



Offering Summary

Lease Rate:	Negotiable
Building Size:	4,823 SF
Lot Size:	1.5 Acres
Year Built:	2006
Zoning:	B-3
VPD:	Approx. 24,500 VPD
Parking:	46 Surface-Level Spaces

Property Overview

16051 Weber Road is a 4,823 square foot single-story retail building, prominently positioned along Weber Road in suburban Crest Hill. Constructed in 2006, the Property is zoned B-3: Business Service District and sits on a 1.50-acre parcel with 46 parking spaces on-site. The Property is located just south of the intersection at Weber Road and W. Renwick Road, featuring exposure to 24,000+ VPD and convenient access to both Interstate-55 (I-55) and Interstate-355 (I-355). Neighboring retailers include Costco, Aldi, Target, Menards, Walgreens, Home Depot, Hobby Lobby, Planet Fitness, Starbucks, Dairy Queen, Potbelly, Chick-fil-A, McDonald's, and Goodwill, among many others.

Property Highlights

- The property features Monument signage, four (4) drive-thru lanes, and newly seal-coated and stripped parking lot
- Located near the intersection of Weber Road and W Renwick Road, featuring visibility and exposure to 24,000+ VPD
- Located less than one (1) mile from Lewis University
- Excellent natural lighting throughout the premises with expansive window lines and vaulted ceilings

