



For Lease

Retail / Medical / Office / Restaurant
2164-2240 Bloomingdale Rd, Glendale Heights, IL 60139

Plaza Westlake

Retail leasing opportunity at Plaza Westlake in Glendale Heights. Strategically positioned at the junction of Bloomingdale Rd & Army Trail Rd. just West of the I-355 interchange. This prime location is a high-traffic area within an affluent community ensuring a dynamic retail environment. 28,400 vehicles daily on Bloomingdale Rd and 44,600 on Army Trail Rd. guarantee visibility and foot traffic. Choose from versatile spaces, accommodating businesses of all sizes from 800 to 17,564 square feet. Join a prestigious lineup of national retailers including Jewel-Osco, Chase, O'Reilly Auto Parts, FedEx, Great Clips, and more. This location has access to 268,652 residents within a 5-mile radius, boasting an average household income of \$142,000.

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Property Summary



Property Description

Retail leasing opportunity at Plaza Westlake in Glendale Heights. Strategically positioned at the junction of Bloomingdale Rd & Army Trail Road, just West of the I-355 interchange. This prime location is a high-traffic area within an affluent community ensuring a dynamic retail environment. 28,400 vehicles daily on Bloomingdale Rd and 44,600 on Army Trail Rd. Choose from versatile spaces, accommodating businesses of all sizes from 800 to 17,564 square feet. Join a prestigious lineup of national retailers including Jewel-Osco, Chase, O'Reilly Auto Parts, FedEx, Great Clips, and more. This location has access to 268,652 residents within a 5-mile radius, boasting an average household income of \$142,000.

Offering Summary

Lease Rate:	\$14.00 - 25.00 SF/yr (NNN)
Available SF:	800 - 17,564 SF
Building Size:	120,565 SF
Taxes:	\$3.15 SF/yr
Expenses:	\$3.15 SF/yr
Zoning:	C-2

Property Highlights

- 73,000 VPD Hard Corner of Bloomingdale & Army Trail Roads
- GLA: 120,565 SF
- 17,564 sf 2nd Gen Restaurant/Bar/Club w/ Beer Garden
- High volume Jewel-Osco
- Excellent Visibility
- Pylon Signage Available
- Ample Parking
- Signalized Intersection
- 268,652 Residents within 5 miles
- Average HHI of \$142,000

Spaces	Lease Rate	Space Size
2172	\$20.00 SF/yr	2,080 SF
2174	\$18.00 SF/yr	2,400 SF
2178	\$17.00 SF/yr	1,206 SF
2180	\$17.00 SF/yr	1,226 SF
2182	\$18.00 SF/yr	800 SF
2184A	\$14.00 SF/yr	2,357 SF
2184B	\$25.00 SF/yr	800 SF
2188	\$17.00 SF/yr	1,600 SF
2202	\$16.50 SF/yr	3,500 SF
2202B	\$17.00 SF/yr	1,750 SF
2212	\$16.50 SF/yr	3,200 SF
2222	\$17.00 SF/yr	1,600 SF
2240	\$14.00 SF/yr	17,564 SF

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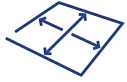
Site Plan



SUITE	TENANT	SQ-FT
2164	JEWEL-OSCO	68,020
2172	AVAILABLE	2,080
2174	AVAILABLE	2,400
2178	AVAILABLE	1,206
2180	AVAILABLE	1,226
2182	AVAILABLE	800
2184A	AVAILABLE	2,357
2184B	OSAMA ISMAIL, DDS	807
2186	GREAT CLIPS	1,228
2188	AVAILABLE	1,600
2190	STELLA'S LAREDO HOSPITALITY	1,617
2202	AVAILABLE	3,500
2202B	AVAILABLE	1,750
2204-06	LAUNDRY WORLD	4,810
2210	FOREMOST LIQUORS	3,200
2212	AVAILABLE	3,200
2222	AVAILABLE	1,600
2224	FIVE STAR NAILS	1,600
2240	AVAILABLE	17,564

