

+/- 27,405 SF Development Site Available

10245 W Roosevelt Road | Westchester, IL 60154



+/- 27,405 SF Development Site Available
 10245 W Roosevelt Road | Westchester, IL 60154

For Lease

Property Highlights

- + 27,405 SF Development site.
- + Located directly across the street from Westchester Village Hall.
- + Corner location with great visibility on Roosevelt Road.
- + Planned future developments in the area.
- + Strong traffic counts, population and daytime population.
- + Close proximity to full interchange serving I-290.

Demographics	1 Mile	3 Mile	5 Mile
Population	14,139	128,772	383,126
Average Household Income	\$109,161	\$110,780	\$135,748
Daytime Population	15,256	137,723	405,652
Employees	8,905	73,544	226,306

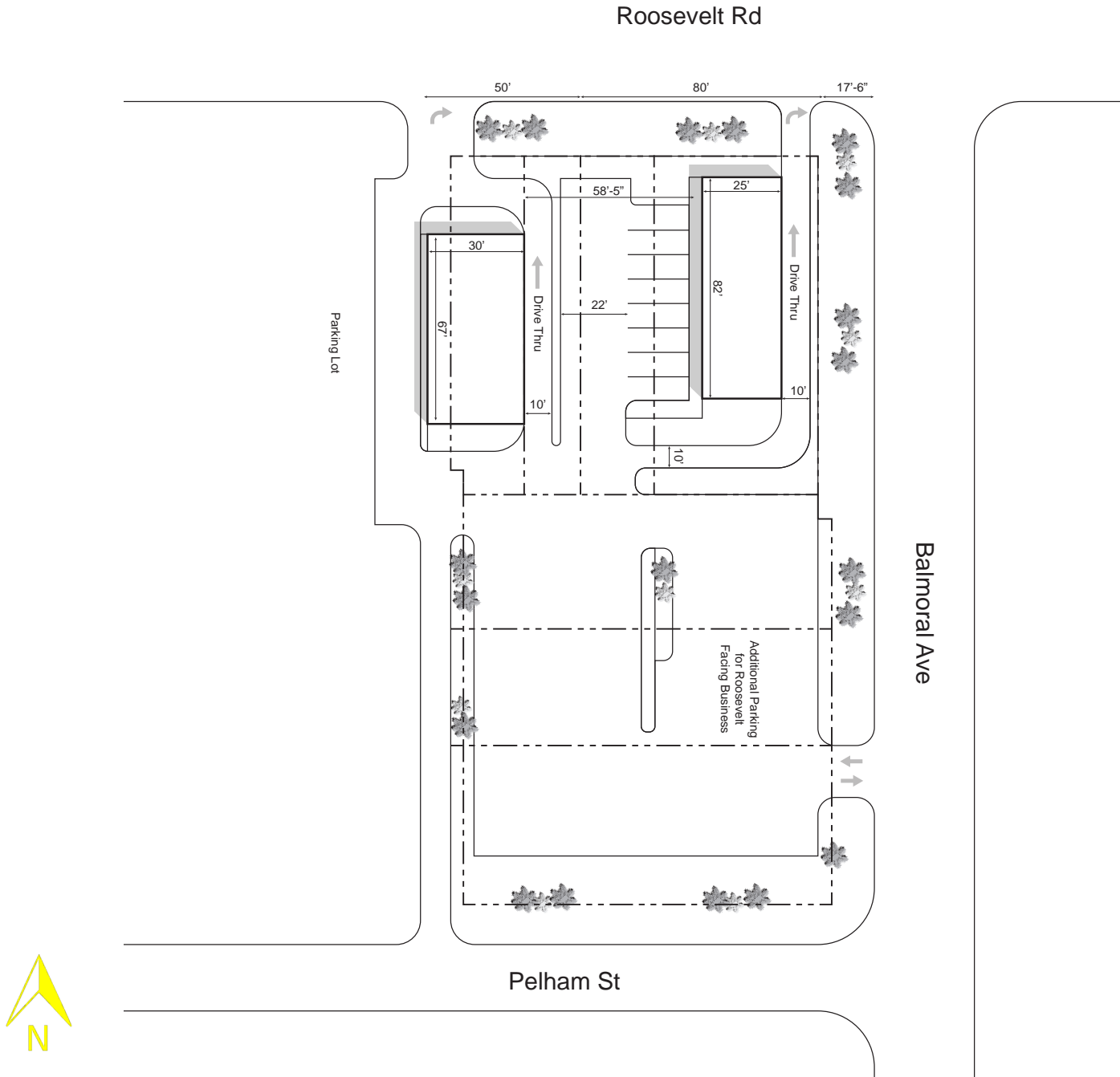
Traffic Count	
Roosevelt Road	23,900 ADT
Balmoral Avenue	1,300 ADT



