

Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$10.00 PSF
Building Size:	21,071 SF
Available SF:	2,169 - 4,384 SF
Lot Size:	1.72 Acres
Year Built / Renovated:	2003 / 2025
Zoning:	B3PD: Community Shopping Planned Development
County:	DuPage
Traffic Count:	Approx. 52,000 VPD

Property Overview

Up to 4,384 square feet available for lease along the prominent intersection of Highland Avenue and Butterfield Road in west suburban Lombard. The center, boasting superior visibility and signage, is located in the heart of Lombard's commercial corridor, directly across from Yorktown Center, a 100+ tenant super regional mall anchored by Marshalls, HomeGoods, JC Penny, AMC Theater and Target. Opportunity to join co-tenants Potbelly and Duly Health and Care. The center is part of a larger developments including retailers Jimmy Johns, Game Show Battle Rooms, Byrd's Hot Chicken, The Patio, and Tous les Jours Bakery, among several other. Neighboring retailers include Kohl's, Best Buy, PetSmart, Five Below, Bed Bath & Beyond, Michaels, K&G Fashion Superstore, Dollar Tree, Ross Dress for Less, Ashley Furniture, PGA Tour Superstore, Steinhafels, Outback Steakhouse, Chipotle, Portillo's, & Starbucks, among many others.

Property Highlights

- Well located directly across from Yorktown Mall with visibility and exposure to over 52,000 VPD
- Located in DuPage County, the center benefits from lower real estate taxes than neighboring counties
- The center is part of a larger development with City View at the Highlands, a 403-unit apartment complex, along with retailers The Dump, Jimmy Johns, Game Show Battle Rooms, Byrd's Hot Chicken, The Patio, and Tous les Jours Bakery, among several others
- Conveniently located a few blocks east of Interstate-355 and one (1) block north of Interstate-88

