

2001-2153 W. 63RD STREET | DOWNERS GROVE, IL 60516



DETAILS

Available SF	2,125 - 6,600 SF
Lease Rate	\$10.00 - 15.00 PSF (NNN)
Pass Throughs	\$3.50 PSF
Lot Size	18.8 Acres
Building Size	190,000 SF
Cross Streets	Woodward Ave & 63rd Street
Traffic Count	27,000

PROPERTY OVERVIEW

Meadowbrook Shopping Center is a 190,000 SF grocery anchored shopping center located in Downers Grove. The property is at the corner of 63rd and Belmont and offers an excellent opportunity to join a diverse mix of tenants including grocer, Familia Fresh Foods, Dunkin' Donuts, Fun Zone, Q-Billiards, Metro PCS among other regional tenants. The property is also welcoming a new Walgreens at the corner of West 63rd Street and Woodward Avenue which is expected to open in 2019. Ownership is also installing a new facade (mid-2018) which will result in a new and vibrant exterior ultimately generating additional exposure to the 30,000 VPD along 63rd Street. Neighboring tenants include Target, Fifth Third Bank, Starbucks, AutoZone, McDonald's, Chase among many others.

PROPERTY HIGHLIGHTS

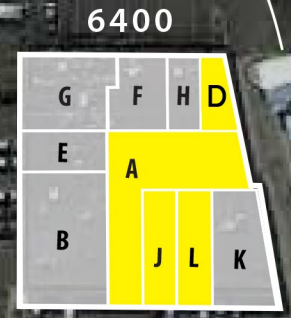
- Grocery anchored center with diverse mix of national, regional and local tenants including Dunkin' Donuts
- Opportunity to join the new Walgreens, which is expected to open in 2019
- Significant capital improvements including new facade, roof, parking lot, landscaping and monument sign

WOODWARD AVE (16,500 VPD)



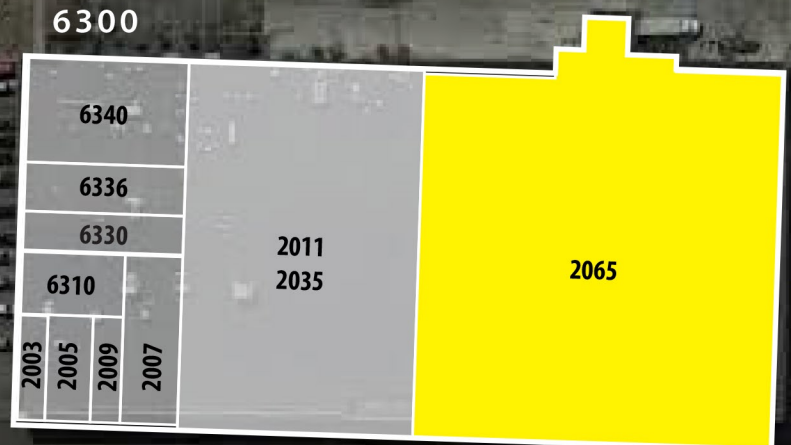
6400 BUILDING

#	TENANT	SF
6400-A	AVAILABLE	4,148
6400-B	Stop 24 Foods	3,600
6400-D	AVAILABLE	875
6400-E	A&A Security Safety Supply	650
6400-F	Koller Insurance Services, Inc	1,300
6400-G	B3 Business Solutions	800
6400-H	Meadowbrook Barber	585
6400-J	AVAILABLE	800
6400-K	P&S Automotive	1,400
6400-L	AVAILABLE	1,200



6300 - 2000 BUILDING

#	TENANT	SF
6310	Dunkin Donuts	2,160
6330	Android Wireless & Repair	2,275
6336	Big D Discount	1,820
6340	Soap Opera Laundromat	3,640
2001	AVAILABLE	4,000
2003	Maxwell's Beef	900
2005	J.K. Nails	1,500
2007	Molly Maid	1,200
2009	Mathnasaium	2,833
2011-35	Saachi Ventures, Inc	23,363
2065	AVAILABLE	32,000



