

Retail Property For Lease

VASA
FITNESS



RETAIL SPACE AT VASA FITNESS ANCHORED CENTER

409 - 443 N WEBER RD, ROMEOVILLE, IL 60446

RETAIL SPACE AT VASA FITNESS ANCHORED CENTER



OFFERING SUMMARY

Available SF: 1,280 - 8,820 SF

Lease Rate: \$29/SF NNN

Lot Size: 14.51 Acres

Year Built: 2001

Building Size: 113,422 SF

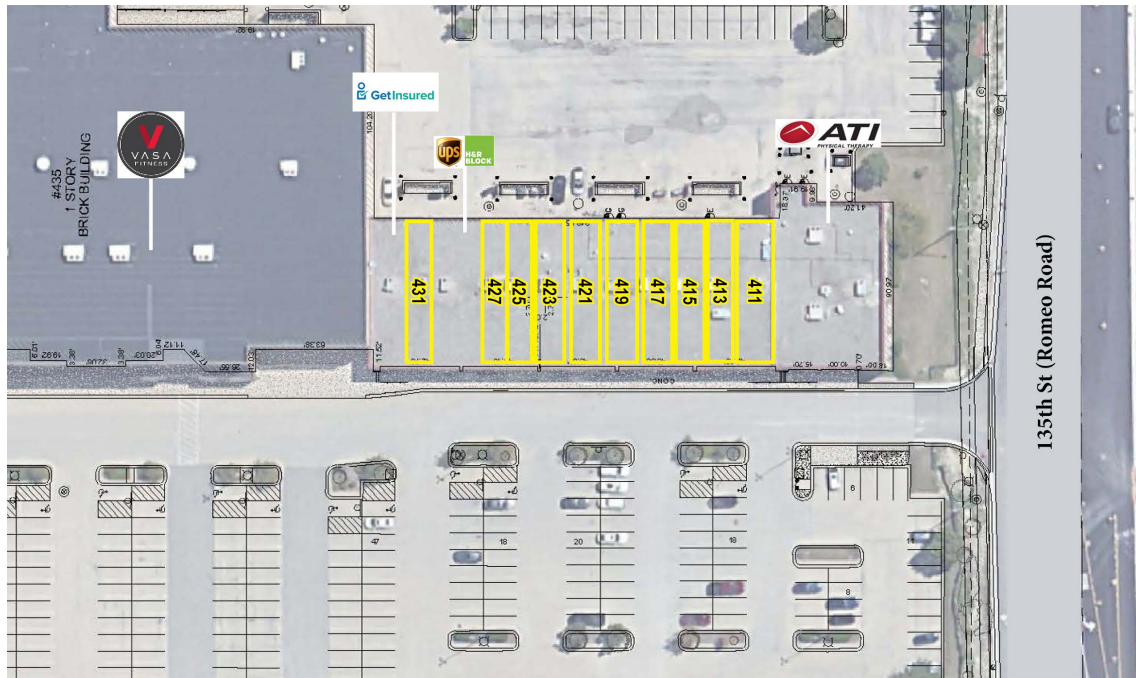
PROPERTY HIGHLIGHTS

- Join VASA Fitness (opening early 2026) alongside ATI Physical Therapy, UPS Store, H&R Block, Ace Hardware, and more.
- Positioned on Weber Road (38,200 VPD) within a growing trade area of 40,955 residents with strong community demand.
- Adjacent to Monarch Landing, Will County's largest residential development (~855 units) and other established neighborhoods
- Planned full lighted access will enhance ingress and egress.
- Multiple size spaces available, including a 1,920 SF second generation restaurant space, ideal for tenants seeking high visibility and foot traffic
- Existing fully occupied 11,000 sf retail outlot building
- Vacant corner parcels available for additional outlot development

LOCATION OVERVIEW

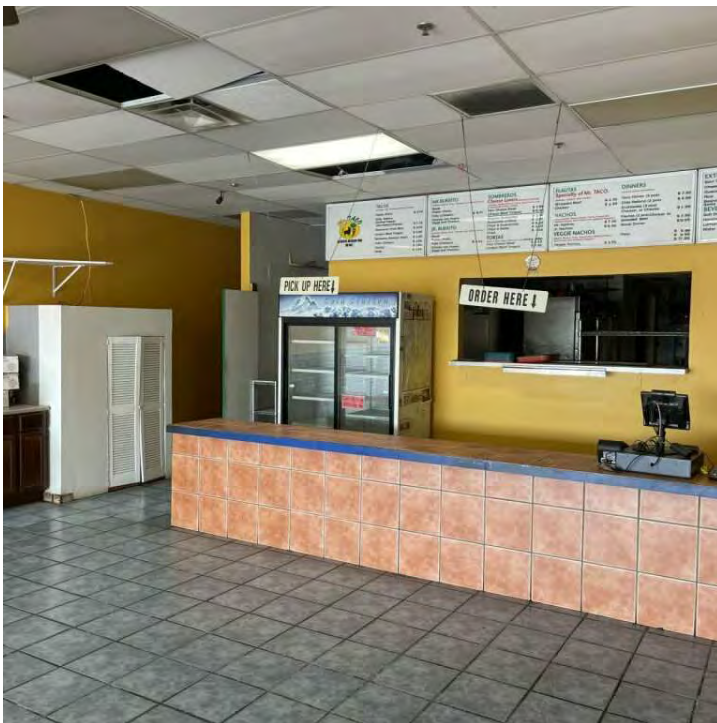
Ideally located on Weber Rd between the signalized intersections of 135th and Grand Blvd. Prime retail corridor less than a mile from the new I-55 diamond interchange and a future Vasa Fitness. Area retailers include QuikTrip Travel Center, Culver's, Ace Hardware, Walgreens, McDonalds, Lucky Strike, Cracker Barrel and more.