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Property & Area Highlights



120K SF

Building Size



13 Acres

Acreage



C-2

Zoning



750

Parking Spaces



268K

Population



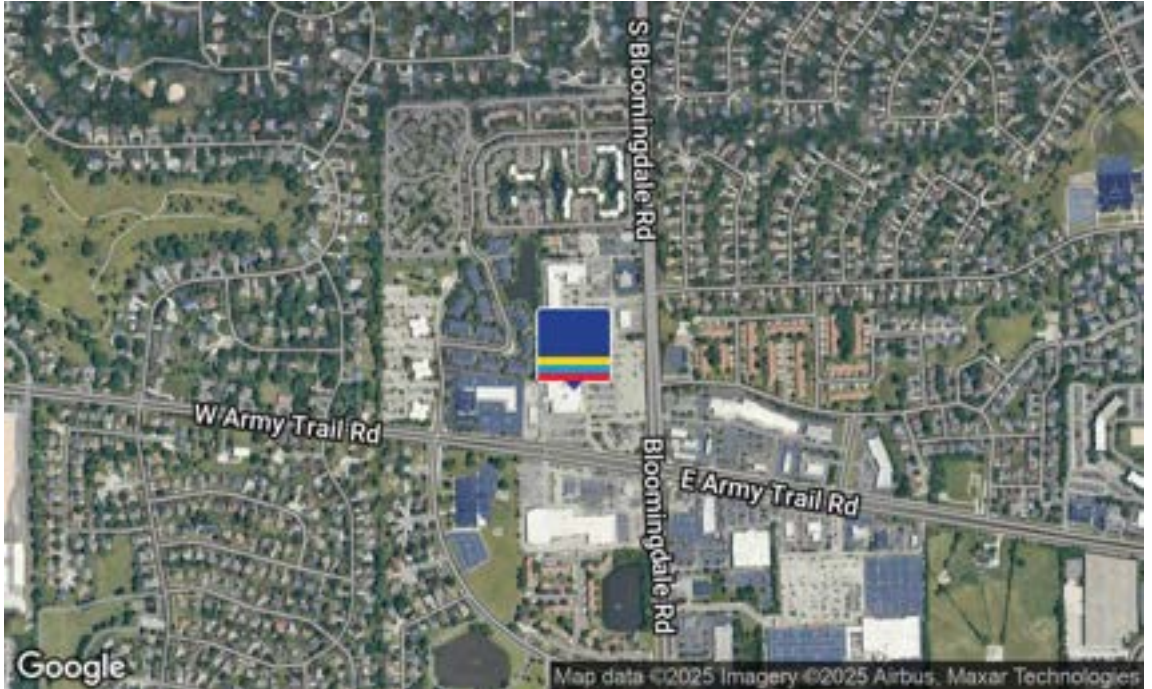
\$142K

Average HHI



73K

Traffic Counts



Location Overview

Nestled in the heart of DuPage County, Glendale Heights, Illinois, is a thriving suburban community that combines accessibility with a rich array of amenities. Conveniently situated approximately 25 miles west of Chicago, this vibrant town offers a diverse range of housing options, from cozy residential neighborhoods to modern developments. The town's strategic location near major highways, such as I-355 and I-290, ensures easy commuting and access to neighboring communities. With a dynamic mix of businesses, schools, and community events, Glendale Heights embodies the perfect blend of suburban tranquility and urban convenience, making it an attractive destination for residents and businesses alike.

Area Tenants

- Jewel-Osco
- Chase
- Huntington
- Great Clips
- O'Reilly
- Kinder Care
- Burger King
- Dunkin
- McDonalds
- Taco Bell
- Home Depot
- 7/11

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Unit #2172 - 2,080 sq.ft.



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Unit #2174 - 2,400 sq.ft.



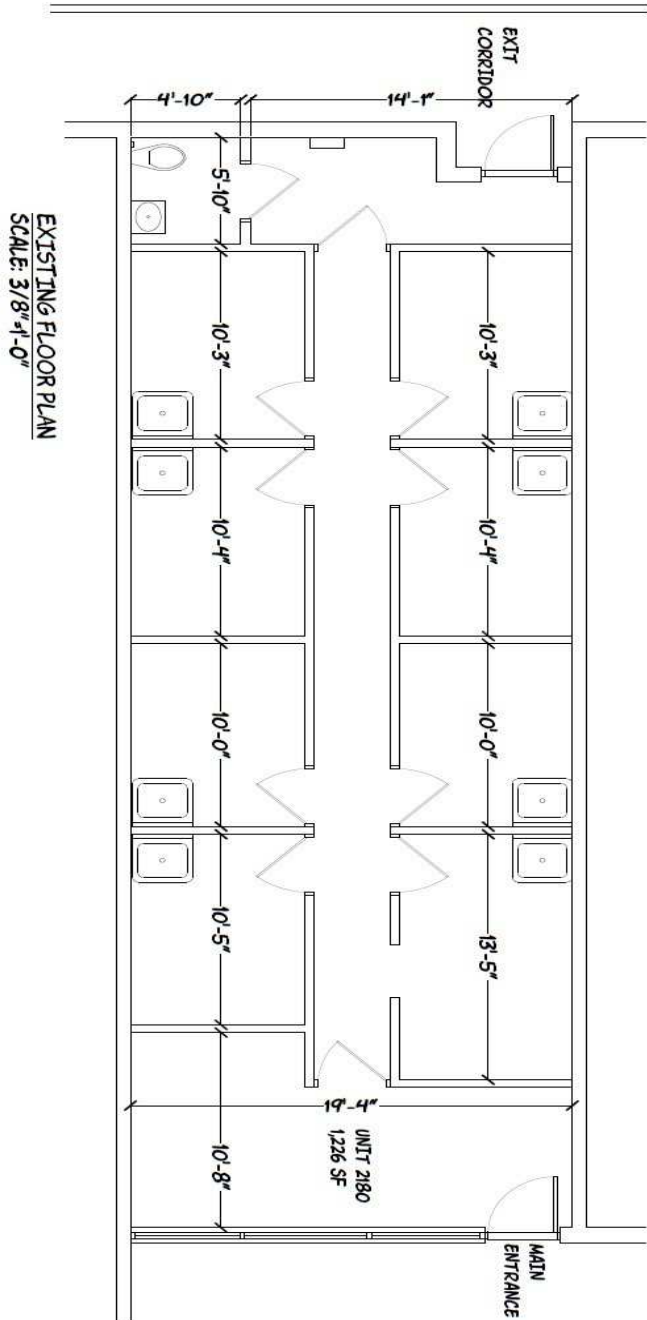
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Unit #2178 - 1,206 sq.ft.



