

4920 Main Street

Downers Grove, IL 60515

DOWNTOWN SUBURBAN BUILDING FOR LEASE

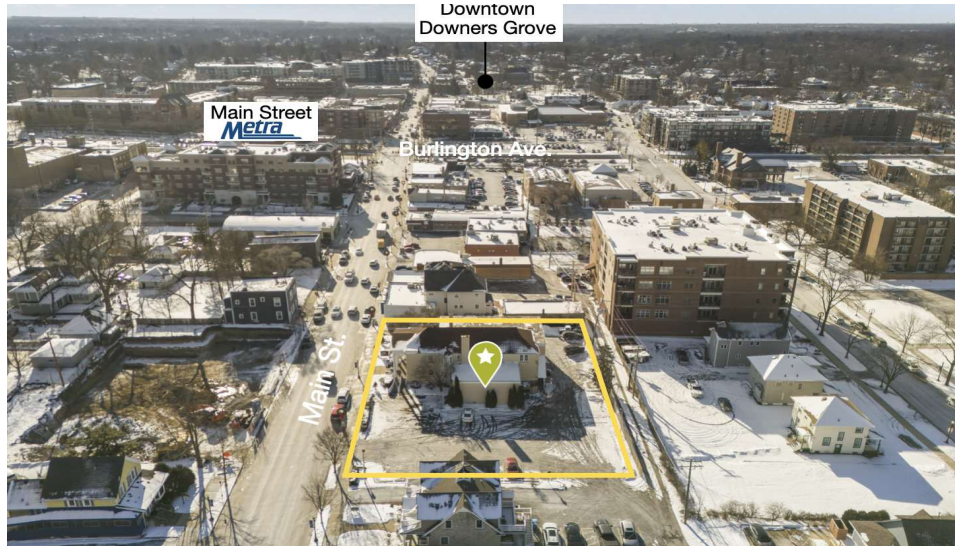


john
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REAL ESTATE

4920 Main Street | Downers Grove, IL 60515

DOWNTOWN SUBURBAN BUILDING FOR LEASE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.49 Acres
Year Built:	1953
Building Size:	12,796 SF (Two Levels)
Zoning:	DB
Traffic Count:	14,612
2023 Taxes:	\$25,873

PROPERTY OVERVIEW

Solid masonry building constructed in 1954 featuring flexible floor plans a great fit for restaurant, retail, or medical uses. Rare ample private parking in the up-and-coming north side of downtown Downers Grove.

PROPERTY HIGHLIGHTS

- Multiple residential/retail development projects in immediate area
- Walk to train
- 3 points of egress
- 40 on-site parking spaces
- Rear garage entry with additional basement sf
- Adaptive reuse/redevelopment potential
- Freight elevator

