



1.2M Visits



17,564 SF

Patio

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 Highlights

- 73,000 VPD Hard Corner of Bloomingdale & Army Trail Roads
- 17,564 sf 2nd Gen Restaurant/Bar/Club w/ Beer Garden
- High volume Jewel-Osco
- 268,652 Residents within 5 miles
- Average HHI of \$142,000

## Offering Summary

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

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

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# Site Plan



| SUITE   | TENANT                       | SQ-FT  |
|---------|------------------------------|--------|
| 2164    | JEWEL-OSCO                   | 68,020 |
| 2172    | 2nd Gen Restaurant Available | 2,080  |
| 2174    | AVAILABLE                    | 2,400  |
| 2178    | AVAILABLE                    | 1,206  |
| 2180    | Office with 8 Privates       | 1,226  |
| 2182    | Former Nail/Pedi Available   | 800    |
| 2184A   | AVAILABLE                    | 2,357  |
| 2184B   | Former Dentist Office        | 807    |
| 2186    | GREAT CLIPS                  | 1,228  |
| 2188    | AVAILABLE                    | 1,600  |
| 2190    | STELLA'S LAREDO HOSPITALITY  | 1,617  |
| 2202    | Former Bank Space 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    | 2nd Gen Restaurant/Bar/Club  | 17,564 |

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# Property & Area Highlights