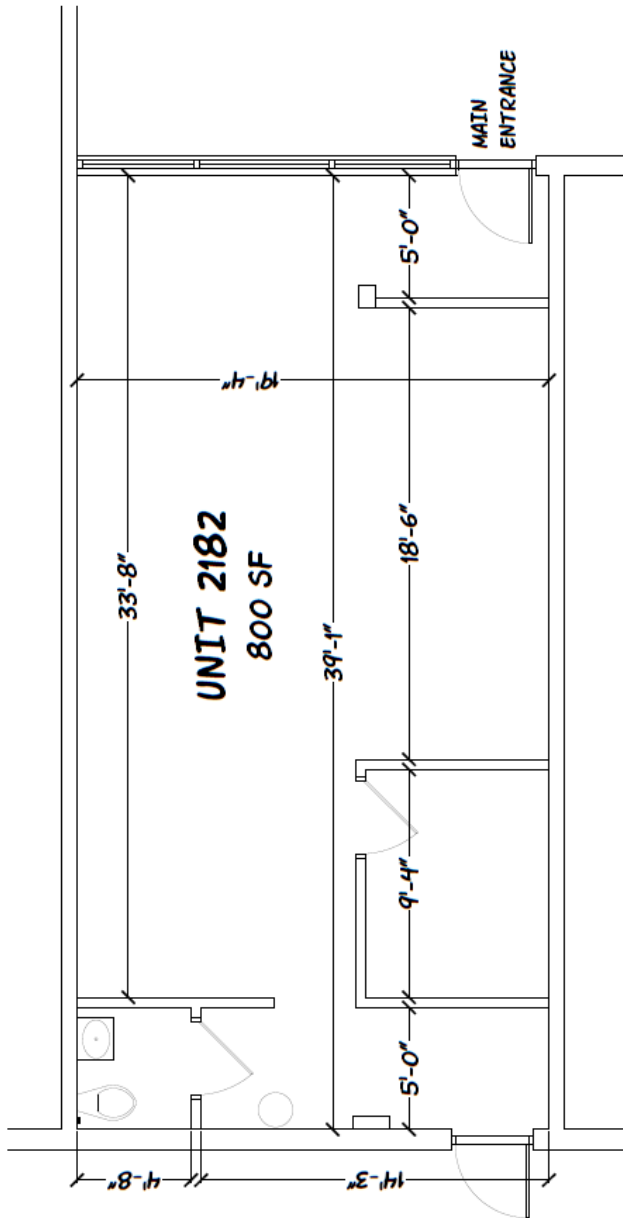
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Unit #2180 - 1,226 sq.ft.



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Unit #2182 - 800 sq.ft.



EXISTING FLOOR PLAN
SCALE: 1/2"=1'-0"



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UNIT 2184A
2357 SF

OPEN SPACE

SERVER/ELECT. ROOM

ELECTRICAL ROOM

RECEPTION

KITCHEN

BATH

CL. (CLOSET)

STAIRS

ENTRY

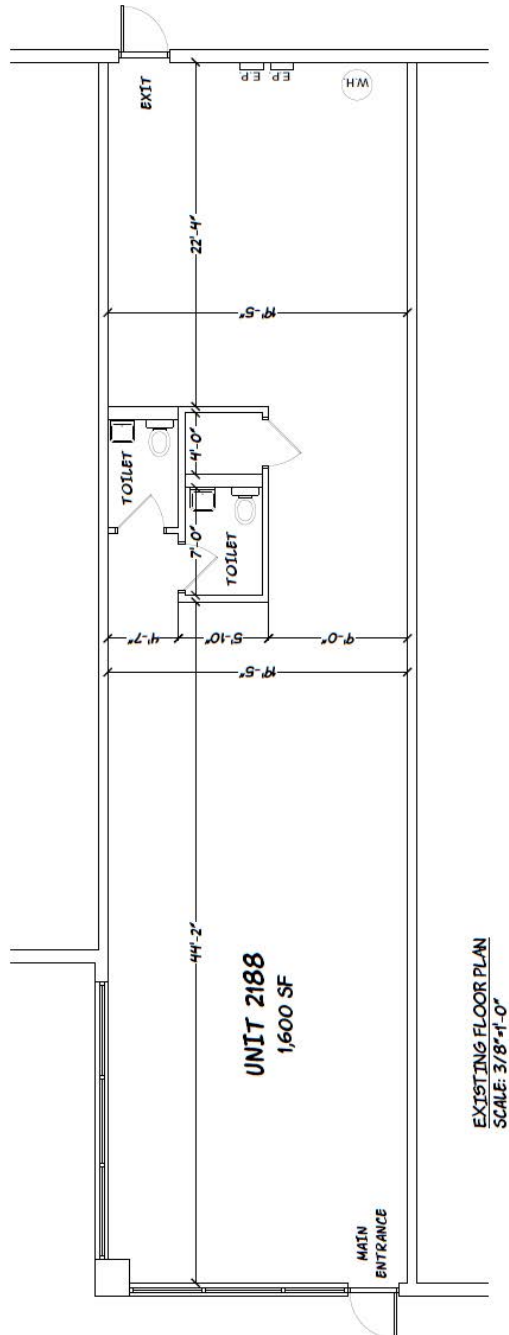
Dimensions:

