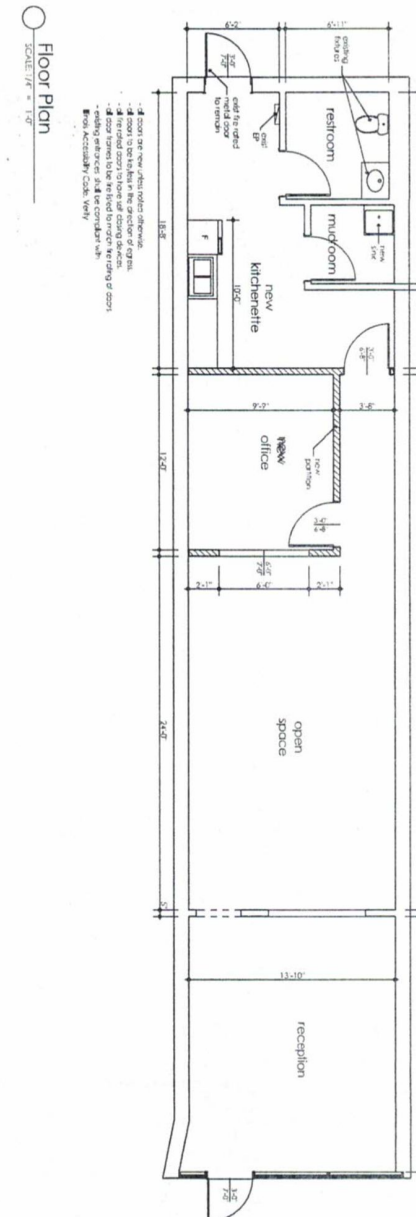


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## +/- 1,125SF Available



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## +/- 2,274SF Available



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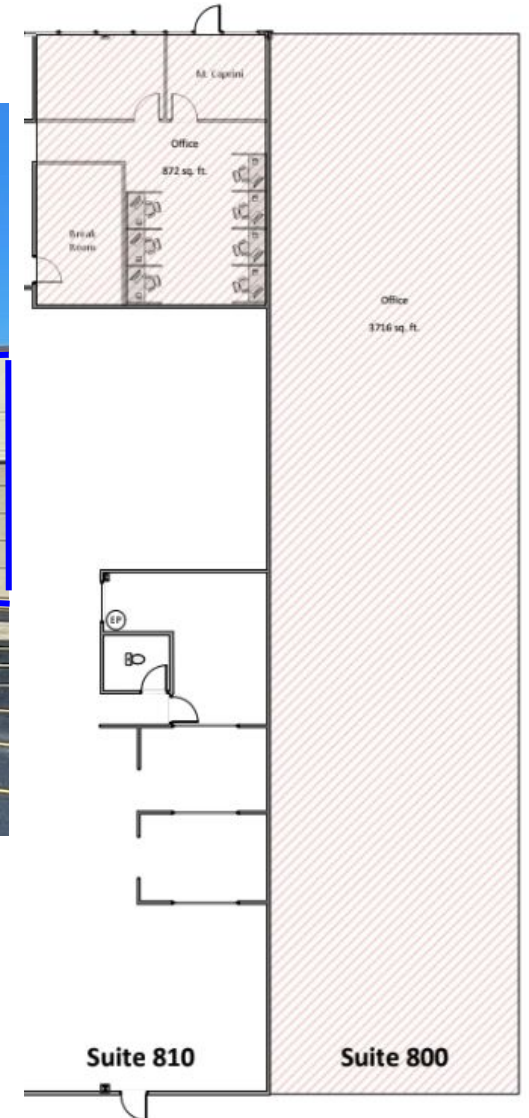
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# Willowbrook Plaza

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## +/- 3,716SF Available



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