**120K SF**  
Building Size



**13 Acres**  
Acreage



**C-2**  
Zoning



**750**  
Parking Spaces



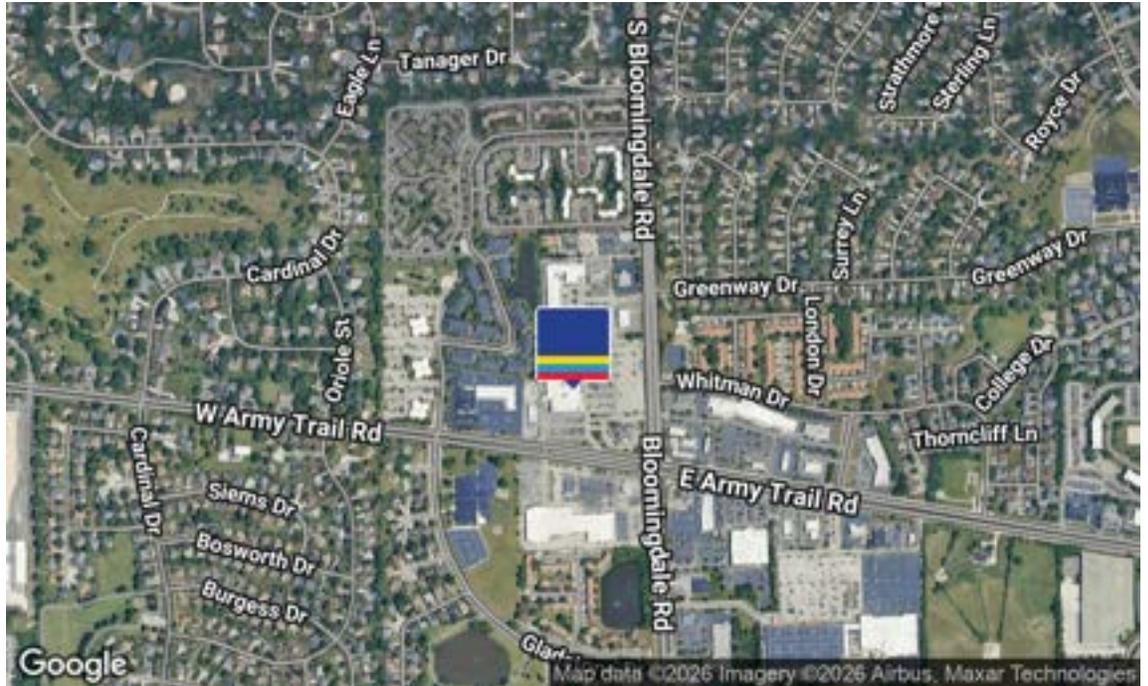
**268K**  
Population



**\$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 #2240 - 17,564 sf Event Space/Bar/Rest.



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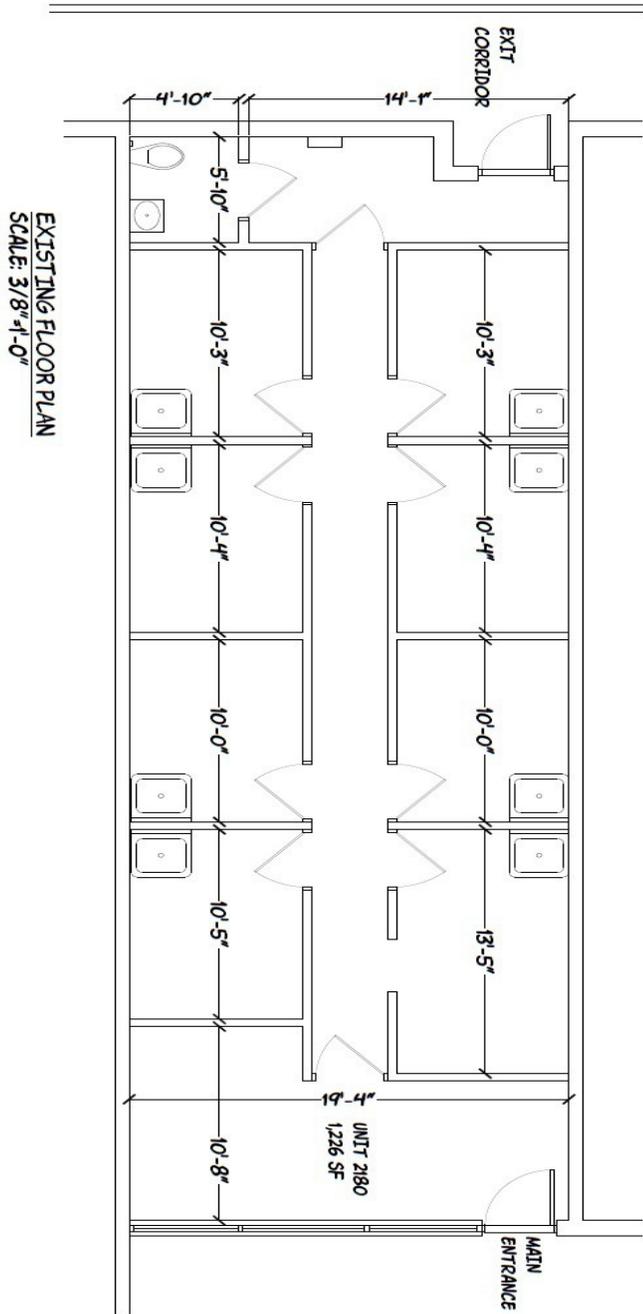
## Unit #2172 - 2,080 sf Former Sub-Shop



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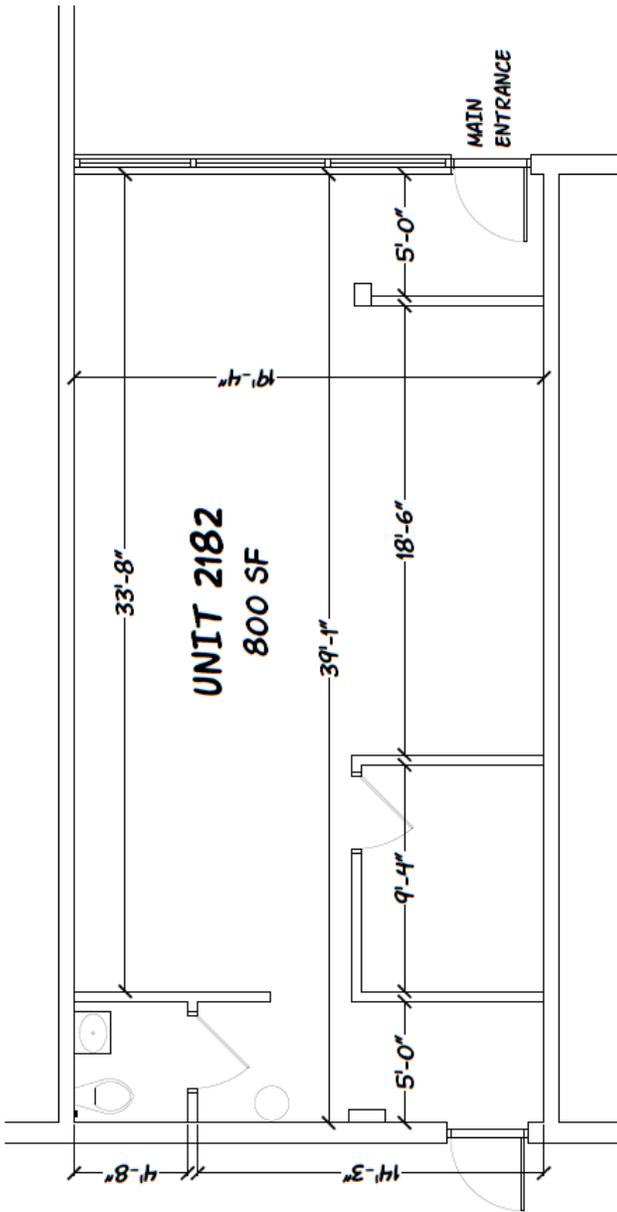
# Unit #2180 - 1,226 sf 8 Private Offices