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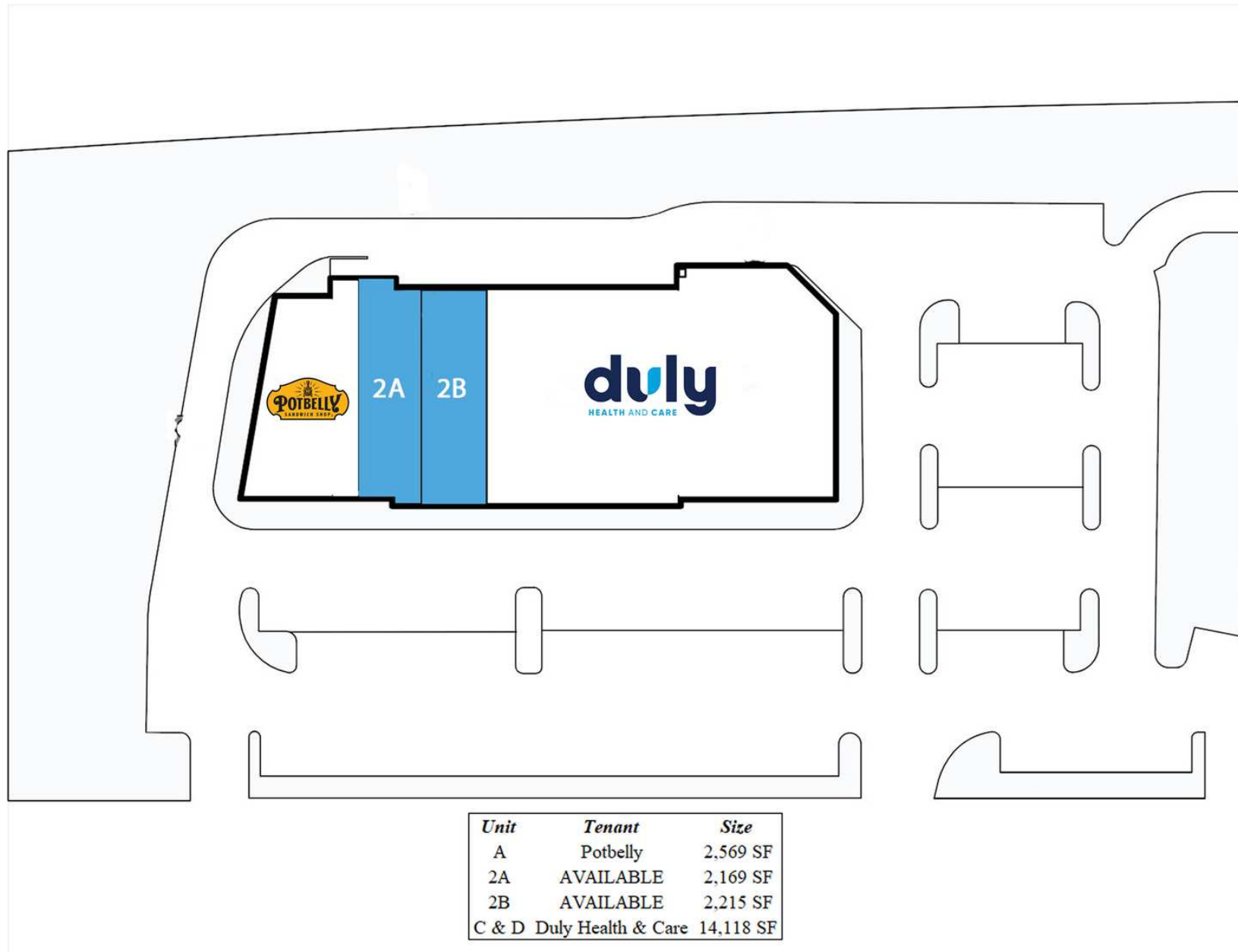
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