Shamus Conneely

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815.693.0544

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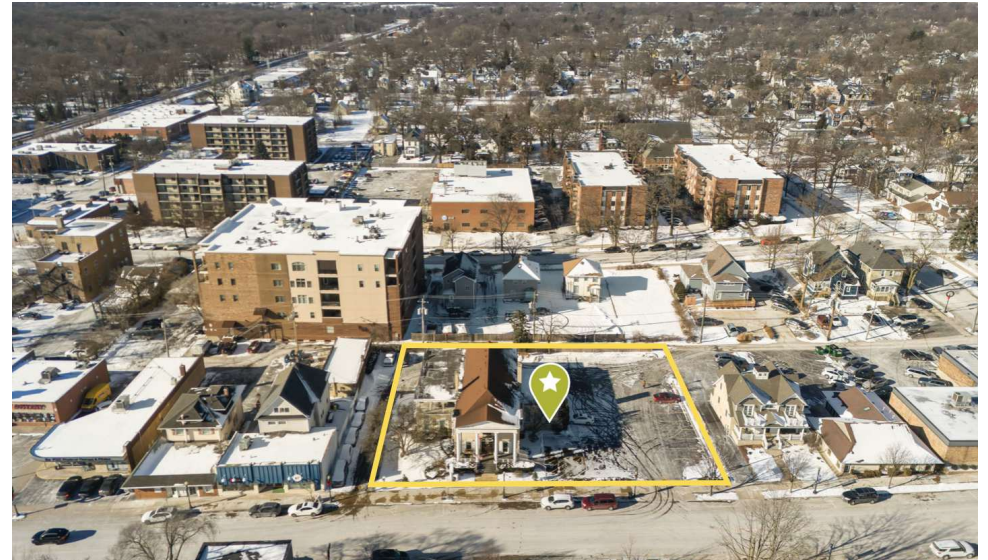
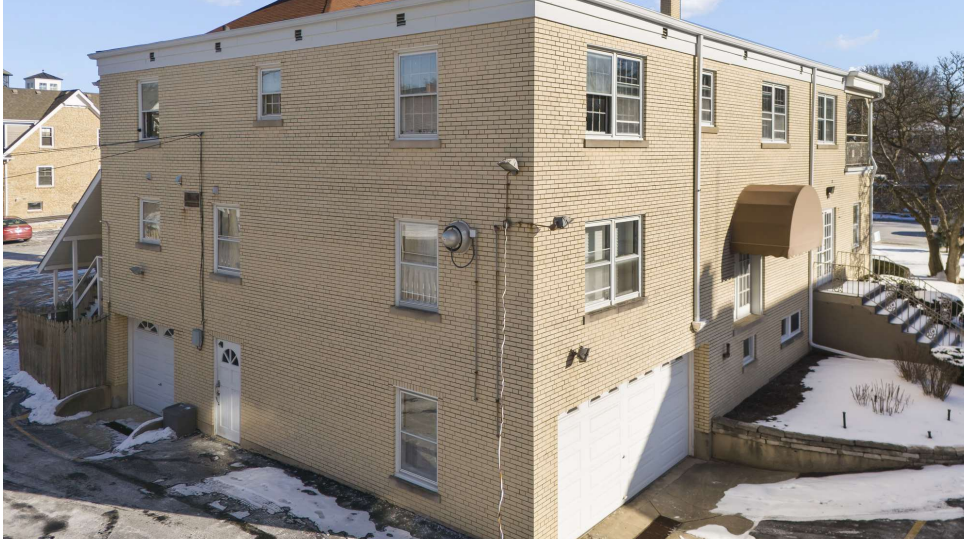
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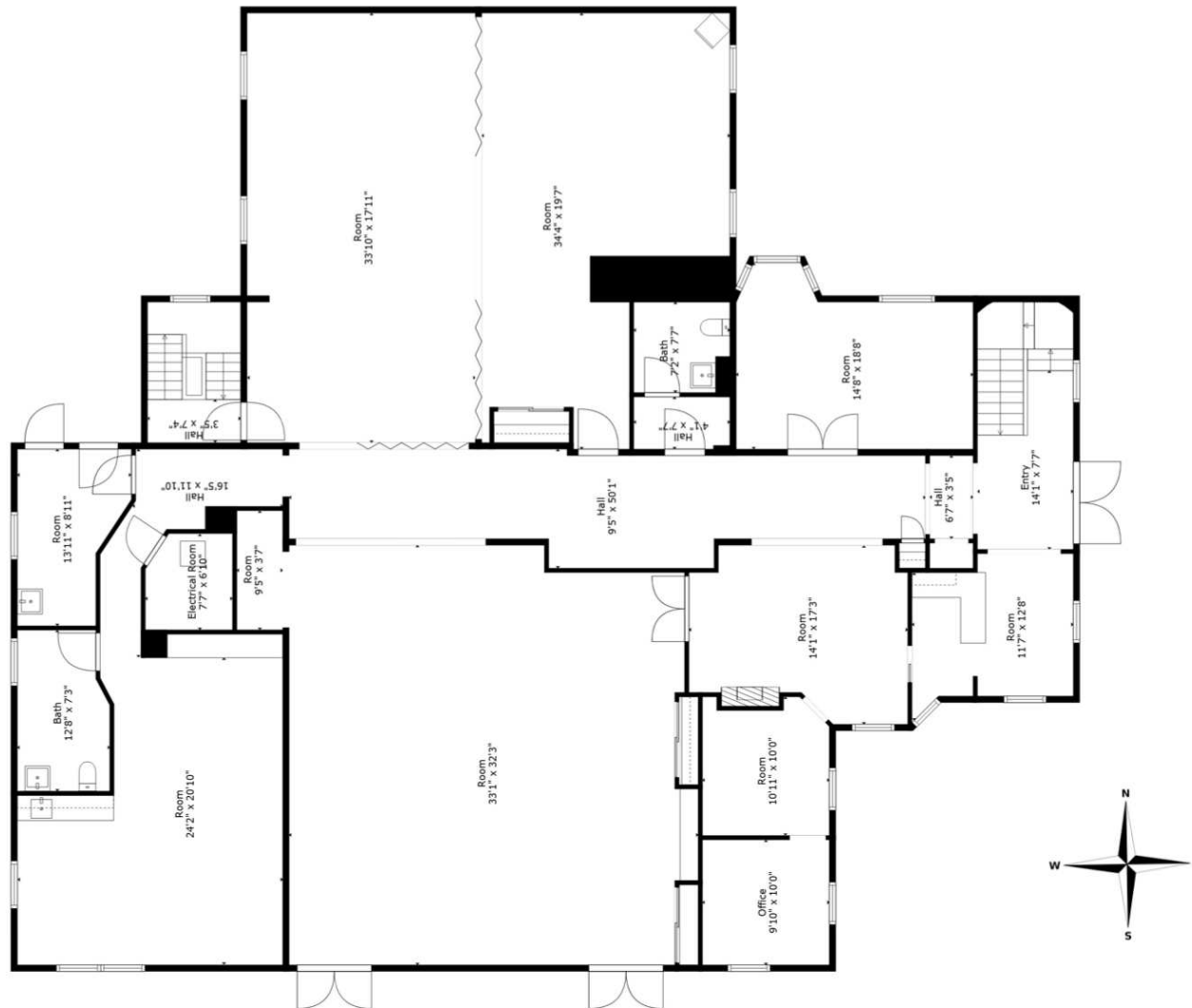
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Floor Plan - Main Level