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# Unit #2182 - 800 sf Former Nail/Pedi



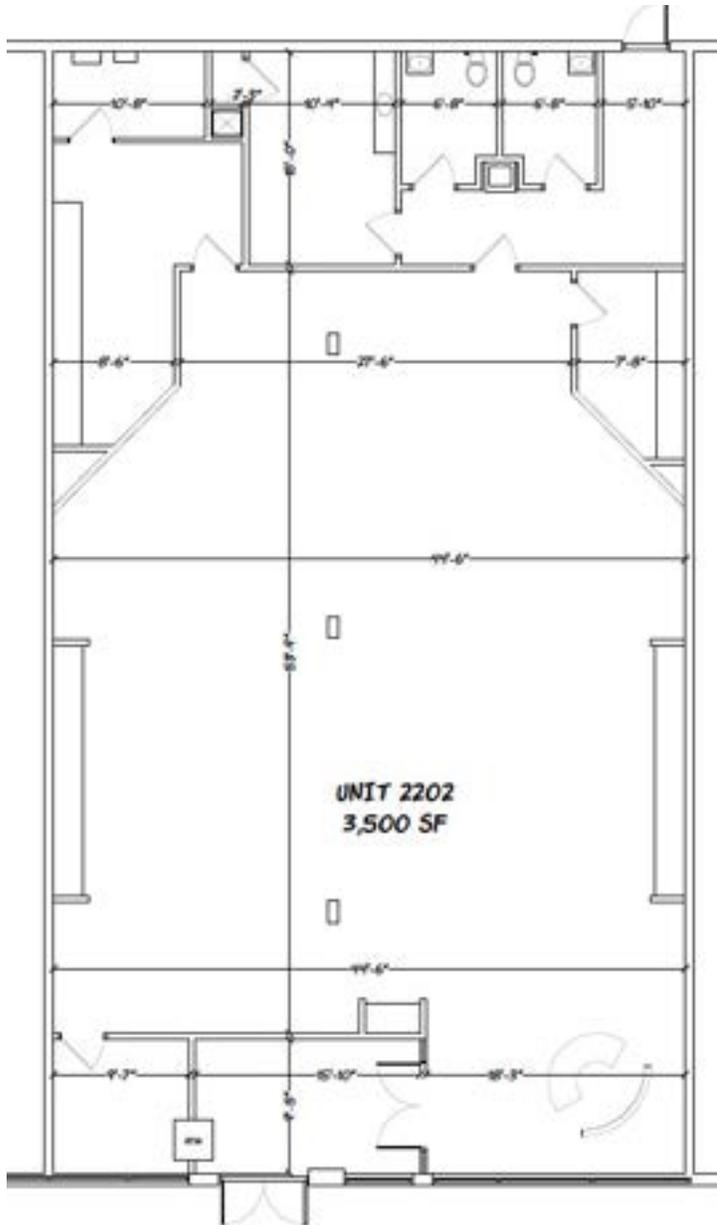
EXISTING FLOOR PLAN  
SCALE: 1/2"=1'-0"