- Overall width: 30'-0"
- Overall depth: 30'-0"
- Server/Elect. Room: 10'-8" x 10'-0"
- Electrical Room: 10'-0" x 10'-0"
- Reception: 19'-4" x 8'-2"
- Kitchen: 10'-0" x 10'-0"
- Bath: 5'-0" x 5'-0"
- CL. (CLOSET): 5'-0" x 5'-0"
- STAIRS: 5'-0" x 5'-0"
- ENTRY: 5'-0" x 5'-0"



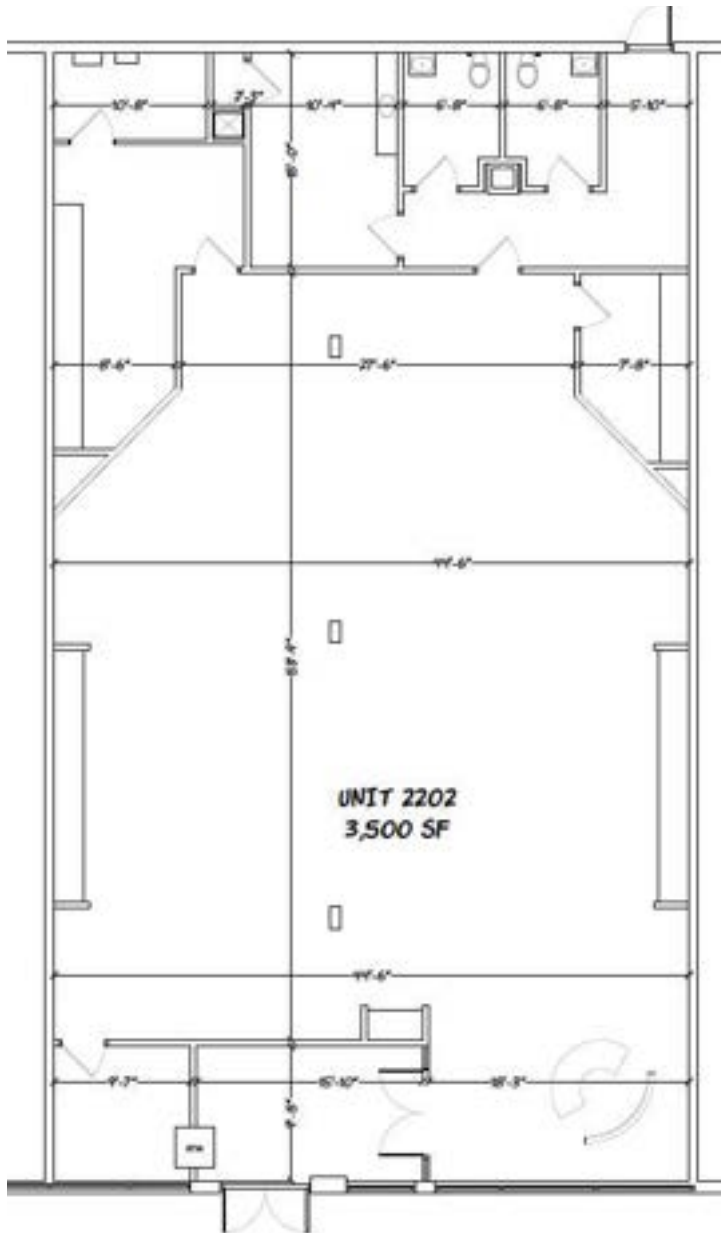
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Unit #2188 - 1,600 sq.ft.