2000 - 2100 BUILDING

#	TENANT	SF
2081	Counterstrike MMA Academy	5,400
2091	KR Golf, Inc.	7,270
2093	Bombay Bazaar	12,670
2111-13	Jewel of India	5,633
2115	Celebrity Dance Studio	3,760
2117	Taste Indian Chinese Cuisine	4,000
2119	AVAILABLE	4,600
2121	Care for Soul, Inc	2,375
2125	Heaven's Hair Beauty Salon	3,000
2129	Horizon Community Church	4,000
2133-A	AVAILABLE	15,023
2133-B	AVAILABLE	3,591
2135	Friendly Stitches	2,700
2137	Preferred Chiropractor	1,200
2139	AT LEASE	6,600
2145-47	63rd St Billiards	9,930
2149-2153	Beach For Dogs	5,022

2000

850 PARKING SPACES

POTENTIAL OUTLOT

GAS STATION

63RD STREET (26,700 VPD)

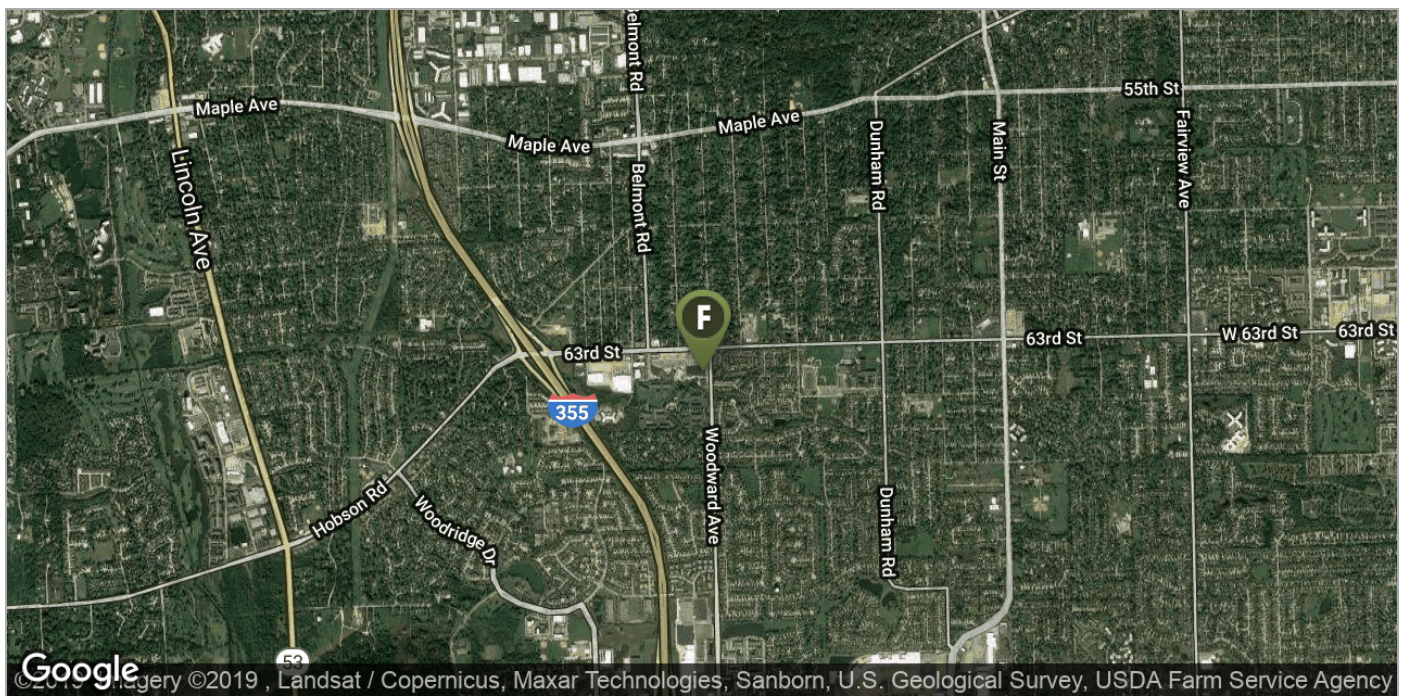
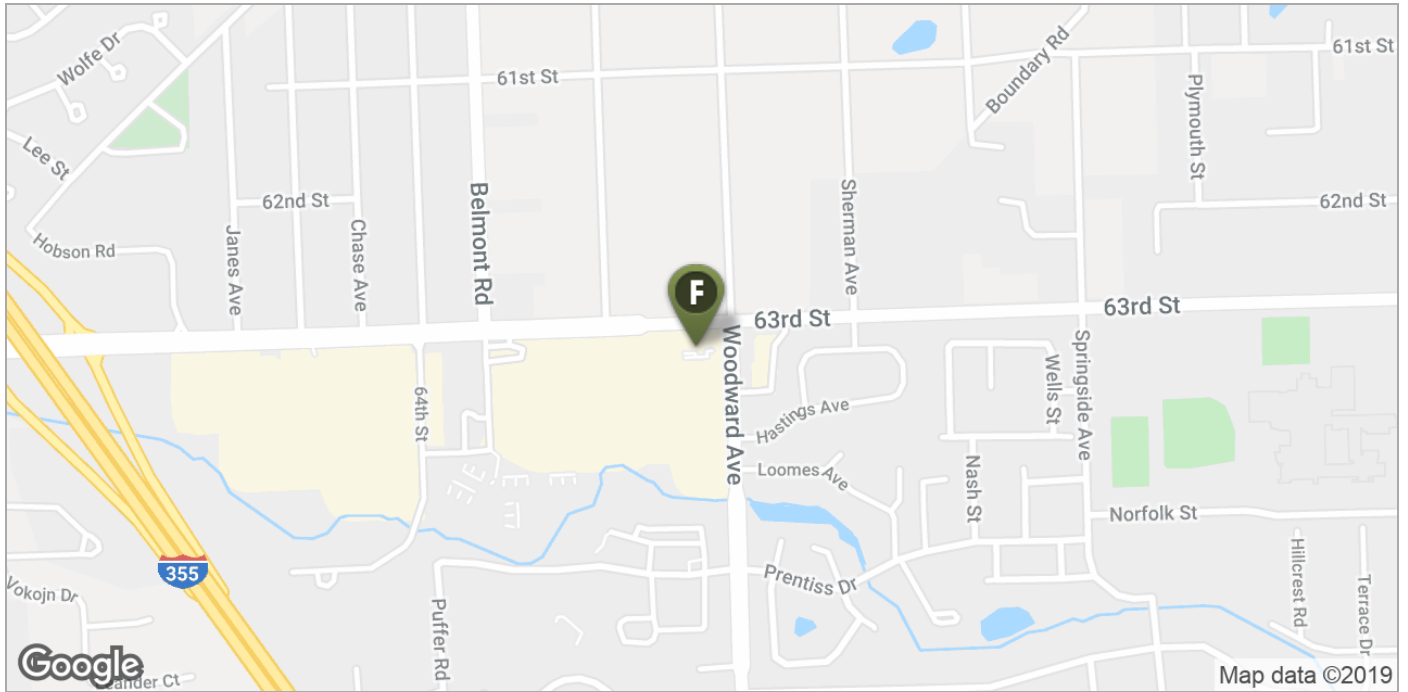
TOTAL GLA: 188,497 SF

FOR LEASE

Meadowbrook Shopping Center For Lease in Downers Grove- Grocery Anchored

2001-2153 W. 63rd Street | Downers Grove, IL 60516

LOCATION MAPS



FrontlineRealEstatePartners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Executive Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058
ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106
ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

