

REDEVELOPMENT UNDERWAY



PROPOSED FAÇADE RENOVATION\*

ANCHOR SPACE, INLINE RETAIL & OUTLOTS AVAILABLE

MEADOWBROOK SHOPPING CENTER

2001-2153 W 63RD ST, DOWNERS GROVE, IL

FOR LEASE



LEASED & MANAGED BY: SP STELLCO PROPERTIES



## PROPERTY HIGHLIGHTS

- Complete Renovation Planned – Full Façade Renovation, New Parking Lot, New Monument Signage
- Anchor Space, Inline Retail & Outlots Available
- Well Located in close Proximity to I-355 Access
- Adjacent to Target | Current Tenants Include: Planet Fitness, Dollar Tree & Dunkin'

## AREA TENANTS INCLUDE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,020	105,917	252,436
DAYTIME POPULATION	8,058	77,750	223,246
HOUSEHOLDS	5,592	43,833	100,010
AVG HH INCOME	\$117,005	\$123,936	\$134,123

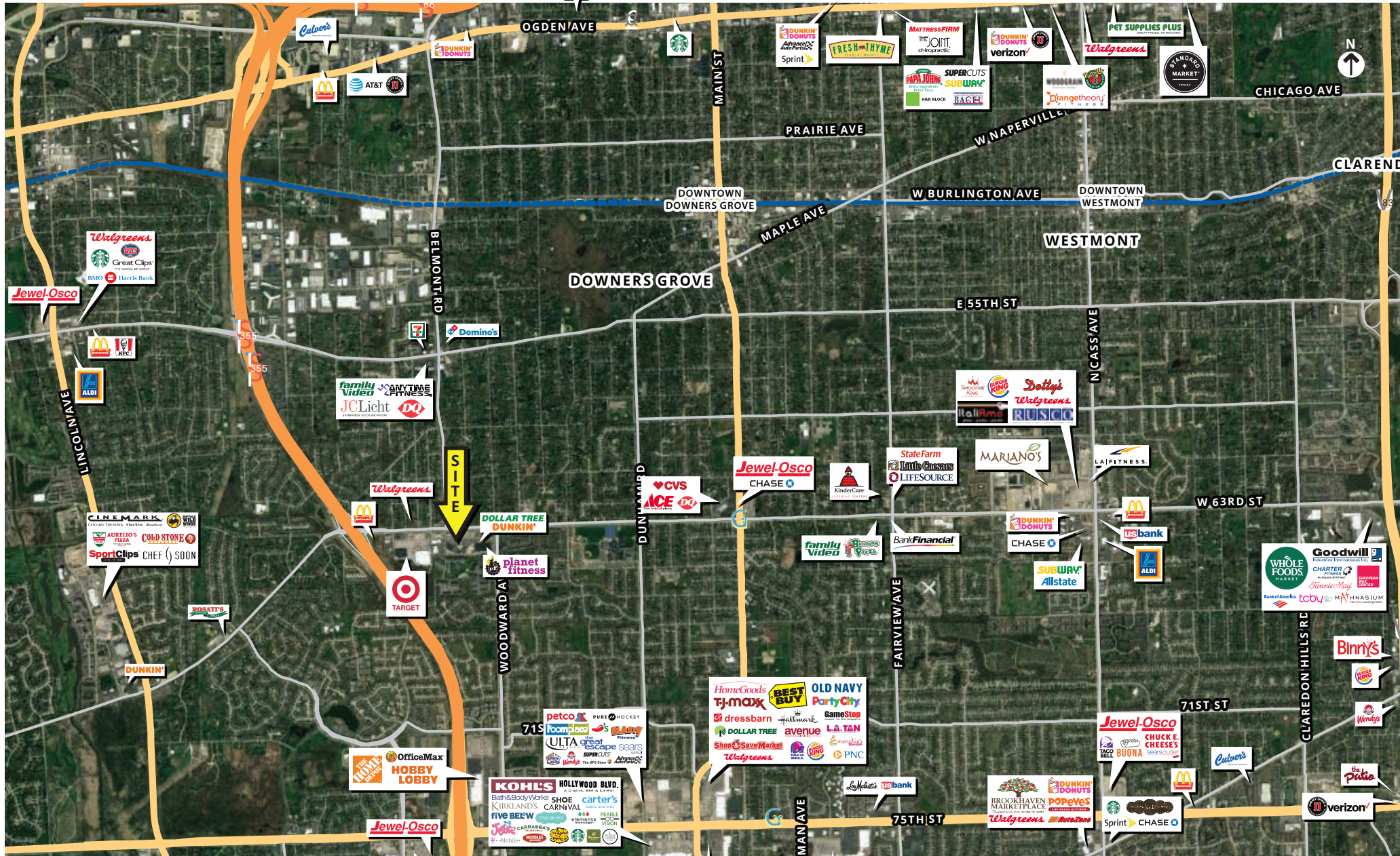
## TRAFFIC COUNTS

63RD ST	37,614 VPD
I-355	72,096 VPD
WOODWARD AVE	23,059 VPD