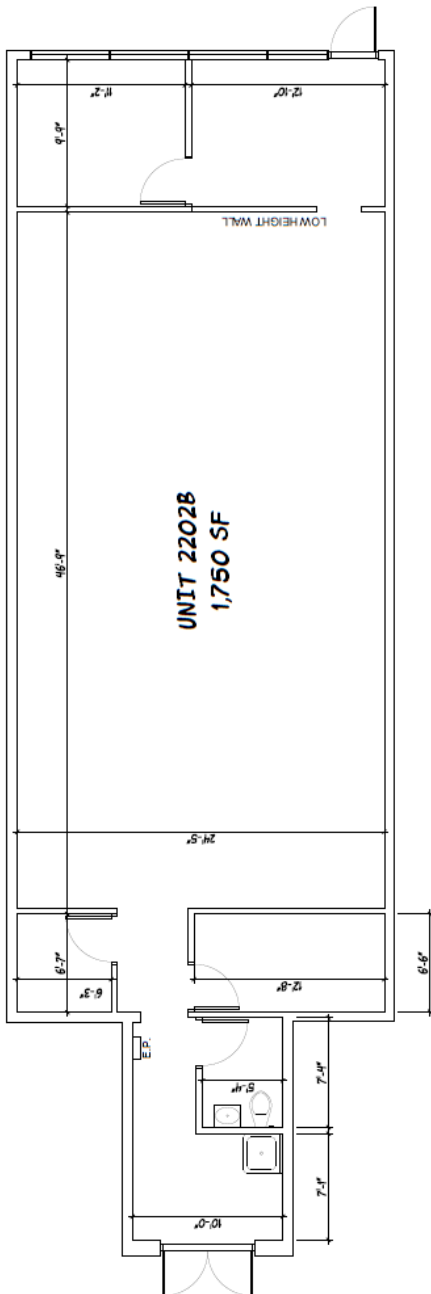
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Unit #2202 - 3,500 sq.ft.



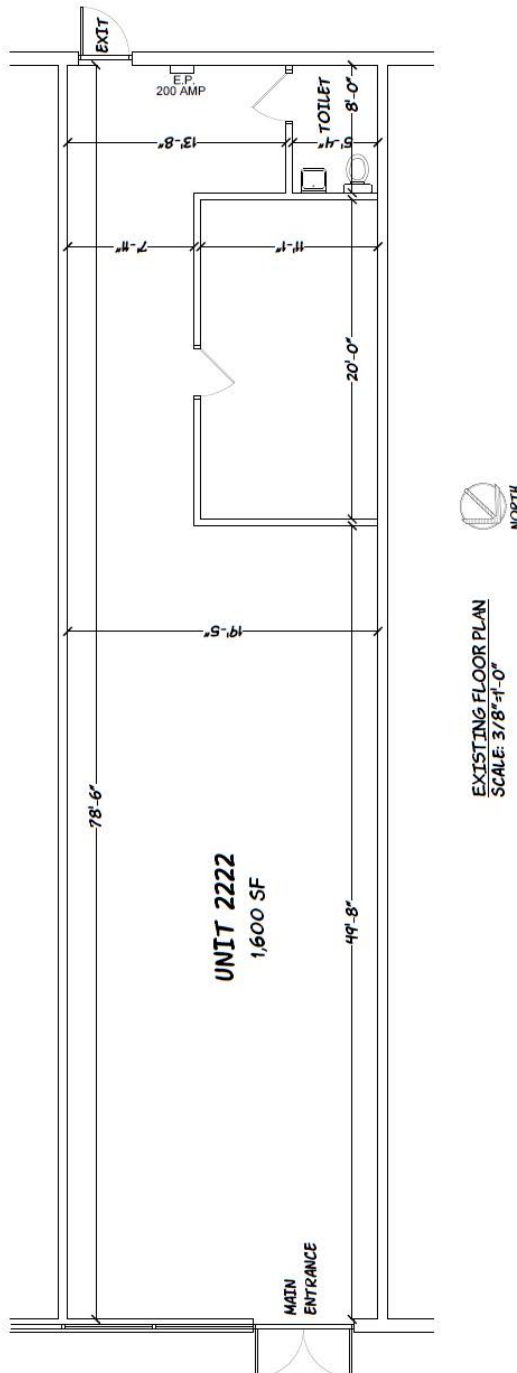
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Unit #2202 B - 1,750 sq.ft.



