



Location Finders Brokerage LLC  
9440 Enterprise Dr, Mokena, IL 60448  
(708) 390-1629

**801-837 S Westmore-Meyers Rd**  
Lombard, IL

**Retail Space Available & Outlot w/ Drive Thru**

**1,800 - 2,250 SF**

### MARKET SUMMARY

- Located in densely populated western suburb of Lombard with 250K + people in 5-mile radius
- Eastgate Shopping Center has high visibility from S. Westmore-Meyers Road.
- Join DMV, Ace Hardware, & Prairie Co-Op.
- Eastgate is minutes away from I-355 (124K VPD)
- Located within proximity of two high schools with 2,000 students each
- Additional area retailers include: Walmart, Jewel-Osco, Mariano's, Pete's Fresh Market, Aldi, CVS, and many more

### DEMOGRAPHICS

POPULATION	1 Mile	14,517
	3 Mile	109,506
	5 Mile	256,500
# HOUSEHOLDS	1 Mile	5,240
	3 Mile	42,570
	5 Mile	95,585
AVG. HH INCOME	1 Mile	\$106,642
	3 Mile	\$114,583
	5 Mile	\$121,901

### CONTACT

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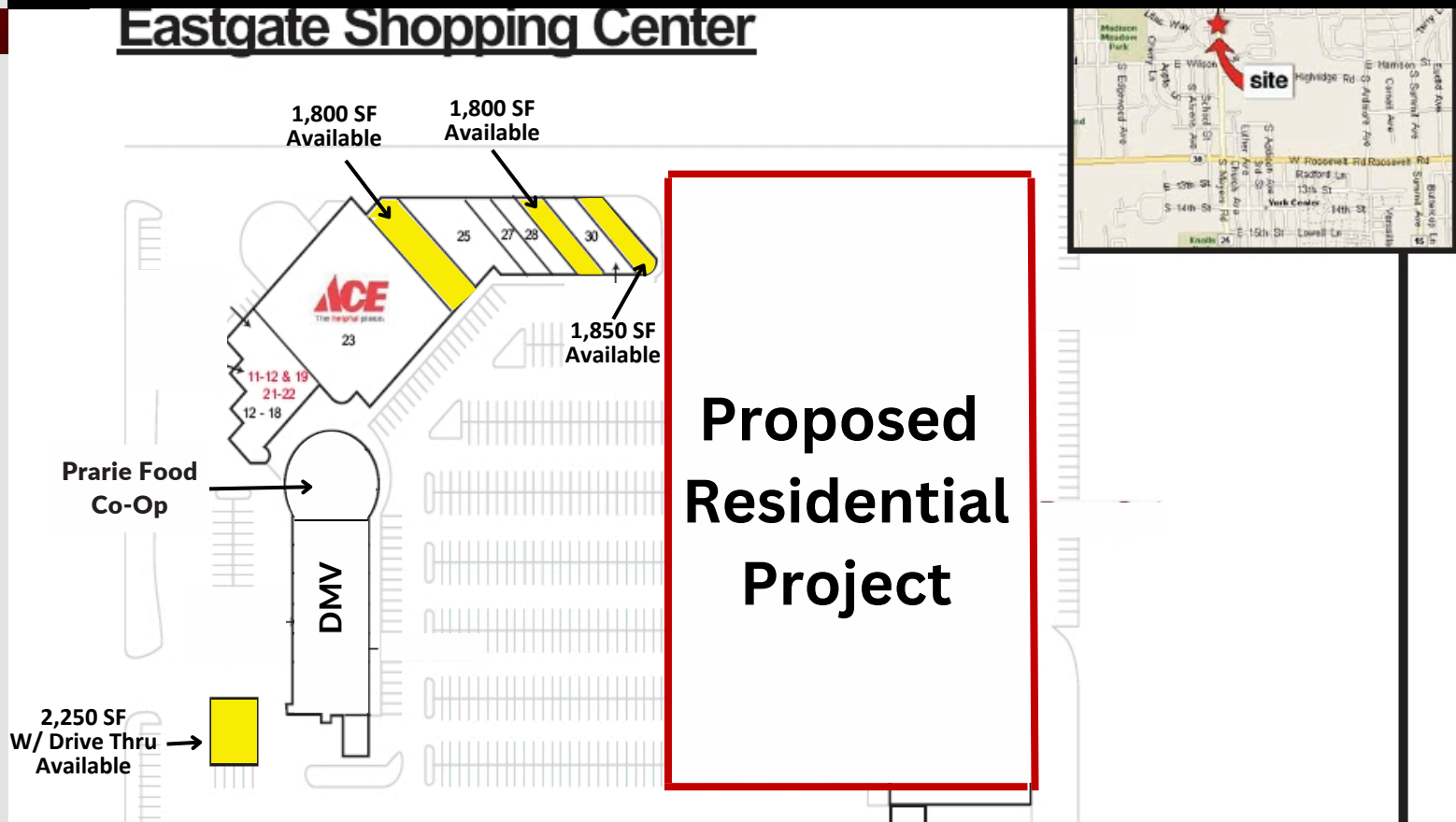
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### SITE SUMMARY

- **Available:**
  - 1,800 SF inline
  - 1,800 SF built-out restaurant space
  - 1,850 SF endcap (Built-out medical office)
  - 2,250 SF outlot with proposed drive-thru
- **Parking:** 5.4 per 1,000 SF
- **Access:** 3 Full access point from Westmore-Meyers Road
- **Zoning:** B3 Highway
- **Signage:** Large pylon signage on Westmore-Meyers Road



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*This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.*

## Outlot Site Plan w/ Drive Thru

**2,250 SF**