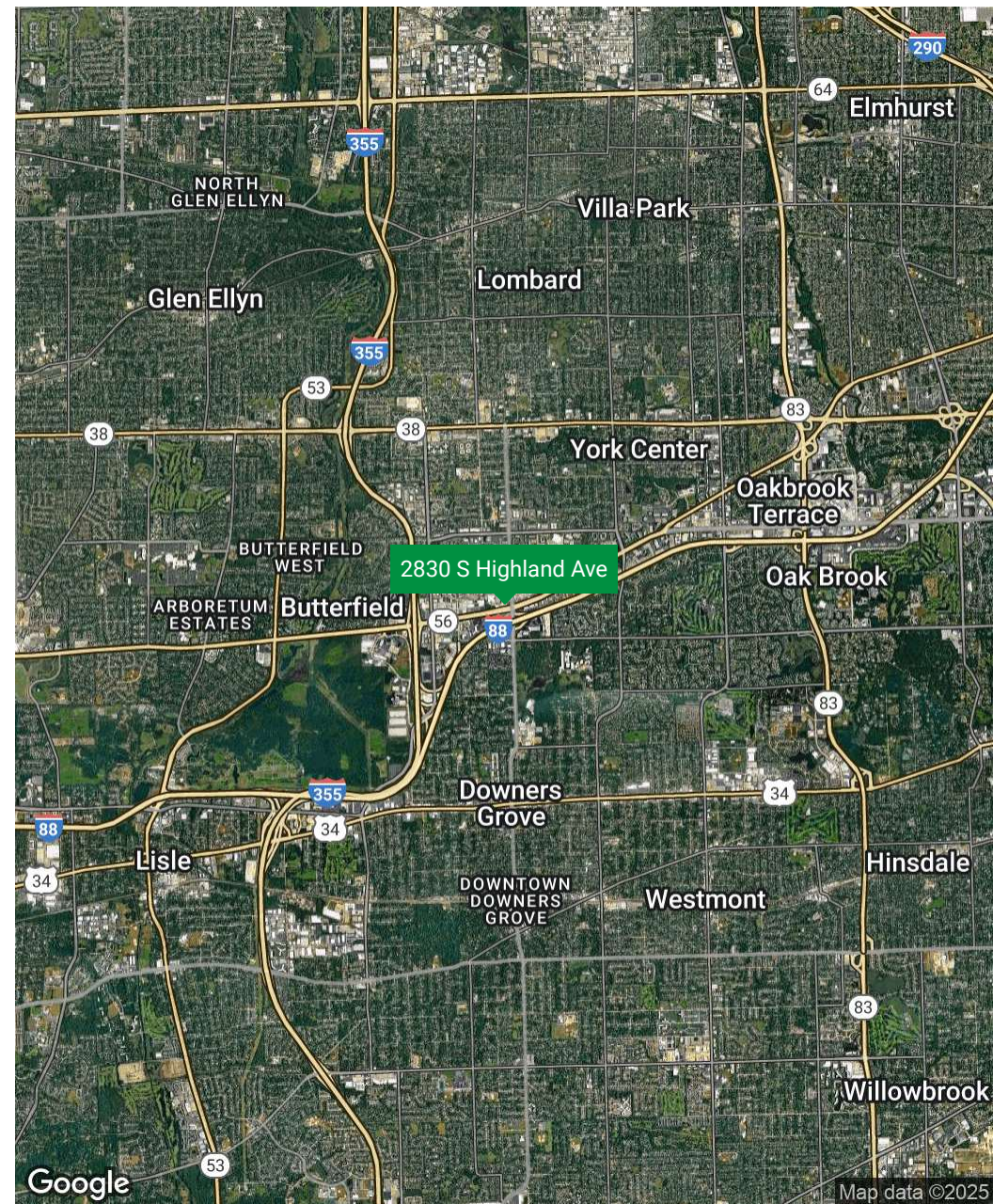
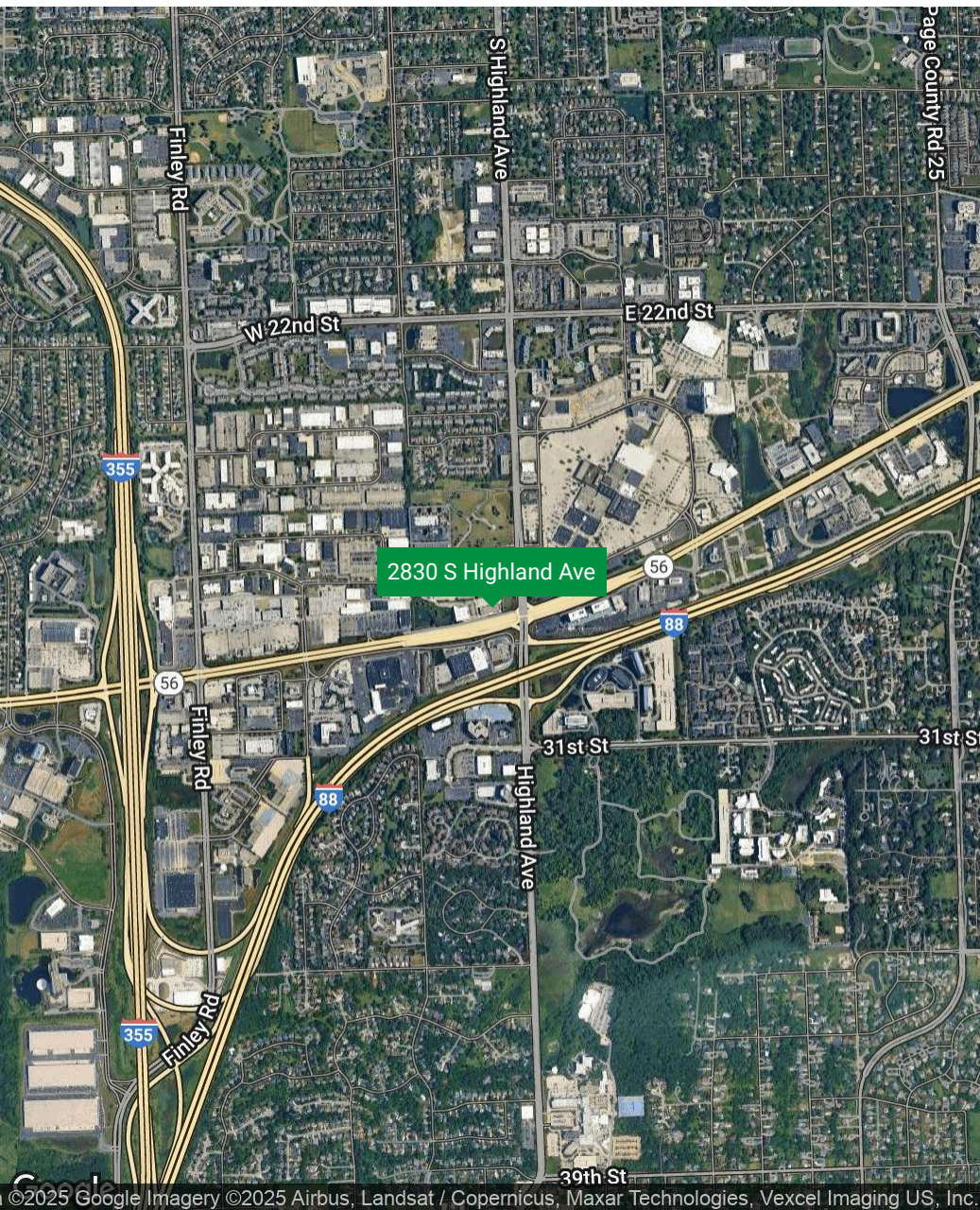
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FOR LEASE | 2830 S HIGHLAND AVE