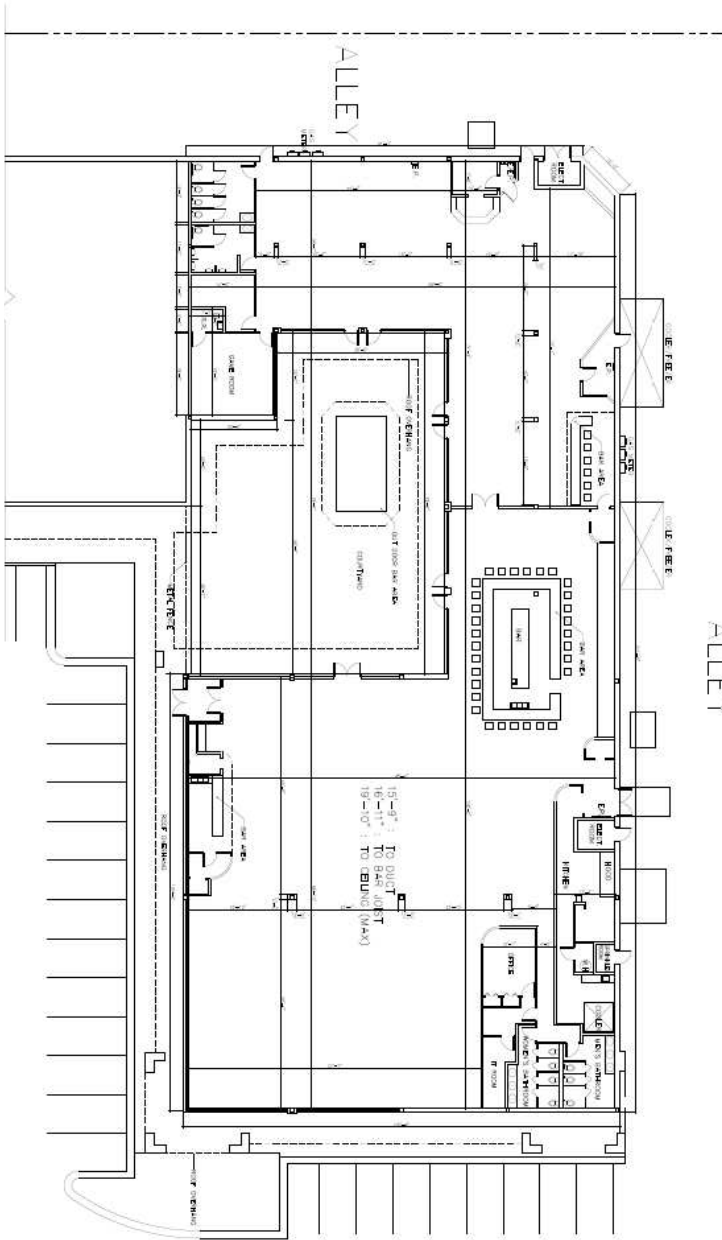
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Unit #2222 - 1,600 sq. ft.



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Unit #2240 - 17,564 sq.ft.



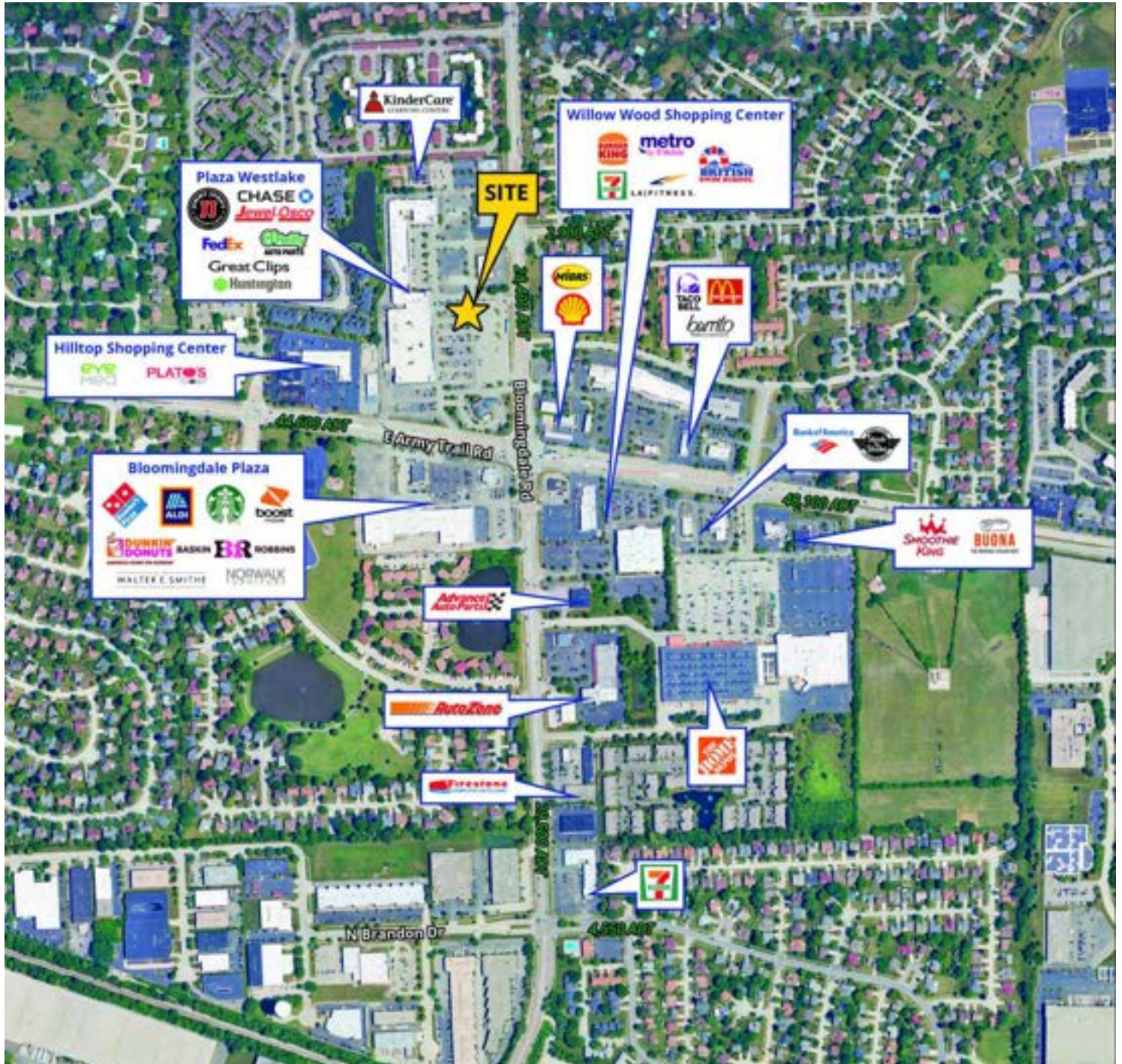
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RMS Properties