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439-443	Valley View Dental	8,160 SF
445	Vasa Fitness	65,492 SF
433	GetInsured	1,200 SF
431	AVAILABLE	1,440 SF
429B	UPS Store	1,440 SF
429A	H&R Block	1,440 SF
427	AVAILABLE	1,440 SF
425	AVAILABLE	1,360 SF
423	AVAILABLE	1,280 SF
421	AVAILABLE	1,280 SF
419	AVAILABLE	1,600 SF
417	AVAILABLE	1,600 SF
415	AVAILABLE	1,600 SF
413	AVAILABLE	1,920 SF
411	AVAILABLE	2,100 SF
409	ATI Physical Therapy	3,300 SF

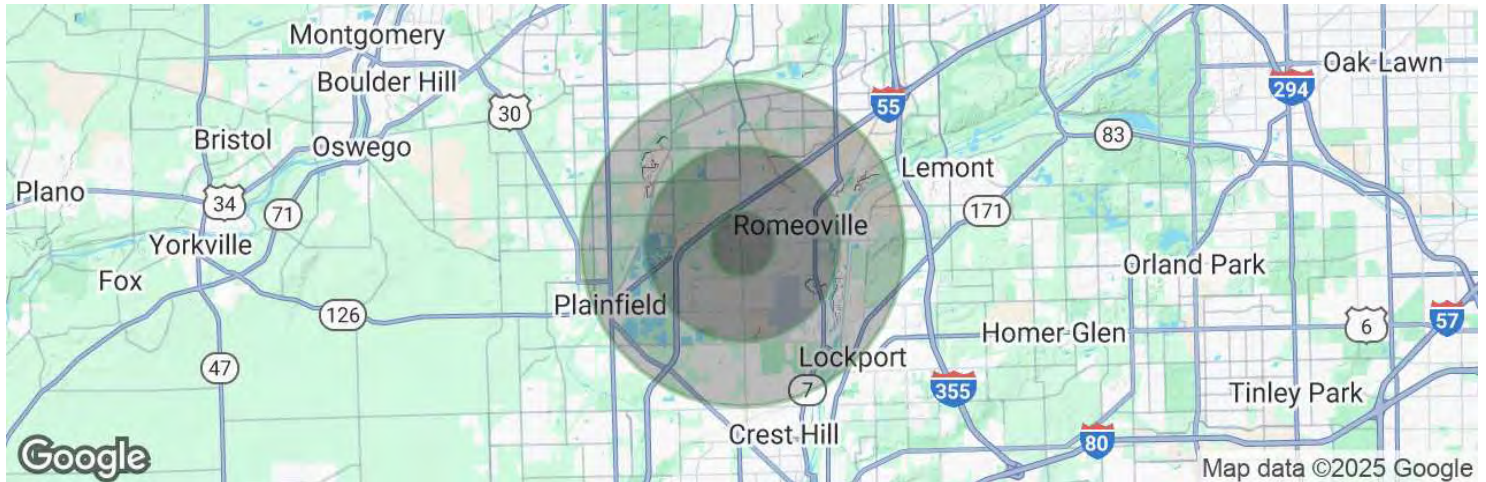
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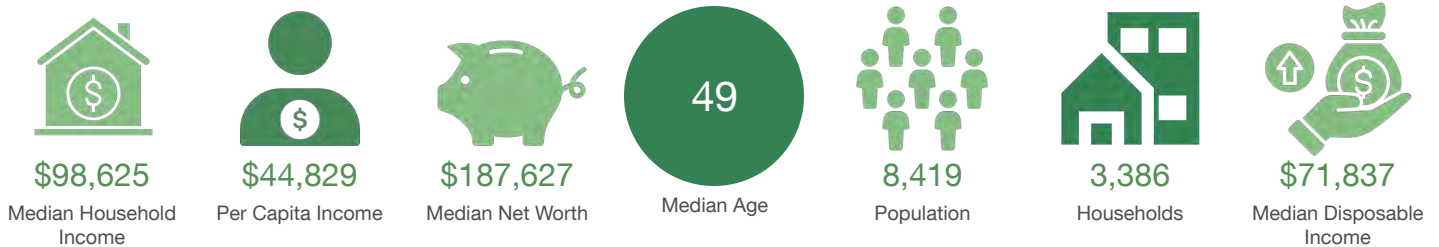
RETAILER MAP



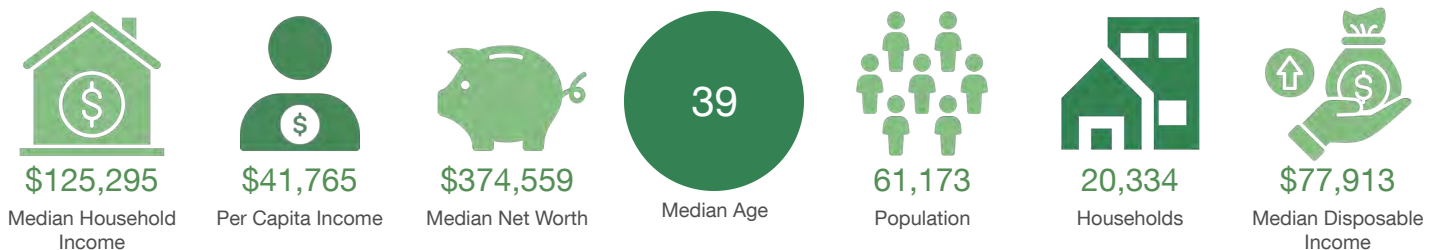
RETAIL SPACE AT ROMEOVILLE TOWNE CENTER



1 mile



3 miles



5 miles

