

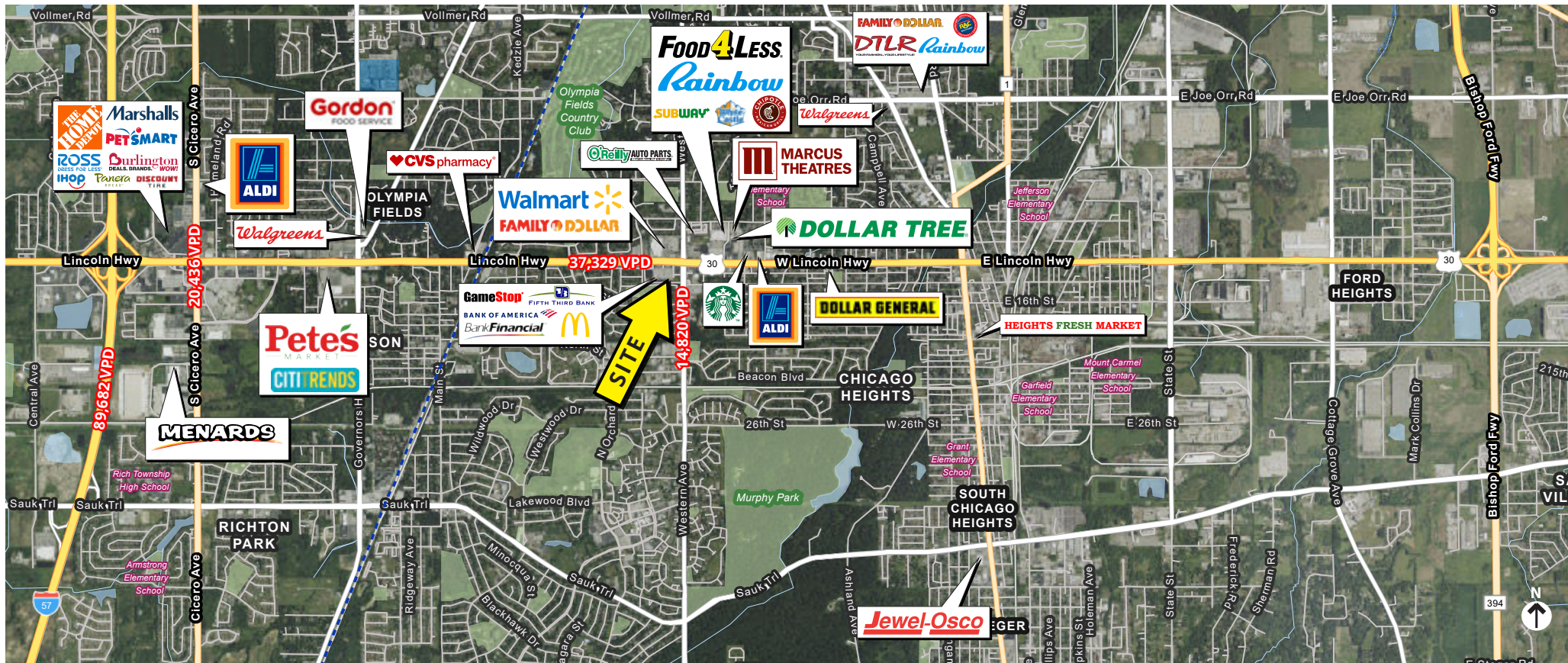


1,300 SF FREE-STANDING BUILDING AT HIGH-VISIBILITY HARD CORNER

21100 WESTERN AVE
OLYMPIA FIELDS, IL
FOR LEASE



CONTACT: JONATHAN HYMAN jhyman@metrocre.com 224.365.8144 // **HANNAH PERL** hperl@metrocre.com 847.840.4300



PROPERTY HIGHLIGHTS

- 17,570 SF land site with 1,300 SF Freestanding Building
- Hard corner location at signalized intersection
- Across from Walmart & Food4Less
- Over 50K VPD at intersection Lincoln Hwy (Rt 30) and Western Ave
- Three (3) points of access including full access on both Rt 30 and Western Ave

AREA TENANTS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,262	81,571	168,679
DAYTIME POPULATION	6,455	55,354	116,391
HOUSEHOLDS	4,009	31,258	64,328
AVG HH INCOME	\$94,648	\$93,511	\$100,446