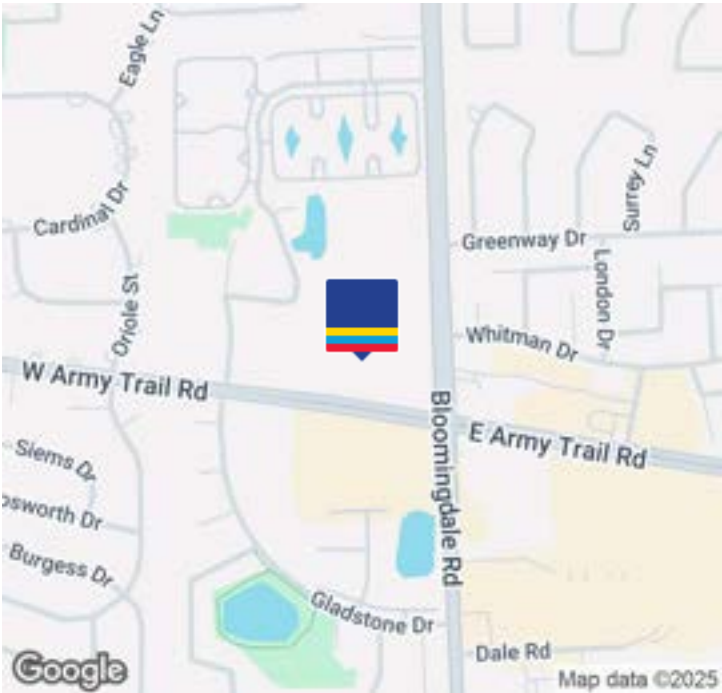
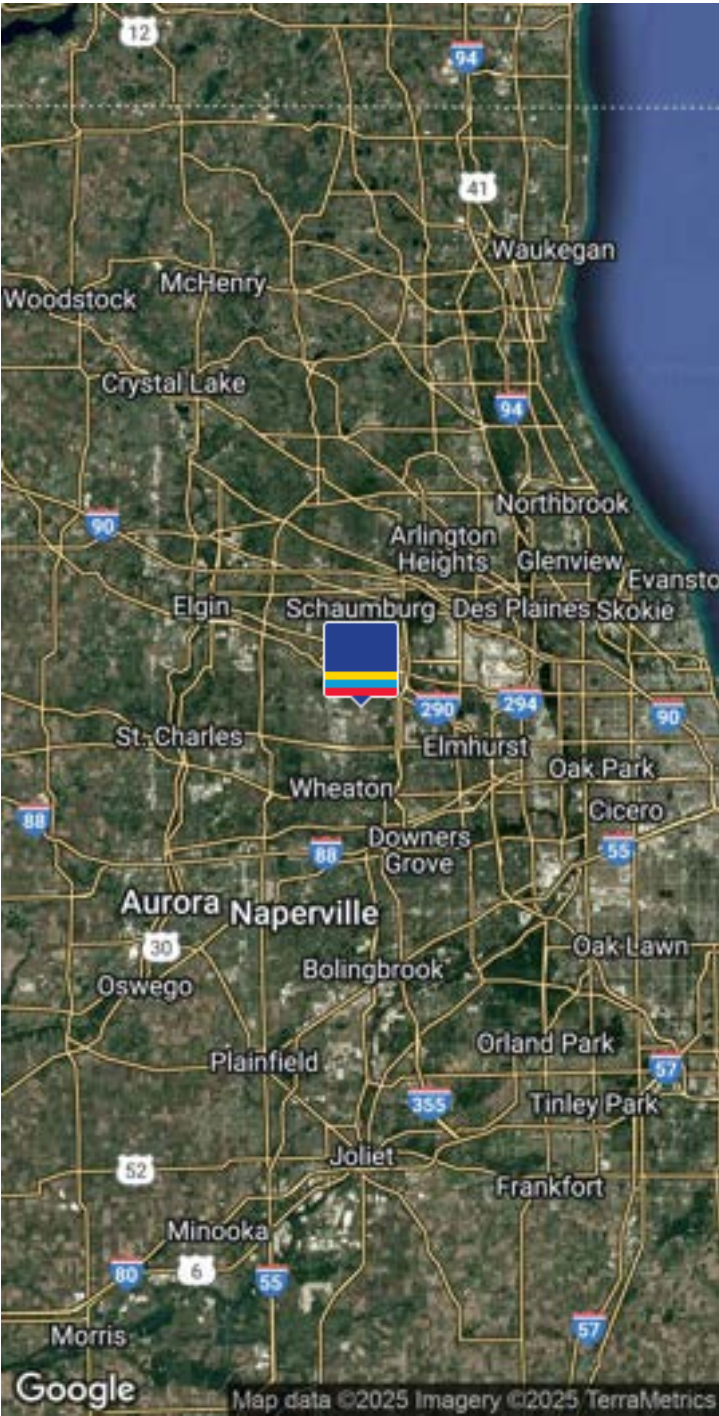
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Area Tenants



