

**ROOSEVELT
CORNER SHOPS**

HIGHLY VISIBLE AND ACCESSIBLE CORNER RETAIL BUILDING



RETAIL

6,600 RSF (divisible to 3,300 RSF)

Perfect ground-floor space for retail or service-oriented businesses looking for a vibrant urban location.

- 100' from Dan Ryan Expressway (I-90/94)
- 70' of frontage on Roosevelt Road and 94' on DesPlaines Street
- 32,000+ vehicles per day on Roosevelt Road
- Windows replaced in 2022
- On-site parking behind building

ZONING: DS-3



exclusively leased by

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ALLEN

CRAIG NADBORNE

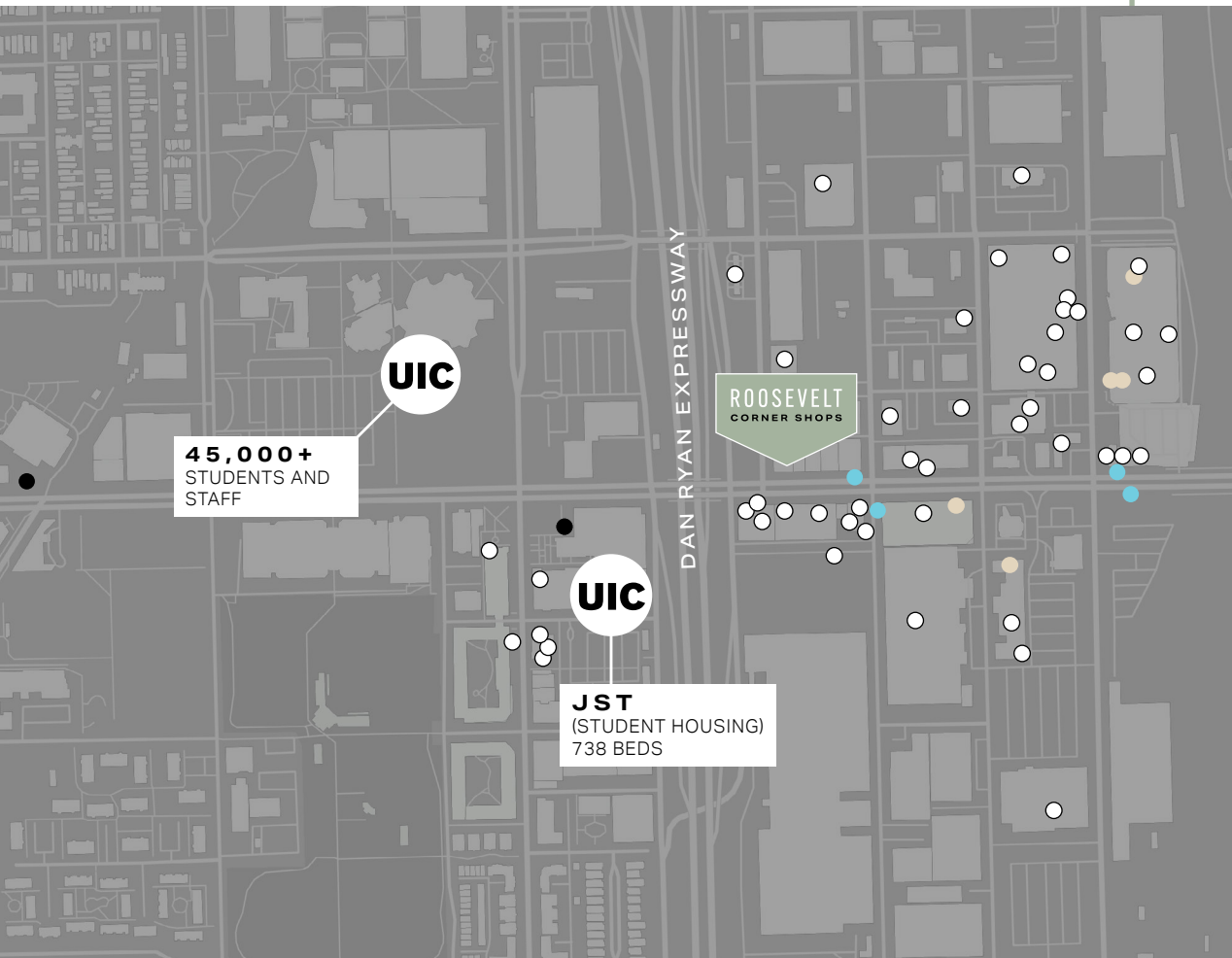
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For more information or to arrange a tour, please contact:

DYNAMIC AND BUSTLING SURROUNDINGS



○ RETAIL & CONVENIENCE

- | | |
|--------------------------|-----------------------|
| Binny's Beverage Depot | Jewel Osco |
| Bob's Discount Furniture | Whole Foods |
| Banfield Pet Hospital | DSW |
| CBD Kratom | Marshalls |
| South & West Loop Dental | Petsmart |
| The Vitamin Shoppe | Panera |
| American Mattress | BP |
| Petco | Bank of America |
| Dollar Tree | Portillo's |
| Home Depot | Eppel's |
| Best Buy | Buffalo Wild Wings |
| JOANN Fabric and Crafts | Noodles and Company |
| Chipotle | Potbelly |
| Chick-fil-A | Naf Naf Grill |
| Sherwin Williams | Jason's Deli |
| Manny's | White Palace Grill |
| Sola | Dunkin' |
| Staples | Ghereeb Nawaz |
| Dick's | Paul Mitchell School |
| Nordstrom Rack | Subway |
| Verizon | Popeyes |
| Men's Warehouse | Van Cleef Hair Studio |
| Burlington | Ph.D Pub |
| Chase Bank | Fisherman's Fabrics |

● NEARBY TRANSIT

- CTA Bus Lines 8, 12, 18, 24, 62
- Dan Ryan Expressway

● POINTS OF INTEREST

- University of Illinois Chicago
- UIC Forum
- St. Ignatius College Prep

● FITNESS & HEALTH

- LA Fitness
- ATI Physical Therapy
- UChicago Medicine
- Chiro One
- CorePower Yoga

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632 W. ROOSEVELT ROAD, CHICAGO, IL

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