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

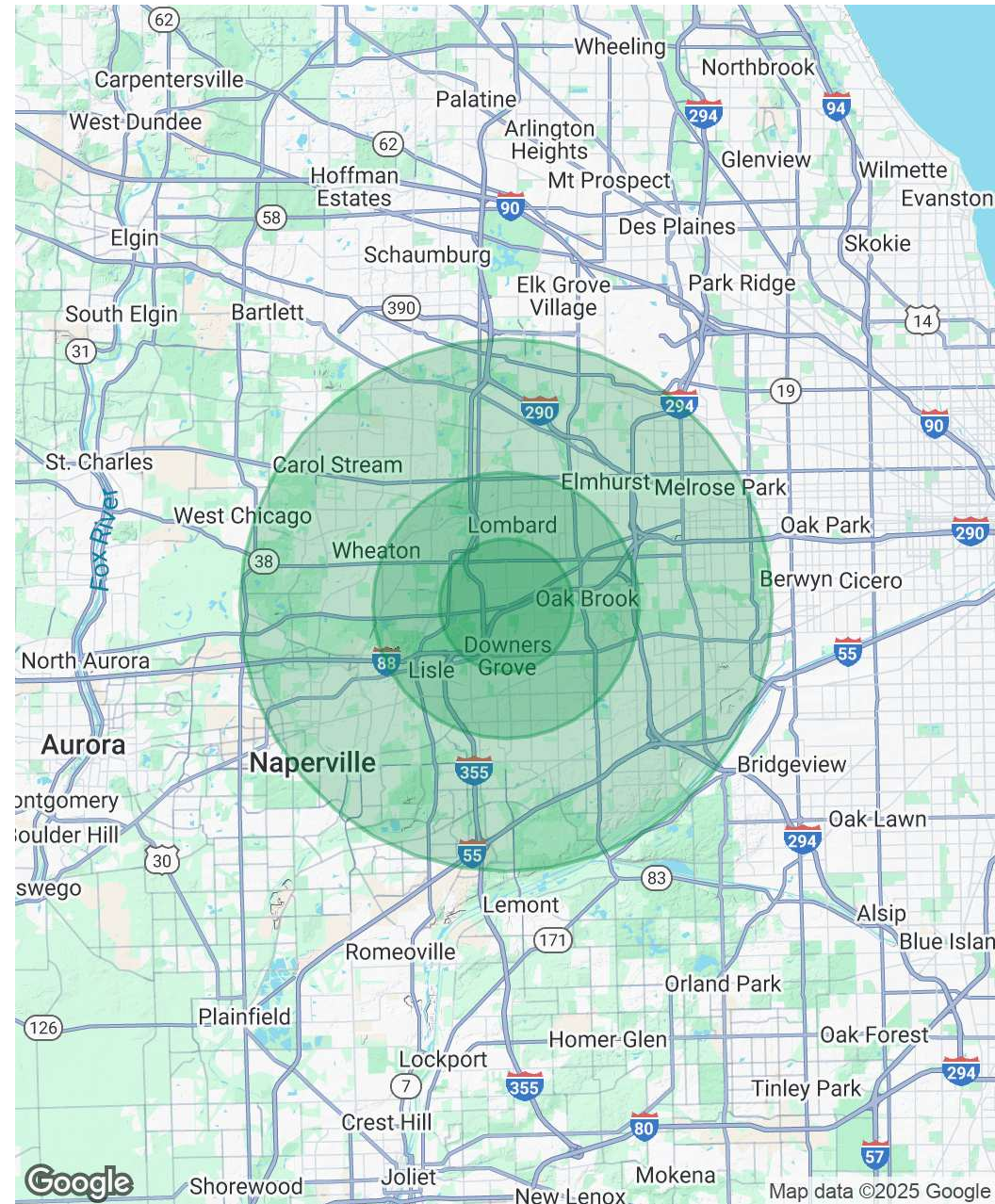
Population	2.5 Miles	5 Miles	10 Miles
Total Population	60,497	250,188	990,636
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	24,266	98,450	372,558
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$145,250	\$158,605	\$145,554
Average House Value	\$468,873	\$527,730	\$463,156