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Location Map

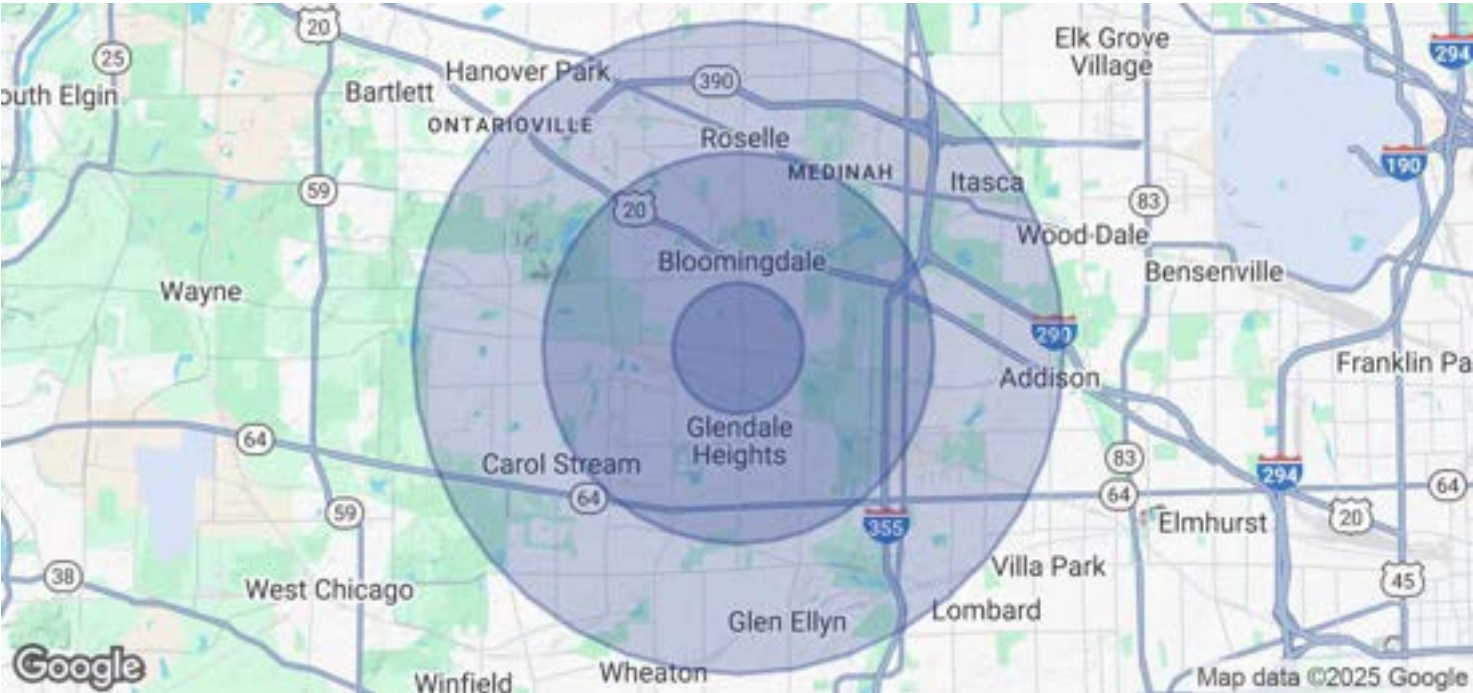


Demographics	1 Mile	3 Miles	5 Miles
Total population	16,558	95,668	268,156
Median age	36.8	38.9	39.9
Median age (Male)	35.0	38.0	38.6
Median age (Female)	40.0	39.9	41.2
Total households	6,037	36,368	99,333
Total persons per HH	2.7	2.6	2.7
Average house value	\$226,169	\$247,598	\$289,554

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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	16,558	95,668	268,156
Average Age	36.8	38.9	39.9
Average Age (Male)	35.0	38.0	38.6
Average Age (Female)	40.0	39.9	41.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,037	36,368	99,333
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$94,302	\$94,775	\$106,407
Average House Value	\$226,169	\$247,598	\$289,554

2020 American Community Survey (ACS)

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