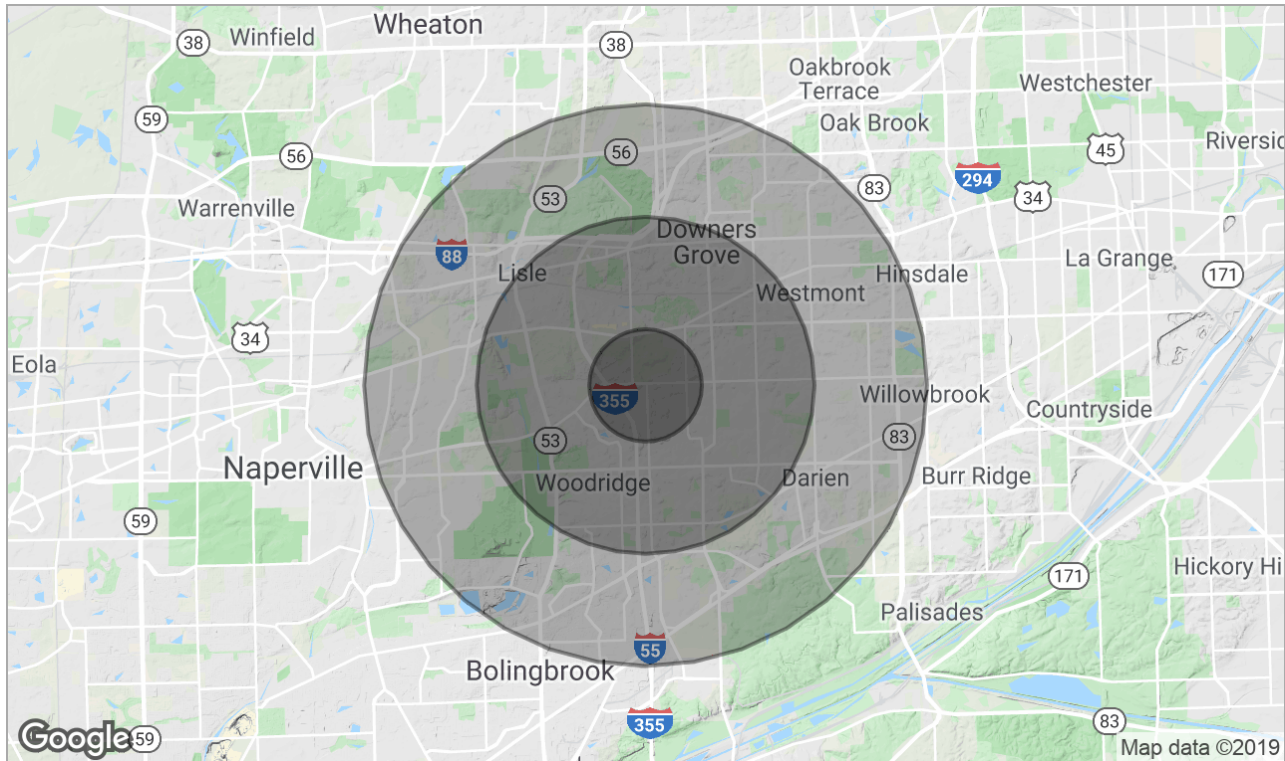
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

Meadowbrook Shopping Center For Lease in Downers Grove- Grocery Anchored

2001-2153 W. 63rd Street | Downers Grove, IL 60516

DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	11,899	102,477	248,325
POPULATION DENSITY	11,899	102,477	248,325
MEDIAN AGE			
MEDIAN AGE (MALE)	38.9	38.9	38.2
MEDIAN AGE (FEMALE)	39.7	40.6	40.8
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,757	40,546	96,716
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$89,304	\$97,317	\$98,083
AVERAGE HOUSE VALUE	\$331,277	\$343,244	\$375,009

FrontlineRealEstatePartners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Executive Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058
ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106
ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

Meadowbrook Shopping Center For Lease in Downers Grove- Grocery Anchored

2001-2153 W. 63rd Street | Downers Grove, IL 60516

ADDITIONAL PHOTOS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Executive Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058

ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

Meadowbrook Shopping Center For Lease in Downers Grove- Grocery Anchored

2001-2153 W. 63rd Street | Downers Grove, IL 60516

ADDITIONAL PHOTOS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Executive Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058

ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.