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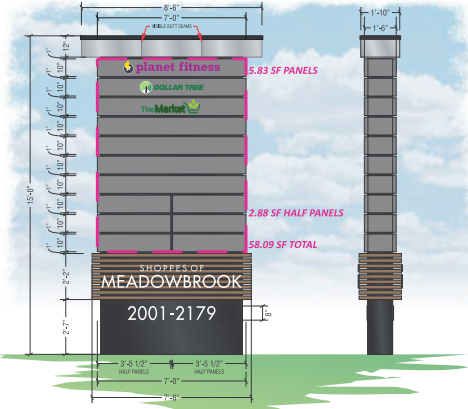


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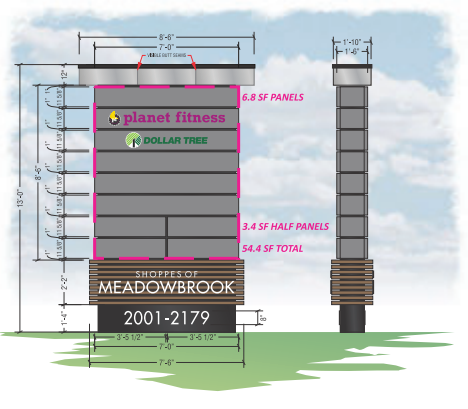
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Pylon C



Pylon E



AVAILABLE
  COMING AVAILABLE
  AVAILABLE TO COMBINE

## 6400 BUILDING

#	TENANT	SF
6400-A	Love N Care	2,959
6400-B	Stop 24 Foods	1,800
6400-C	Stop 24 Tobacco	1,800
6400-E	AVAILABLE	650
6400-F	Koller Insurance Services, Inc	1,300
6400-G	AVAILABLE	800
6400-H	Meadowbrook Barber	585
6400-I	Cristina's Nutrition Center	875
6400-J	Love N Care	1,460
6400-K	Molly Maid	1,400
6400-L	AVAILABLE	1,200

## 6300 - 2000 BUILDING

#	TENANT	SF
6310	Dunkin Donuts	2,160
6330	Heavens Beauty Hair and Spa	2,275
6336	Big D Mart	1,820
6340	Soap Opera Laundromat	3,640
2003	Maxwell's Beef	900
2005	JK Nails	1,500
2007	AVAILABLE	1,200
2009	Mathnasium	2,833
2011-35	AVAILABLE	23,363