TRAFFIC COUNTS

LINCOLN HWY	37,329 VPD
WESTERN AVE	14,820 VPD

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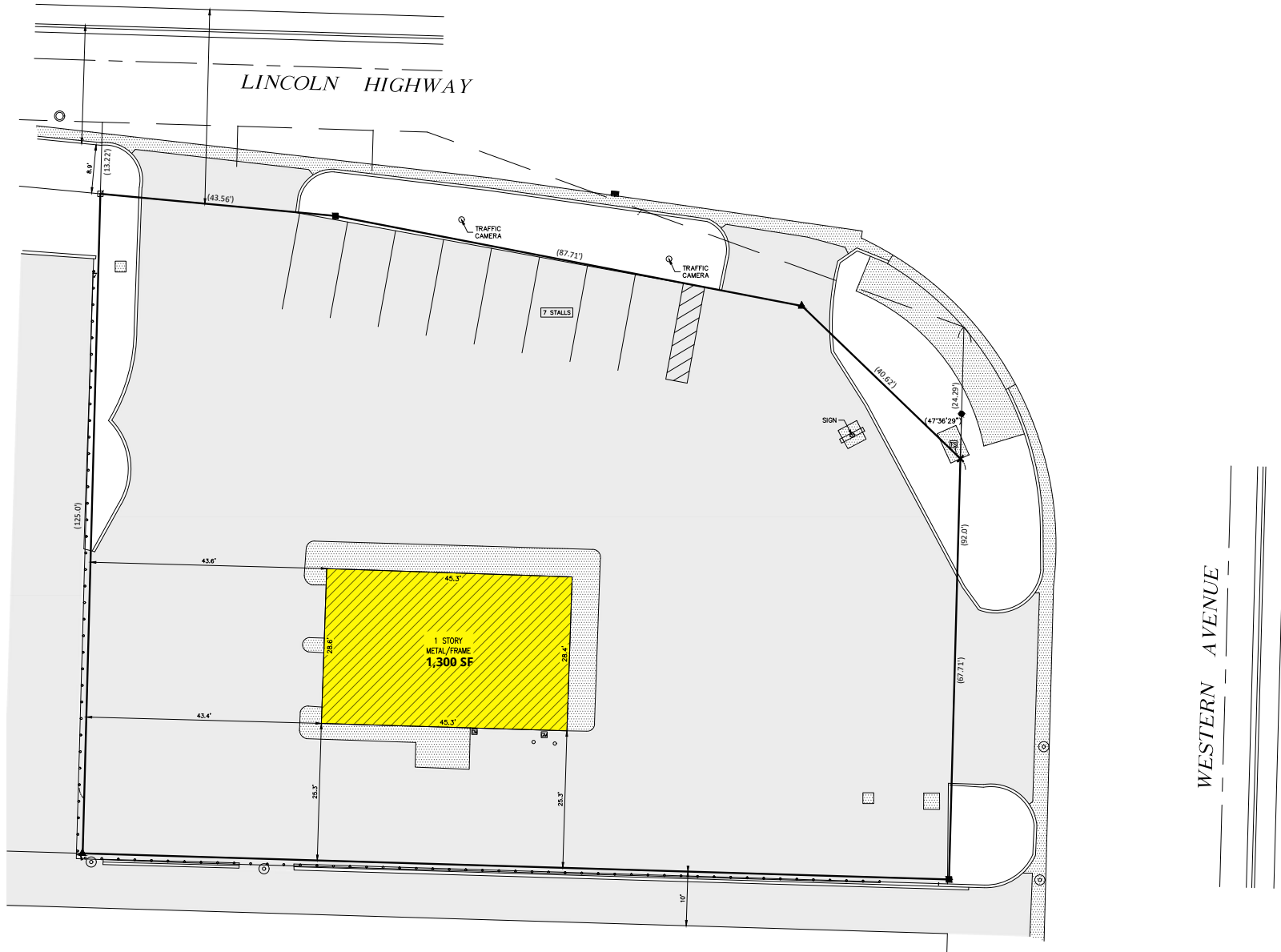
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SITE PLAN



WESTERN AVENUE

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