

**EXCEPTIONAL RETAIL OR OFFICE OPPORTUNITY!  
PRIME NORTHWEST SUBURBAN LOCATION**

**HIGH VISIBILITY/HIGH PROFILE PROPERTY  
OUTLOT BUILDING OF JEWEL FOODS ANCHORED CENTER  
PRIME 2,018 SF END-CAP AVAILABLE**



**1430-1440 Lee Street, Des Plaines, Illinois  
HIGH TRAFFIC/HIGH VISIBILITY LOCATION**

A fantastic opportunity is now available for any retail or professional business seeking end cap corner space at a high profile site. Strategically located in northwest suburban Des Plaines, this attractive freestanding building provides excellent visibility and accessibility. The property is located in the Oakton/Mannheim/Lee retail district featuring national and regional retailers including K-Mart, Jewel/Osco, Dollar Tree, Butera Markets, Autozone, O'Reilly's Auto Parts, Aldi Foods and Starbucks Coffee. Numerous restaurants in the immediate area include McDonald's, Wendy's, KFC, Long John Silvers, Pizza Hut and Subway. A strong neighborhood demographic characteristics as well as a diversified residential, commercial and industrial base enhance the desirability of this location.

- ◆ Prime 2,018 SF end cap unit enjoys high visibility Lee Street frontage
- ◆ Join Loya Insurance and Edward Jones
- ◆ Shadow anchored by Jewel Foods and Aldi Foods
- ◆ Heavily travelled commercial street
- ◆ 21,200 average daily traffic counts (IDOT)
- ◆ Excellent residential, industrial and commercial base
- ◆ Parking for 37+ vehicles
- ◆ Demographics

	<u>1mile radius</u>	<u>3 mile radius</u>	<u>5 mile radius</u>
2015 Estimated Total Population	20,507	121,537	312,789
2015 Average Household Income	\$81,647	\$81,126	\$86,229

*For Additional Information:*

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**PRIME 2,018 SQUARE FEET END CAP REMAINS**