## 2000 - 2100 BUILDING

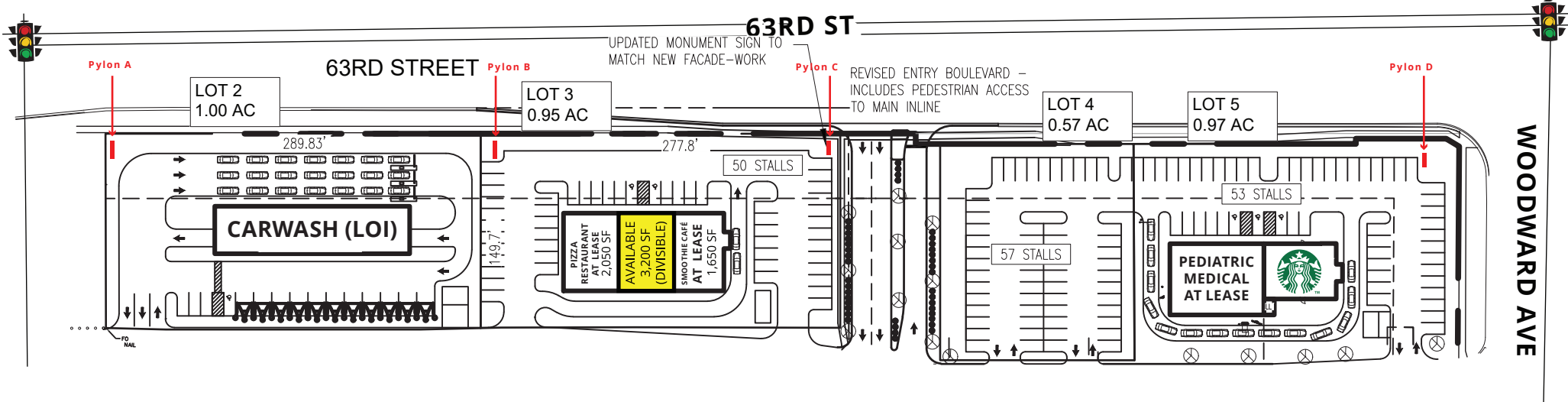
#	TENANT	SF
2065	Planet Fitness	20,924
2075	Dollar Tree Store	12,279
2081	Rockys Construction	5,400
2091	KR Golf Inc	7,270
2093	AVAILABLE	12,670
2111	AVAILABLE	2,555
TOTAL COMBINED SF		27,895
2113	Cury Leaves	3,078
2115	AVAILABLE	3,760
2117	Bombay Bazar	4,000
2119	AVAILABLE	4,600

#	TENANT	SF
2121	AVAILABLE	2,375
TOTAL COMBINED SF		14,735
2125	The Suite Collection Spa and Salon Studios	3,000
2129	Horizon Community Church	4,000
2133-A	Ultimate Treasures	15,023
2133-B	Ultimate Treasures	3,588
2135	Friendly Stitches	2,700
2137	AVAILABLE	1,200
2139	AVAILABLE	6,600
2145-47	Q Billiards	9,930
2149-53	Downers Grove Dog Training and Grooming	5,025

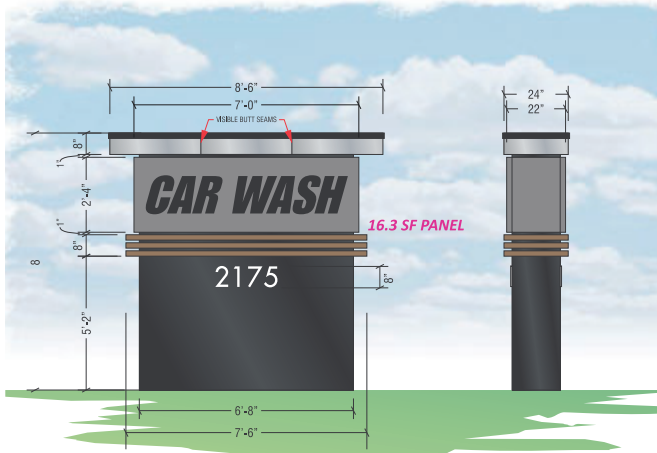
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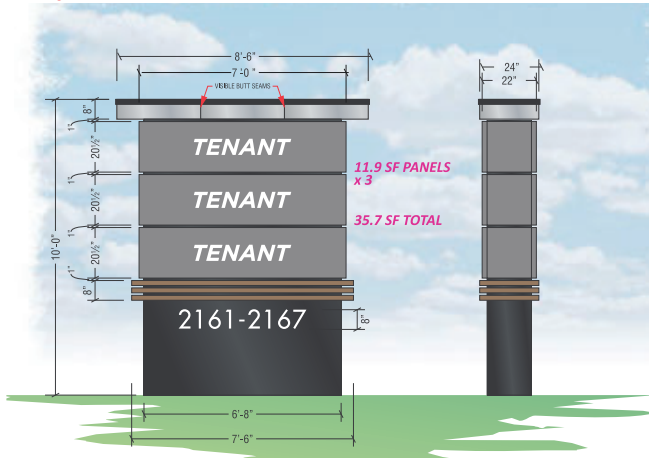
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Pylon A



Pylon B



Pylon D