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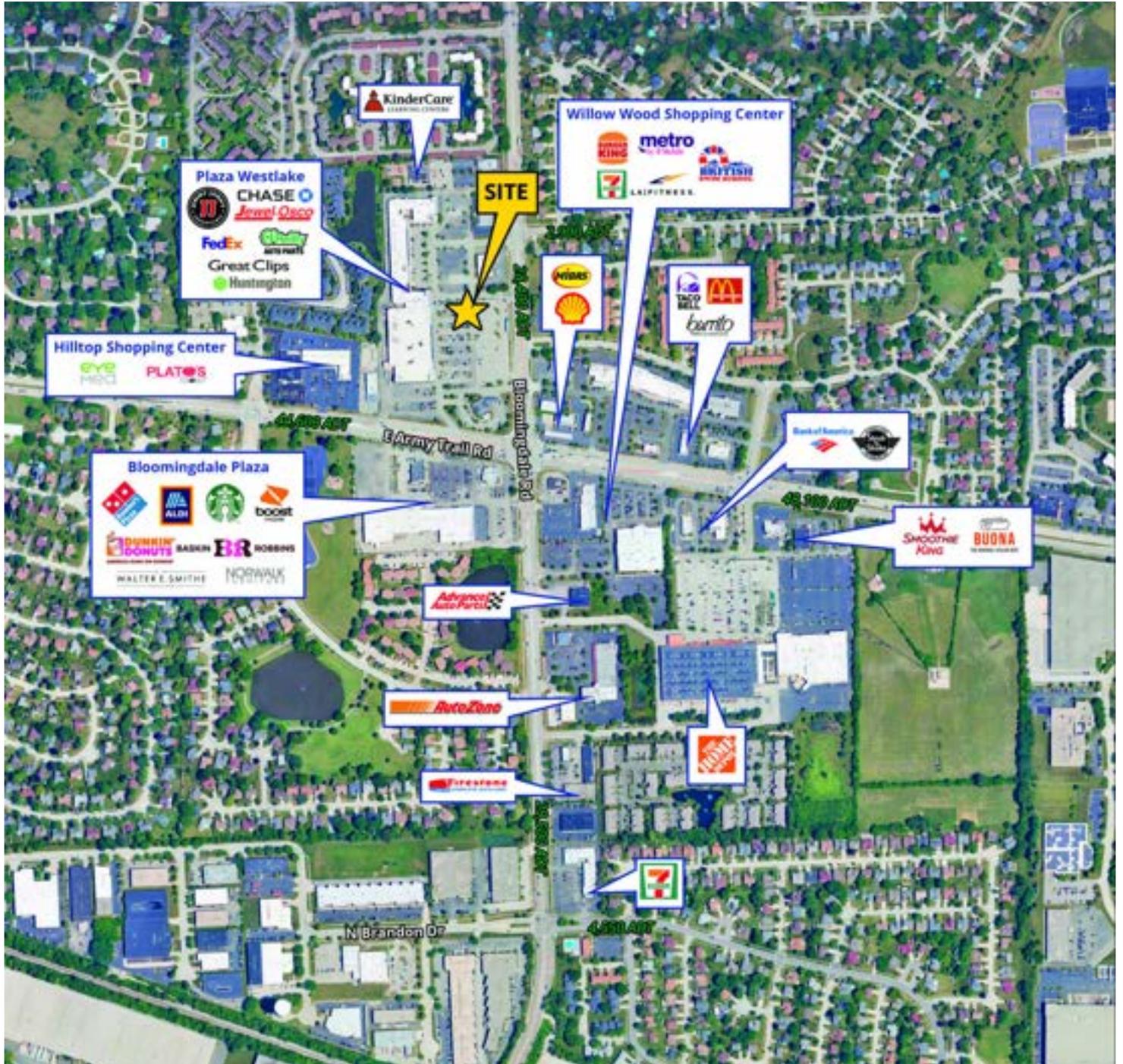
# Unit #2202 - 3,500 sf Former Bank



