

Medtail

6801 Roosevelt Rd Berwyn , IL FOR LEASE

Highly visible two-story medical/retail building located on a signalized hard corner with exceptional street exposure and strong daily traffic counts. This well-positioned property offers outstanding signage potential and designated on-site parking, providing convenient access for patients and staff. Situated within a dense, blue-collar demographic, the location supports strong demand for healthcare services and is ideal for primary care, urgent care, dental, physical therapy, specialty clinics, imaging, and other outpatient medical uses. Position your practice in a high-traffic corridor with maximum visibility and built-in patient density.



Lease Rate:
\$30.00 NNN

Available SF:
4,000 SF

Parking Spaces:
27

Building Size:
8,000 SF

Lease Term:
Negotiable

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REAL ESTATE &
PRACTICE ADVISORY

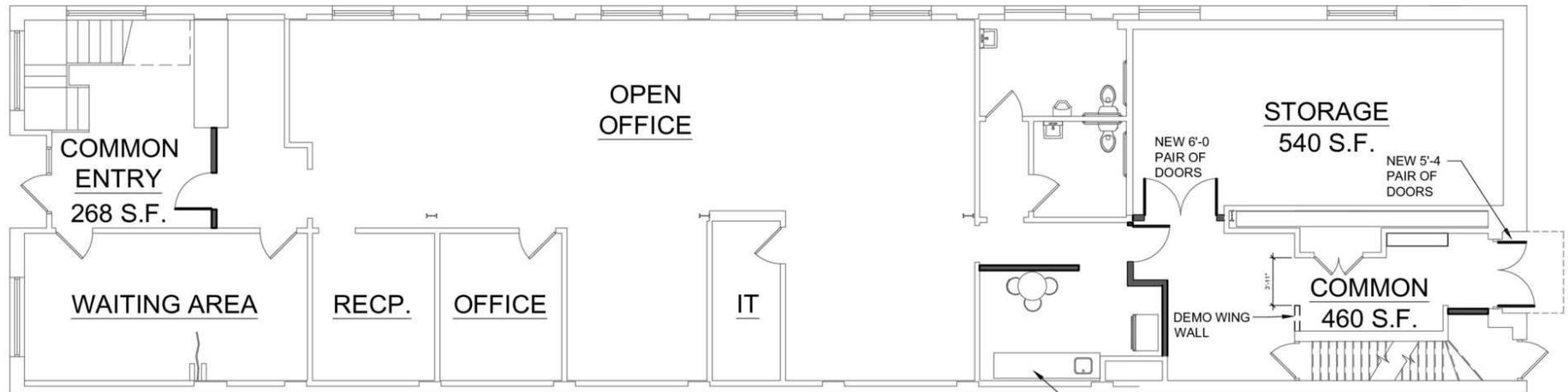
6801 Roosevelt Rd

Berwyn, IL

ADDITIONAL PHOTOS



OPTION 01A



FIRST FLOOR AREA TOTALS

COMMON AREA = 728 S.F.
FRONT - 268 S.F.
REAR - 460 S.F.
FIRST FLOOR TENENTAREA 2,643 S.F.
TENANT 02 AREA 540 S.F.

TOTAL BUILDING AREA - 7,857 S.F.
(DOES NOT INCLUDE +/-1500 S.F. BASEMENT)

TENANT RSF AREA TOTALS

FIRST FLOOR TENANT - 3,298 RSF
LAVORO - 4,559 RSF
TOTAL R.S.F. = 7,857 S.F. RSF

FIRST FLOOR AREA = 3,911 GSF
6801-03 W ROOSEVELT ROAD
BERWYN, ILLINOIS 60402

6801 Roosevelt Rd

DEMOGRAPHICS MAP AND REPORT

Berwyn, IL Population

1 MILE

43,275 **38**

TOTAL POPULATION

AVERAGE AGE

279,129 696,197
3 MILES 5 MILES

39 39
3 MILES 5 MILES

1 Mile

37 **39**

AVERAGE AGE (MALE)

AVERAGE AGE (FEMALE)

38 38
3 MILES 5 MILES

40 39
3 MILES 5 MILES

Households and Income

1 MILE

15,825 **2.7**

TOTAL HOUSEHOLDS

OF PERSONS PER HH

102,993 245,126
3 MILES 5 MILES

2.7 2.8
3 MILES 5 MILES

1 Mile

\$116,398 **\$382,836**

AVERAGE HH INCOME

AVERAGE HOUSE VALUE

\$100,587 \$89,653
3 MILES 5 MILES

\$370,268 \$325,431
3 MILES 5 MILES

Race

1 MILE

17,664

TOTAL POPULATION - WHITE

85,013 184,002
3 MILES 5 MILES

1 Mile

1,637

TOTAL POPULATION - ASIAN

6,648 12,180
3 MILES 5 MILES



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RETAILER MAP