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Floor Plan - Second Level

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Floor Plan - Lower Level

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DOWNERS GROVE

49,540

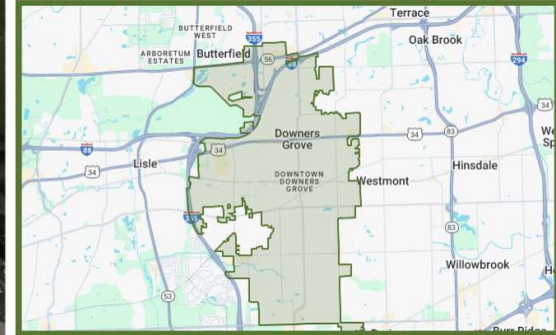
Residents

\$119,649

Median Household
Income

2.42

Average
Household Size



LIVE + LEARN



SchoolDigger.com rating

According to Forbes Magazine, Downers Grove is the 8th friendliest town in the United States. Livability.com also recently named Downers Grove as one of the Top 10 Best Cities for Kids in the United States. It is home to many diverse businesses, including the headquarters for companies such as Sara Lee, The Travelers Companies and ServiceMaster. Both Downers Grove North and South high schools perform very well academically, and Newsweek ranked Downers Grove North in the top 6% of public schools in the country for the past three years. Downers Grove is also home to Midwestern University.

EXPLORE

Downers Grove is bordered by two forest preserves, Lyman Woods and Maple Grove Forest Preserve. The public Downers Grove Golf Course was founded in 1892 and is the oldest golf course west of the Allegheny Mountains. Downers Grove also hosts the National Criterium Championships, an annual competitive bike race.

PLAY

The village hosts several festivals and parades, such as the Ice Sculpture festival, Grove Fest and a Fine Arts festival. Head downtown on Friday nights in the summer for the Summer Nights Classic Car Show or catch a movie at the historic Tivoli Theater - a vintage cinema with updated seating.

EAT

Caribbean Corner: Upbeat, colorful eatery serving Latin-style Caribbean eats such as empanadas and lechón.

Every Day's A Sundae: A great locally owned ice cream shop with a great selection, located in downtown.

Chama Gaucha Brazilian Steakhouse:

A treat in fine dining with meat, salad bar, and wine selections that all achieve excellence!