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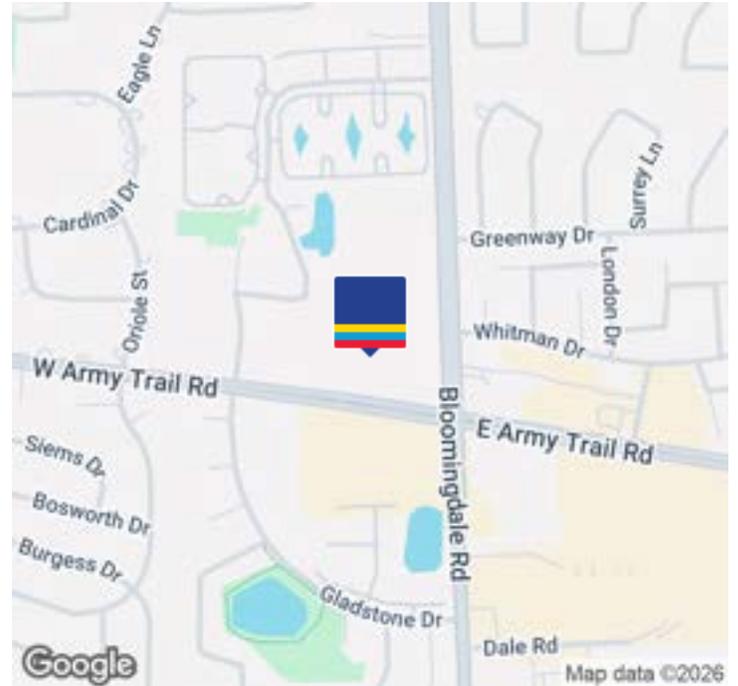
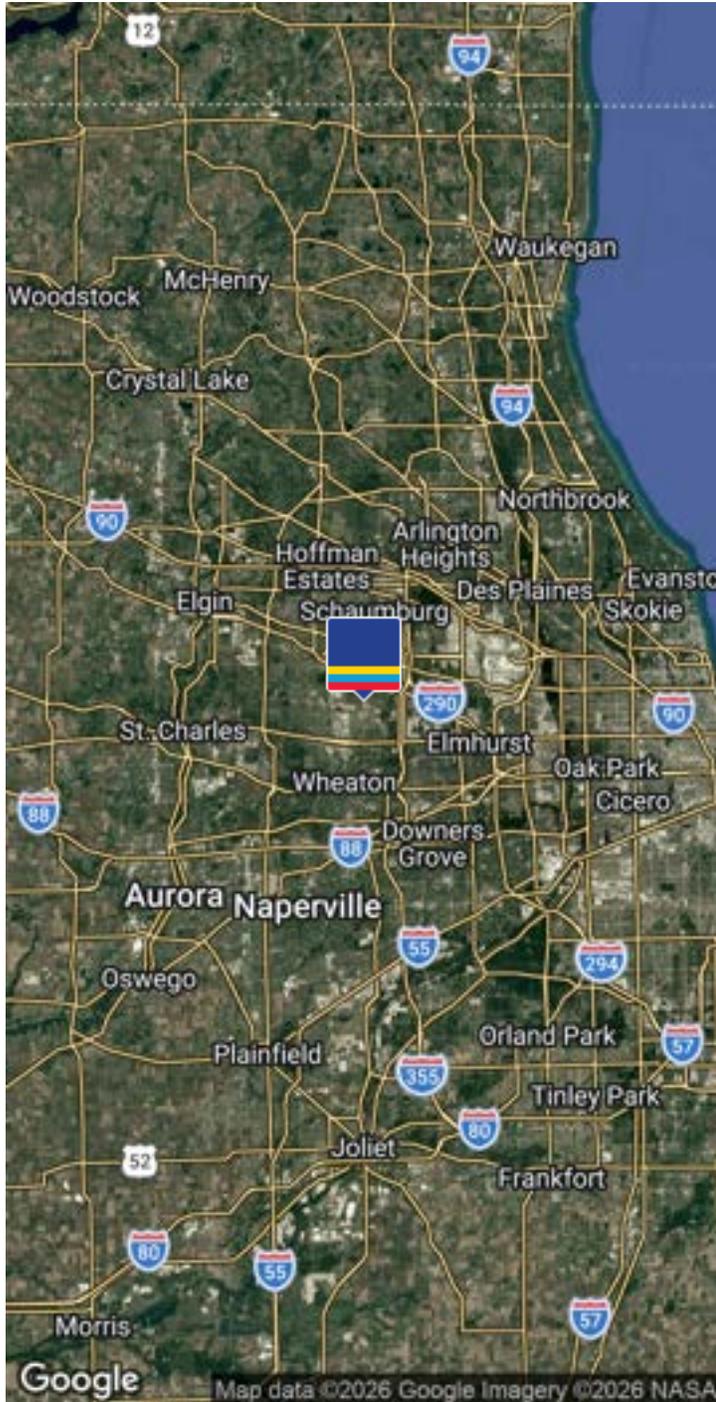
# Area Tenants



