## **STORES FOR LEASE**

# DARIEN TOWNE CENTRE

75TH ST & LYMAN AVENUE | DARIEN, ILLINOIS 60561

## **FEATURES**

- + 380,000 SF Power Center with 3 Major Anchors
- + Near 1 Million SF of Retail in 75th Street Corridor
- + Traffic Signal at Entrance to Center
- + Pylon Signage Available
- Dense Population:220,000 People within 5 Miles
- + High Incomes: Over \$130,000
- + Suburban Chicago Site









OWNED AND OPERATED BY:

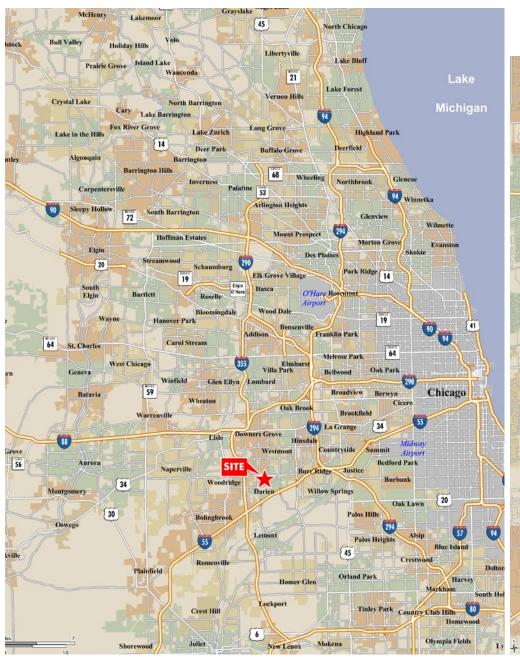


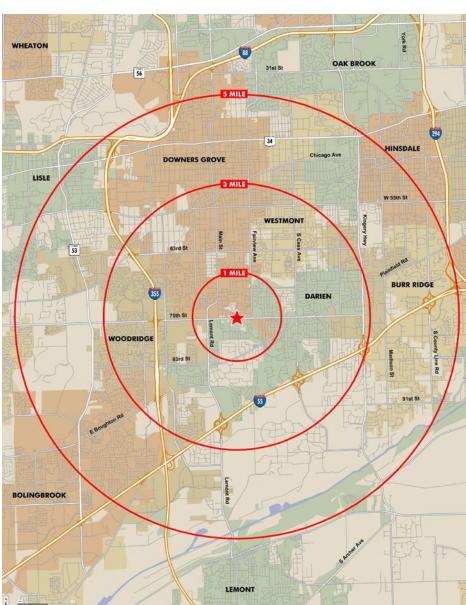
**EXCLUSIVE LEASING AGENTS:** 



www.cbre.us/DarienTC

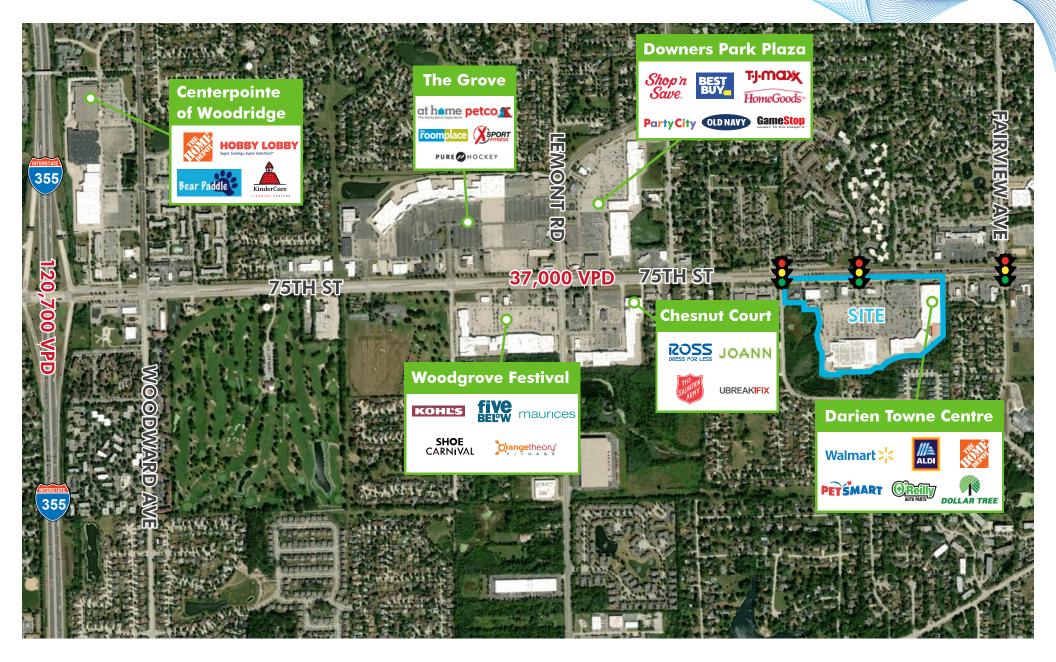
## SOUTHWEST SUBURBAN CHICAGO LOCATION







### OVER 1 MILLION SF OF RETAIL IN 75TH STREET CORRIDOR





## TRAFFIC SIGNAL AT ENTRANCE



| UNIT | TENANT              | SF     |  |
|------|---------------------|--------|--|
| 11   | Available           | 6,371  |  |
| 1    | Home Depot          |        |  |
| 2    | O'Reilly Auto Parts | 10,000 |  |
| 3    | Dollar Tree         | 12,143 |  |
| 4    | Sakura Foot Massage | 1,530  |  |
| 5    | Sally Beauty Supply | 1,500  |  |
| 6    | Aodake Sushi        | 2,966  |  |
| 7    | Great Clips         | 1,500  |  |
| 8    | Fruitful Yield      | 4,468  |  |
| 9    | Available           | 2,000  |  |
| 10   | PetSmart PetSmart   | 25,487 |  |
| 12A  | Future Retail       | 23,272 |  |
|      | Wal-Mart            |        |  |
|      | Aldi                | 18,000 |  |
|      | BMO-Harris Bank     | 4,000  |  |
|      | Citibank            | 4,000  |  |