Parker's Restaurant & Bar: New American cooking and pizzas served in an elegant, upscale setting with live music.

SHOP

Downers Grove's thriving central business district is full of one-of-a-kind boutiques where treasures await. Despite its growth, downtown Downers Grove has maintained its quaintness, walkability, and charm - a perfect way to spend an afternoon.

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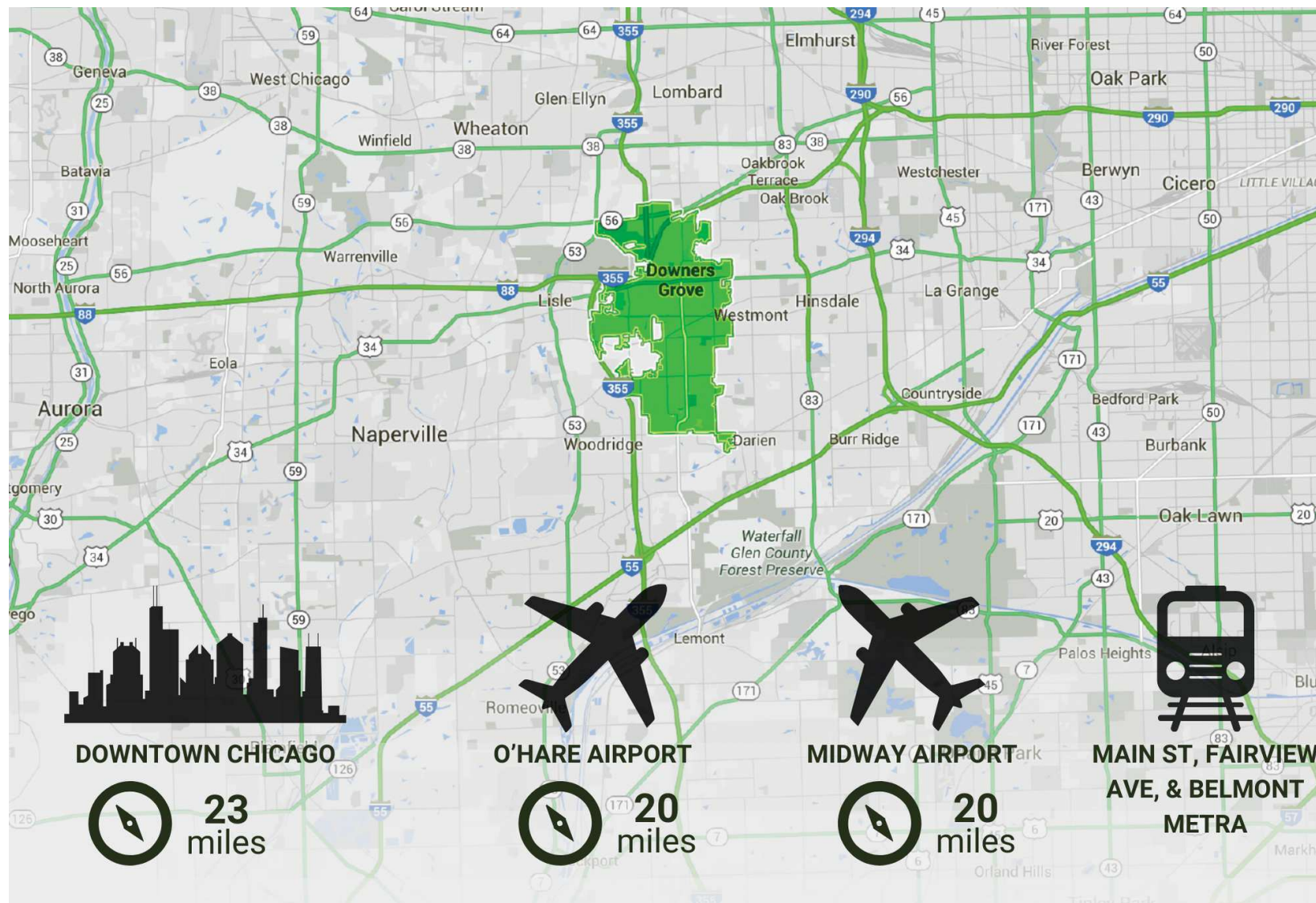
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