+/- 27,405 SF Development Site Available
10245 W Roosevelt Road | Westchester, IL 60154

For Lease

Concept Plan



+/- 27,405 SF Development Site Available
10245 W Roosevelt Road | Westchester, IL 60154

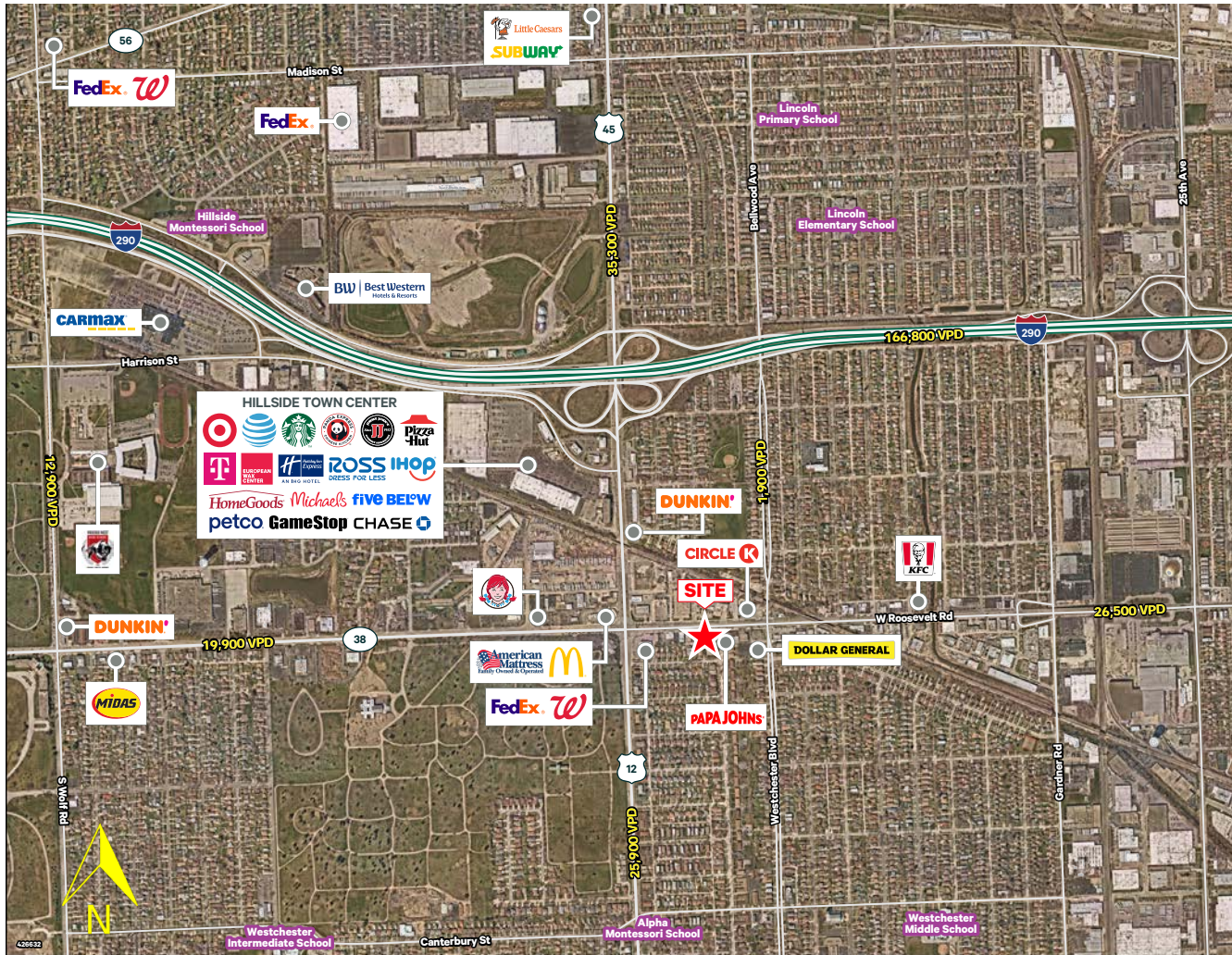
For Lease

Aerial Photos



+/- 27,405 SF Development Site Available
10245 W Roosevelt Road | Westchester, IL 60154

For Lease



Contact Us

Mario Melone

Vice President

+1 630 573 7112

mario.melone@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

