

TOWER PLAZA FOR LEASE

1,000 Square Feet - Retail

7840 W. Ogden Avenue Unit #3 - Lyons, Illinois

Lease Rate: \$2,290 per month



- 10' 6" ceiling height
- Rooftop HVAC unit
- Separately metered utilities
- 62 total car parking
- Part of a 10,600 sq. ft. strip mall
- B-1 Retail Zoning
- LED lighting
- Co-tenants: Shamrocks Video Slots, Karate for Kids, Luxury Nails, Home Health Care, Cuts 4 Less

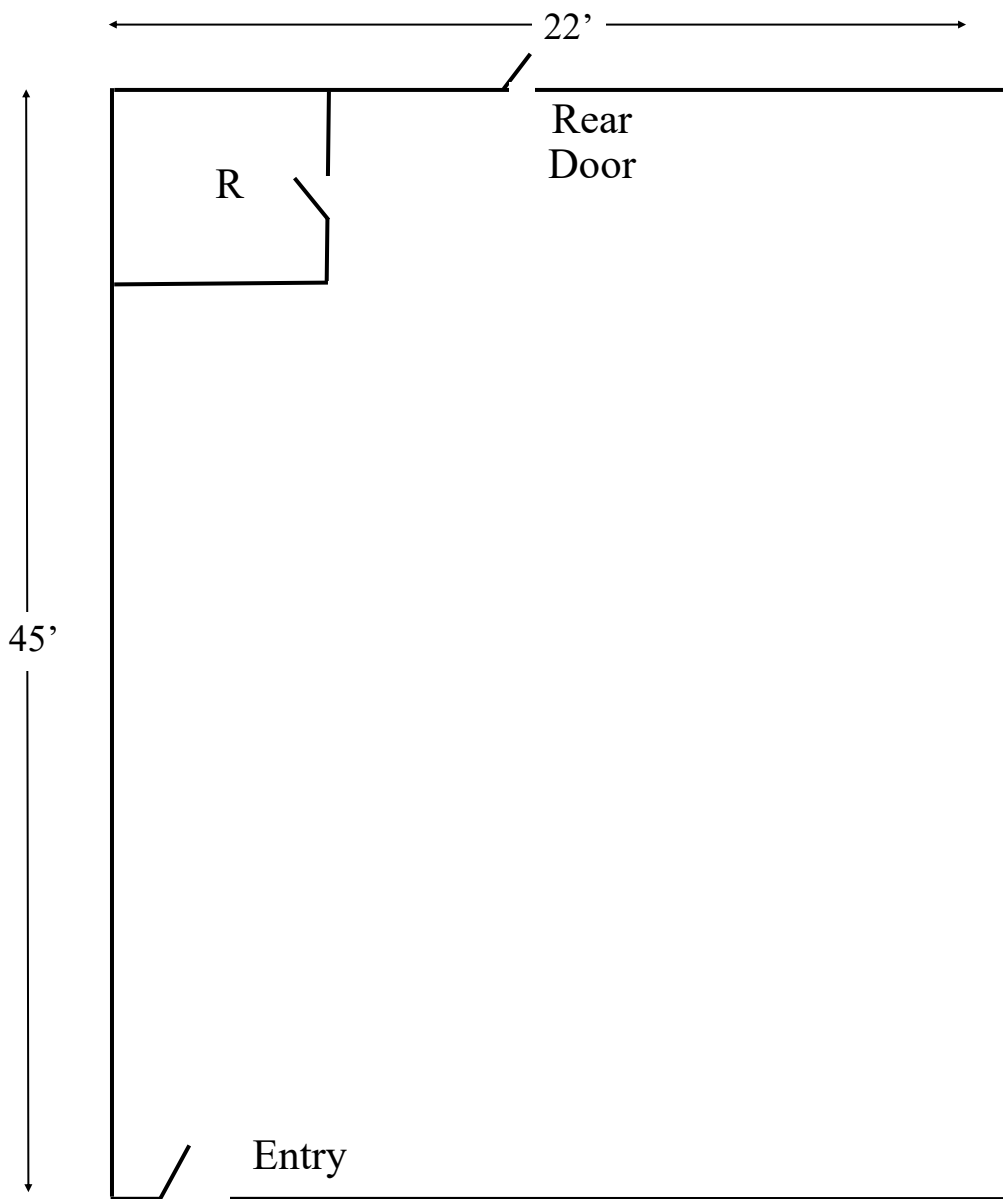
	<u>DEMOGRAPHICS</u>		
	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2023 Est. Population	16,735	160,595	463,752
2023 Est. Households	6,478	57,428	160,748
2023 Est. Avg. Income	\$96,569	\$95,599	\$71,945
2022 Traffic Count	17,210 vehicles per day		



Exclusively Offered by:
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NOTE: THIS DRAWING NOT TO SCALE.



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