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# Location Map



## Location Overview

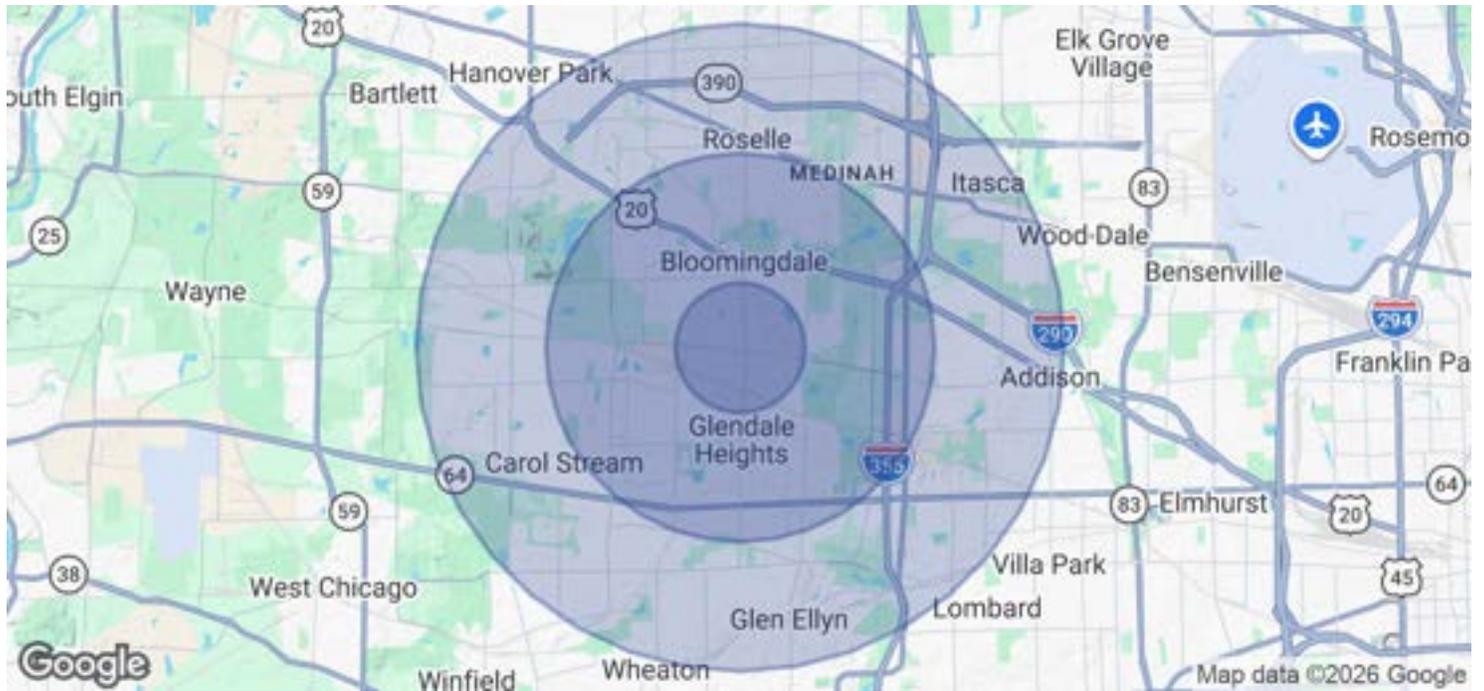
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# Demographics Map & Report



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

2020 American Community Survey (ACS)

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