Demographics data derived from AlphaMap

Daytime Population

Primary Market (3 miles)	124,582
Secondary Market (5 miles)	179,211
Total	303,793



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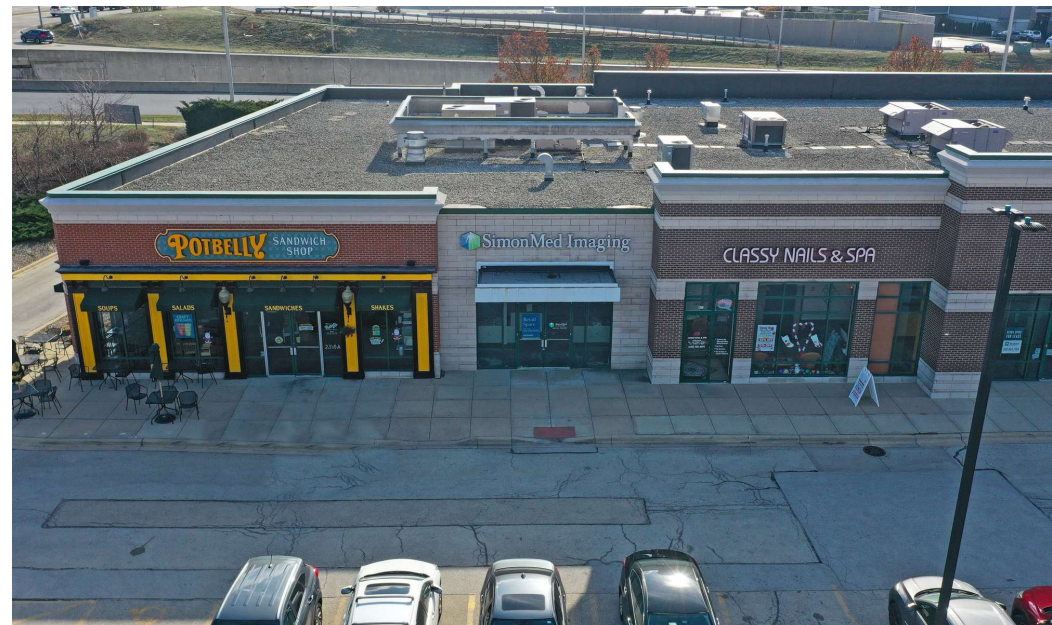
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ADDITIONAL PHOTOS



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