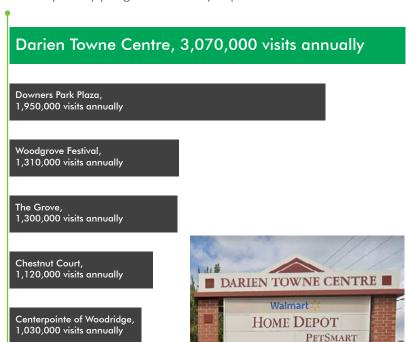


## **DEMOGRAPHICS**

| POPULATION —                                    | 1 Mile      | 3 MILES      | 5 MILES     |
|---|-------------|--------------|-------------|
| 2023 Population - Current Year Estimate         | 11,462      | 103,000      | 224,940     |
| 2028 Population - Five Year Projection          | 11,274      | 102,147      | 222,304     |
| 2020 Population - Census                        | 11,567      | 104,170      | 227,173     |
| 2010 Population - Census                        | 11,490      | 103,498      | 222,215     |
| ·   | -0.28%      | -0.35%       | -0.30%      |
| 2020-2023 Annual Population Growth Rate         | -0.28%      | -0.35%       | -0.30%      |
| 2023-2028 Annual Population Growth Rate         | -0.33 %     | -0.17 %      | -0.24%      |
| HOUSEHOLDS —                                    |             |              |             |
| 2023 Households - Current Year Estimate         | 4,770       | 41,490       | 90,607      |
| 2028 Households - Five Year Projection          | 4,751       | 41,680       | 90,720      |
| 2010 Households - Census                        | 4,655       | 40,305       | 86,854      |
| 2020 Households - Census                        | 4,780 97.6% | 41,442 95.7% | 90,539 95.2 |
| 2020-2023 Compound Annual Household Growth Rate | -0.06%      | 0.04%        | 0.02%       |
| 2023-2028 Annual Household Growth Rate          | -0.08%      | 0.09%        | 0.02%       |
| 2023 Average Household Size                     | 2.40        | 2.47         | 2.47        |
| HOUSEHOLD INCOME                                |             |              |             |
| 2023 Average Household Income                   | \$131,108   | \$131,302    | \$143,509   |
| 2028 Average Household Income                   | \$148,478   | \$148,046    | \$160,345   |
| 2023 Median Household Income                    | \$94,423    | \$96,182     | \$100,165   |
| 2028 Median Household Income                    | \$105,297   | \$106,310    | \$108,917   |
| 2023 Per Capita Income                          | \$53,920    | \$53,286     | \$57,659    |
| 2028 Per Capita Income                          | \$61,857    | \$60,852     | \$65,267    |
| A- HOUSING UNITS -                              |             |              |             |
| 2023 Housing Units                              | 4,888       | 43,360       | 95,269      |
| 2023 Vacant Housing Units                       | 118 2.4%    | 1,870 4.3%   | 4,662 4.9   |
| 2023 Occupied Housing Units                     | 4,770 97.6% | 41,490 95.7% | 90,607 95.1 |
| 2023 Owner Occupied Housing Units               | 4,105 84.0% | 31,196 71.9% | 69,091 72.5 |
| 2023 Renter Occupied Housing Units              | 665 13.6%   | 10,294 23.7% | 21,516 22.6 |
| € EDUCATION —                                   |             |              |             |
| 2023 Population 25 and Over                     | 8,884       | 75,232       | 162,638     |
| HS and Associates Degrees                       | 3,555 40.0% | 32,031 42.6% | 65,422 40.2 |
| Bachelor's Degree or Higher                     | 4,904 55.2% | 40,247 53.5% | 90,863 55.9 |
| PLACE OF WORK                                   |             |              |             |
| 2023 Businesses                                 | 445         | 2,500        | 7,809       |
| 2023 Employees                                  | 5,022       | 30,258       | 98,884      |

## **HIGHLIGHTS**

- + Over 220,000 People within 5 Miles!
- High Incomes over \$130,000
- More than 3 Million Annual Visits, Outdrawing Nearby Shopping Centers By Up to 3:1





AODAKE SUSHI & STEAK GREAT CLIPS
FRUITFUL YIELD SALIY BEAUTY SUPPLY

s a ku fa FOOT MASSAGE

### STORES FOR LEASE

# DARIEN TOWNE CENTRE

2101-2275 75TH STREET | DARIEN, ILLINOIS 60561









## **CONTACT US**

#### **Sean McCourt**

Senior Vice President +1 312 297 7688 sean.mccourt@cbre.com

#### **Alex Corno**

First Vice President +1 312 935 1015 alex.como@cbre.com ©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio April2024