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com



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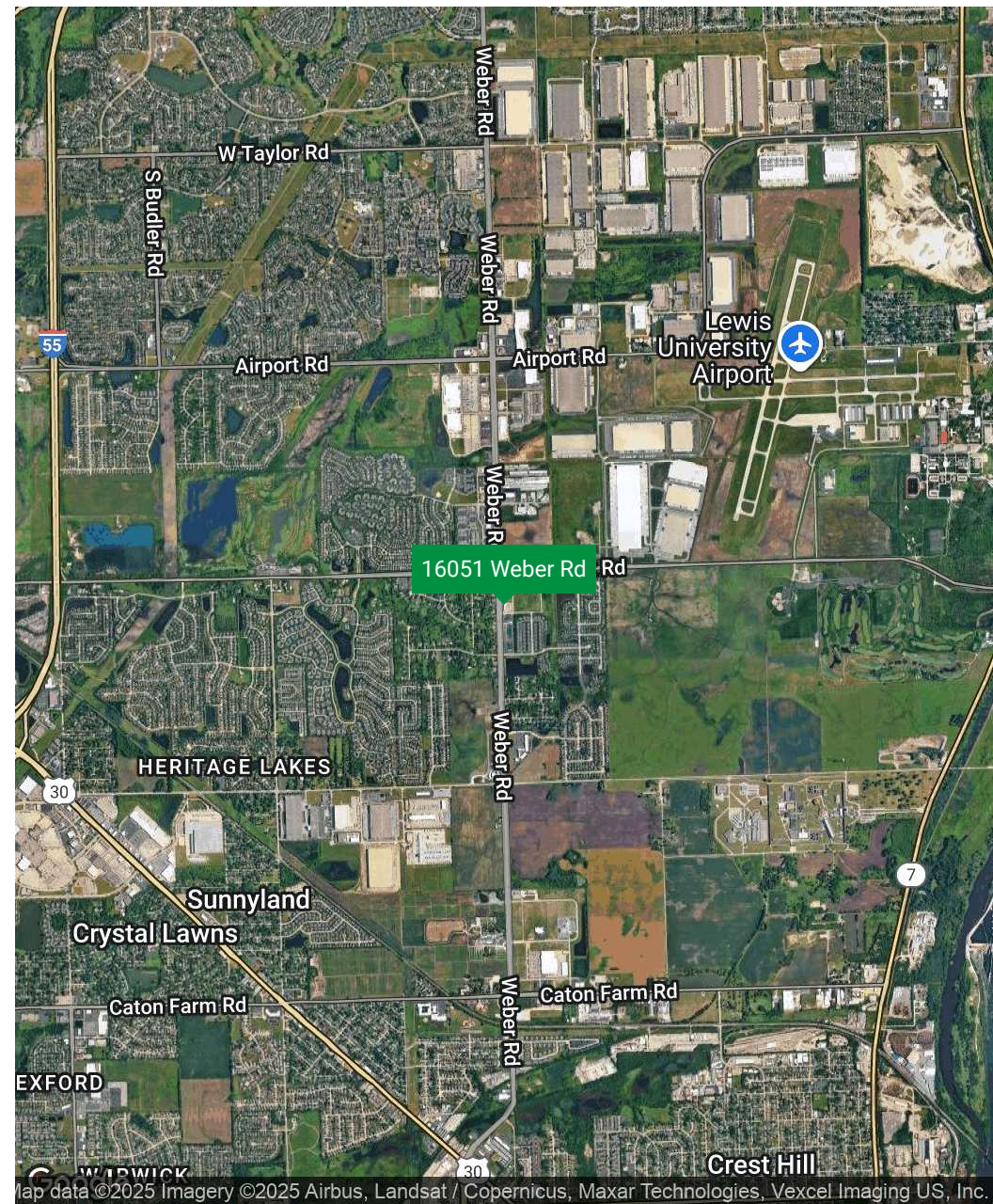
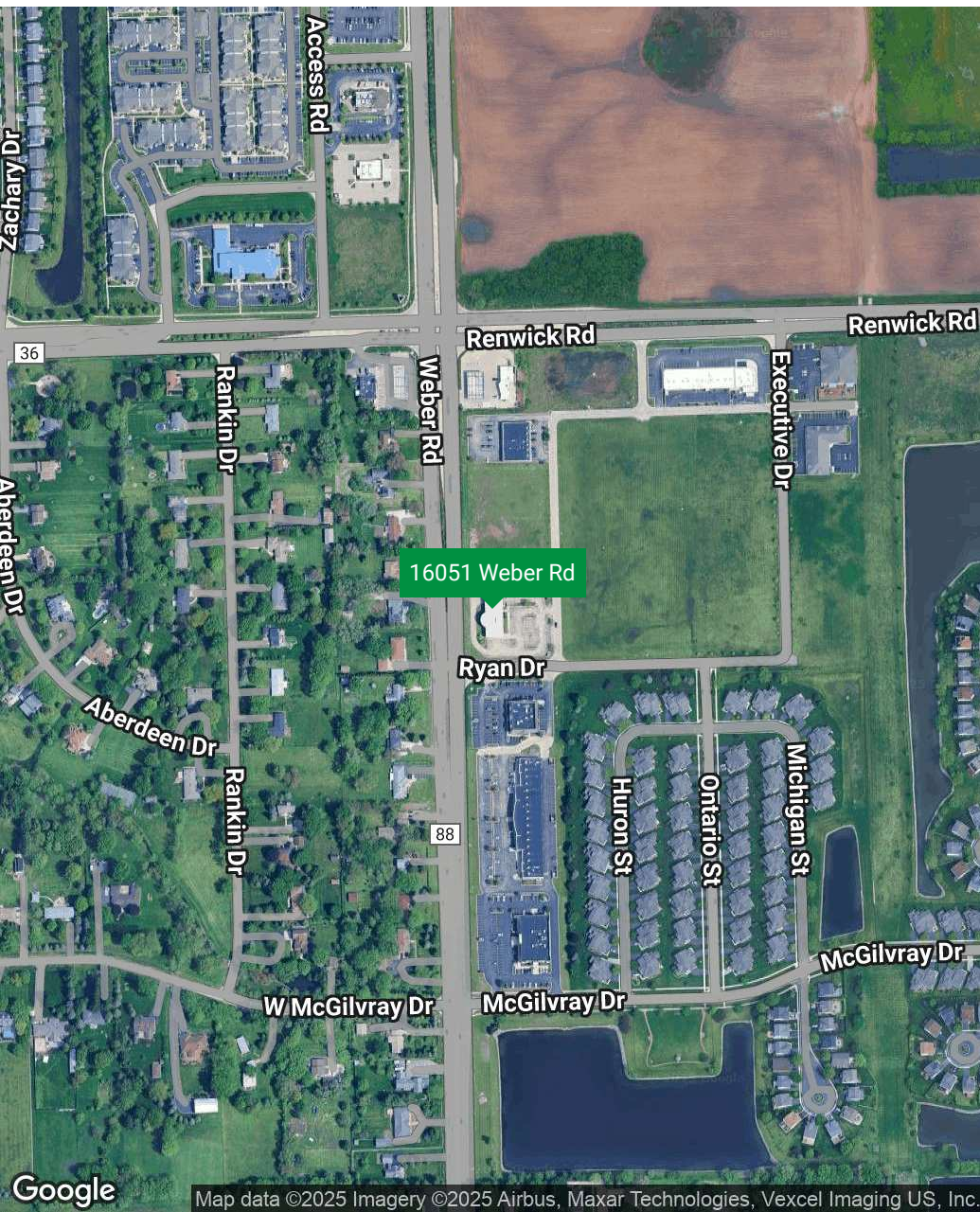
847.602.2005
apicchietti@frontlinerepartners.com

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FOR LEASE | 16051 WEBER RD

LOCATION MAP



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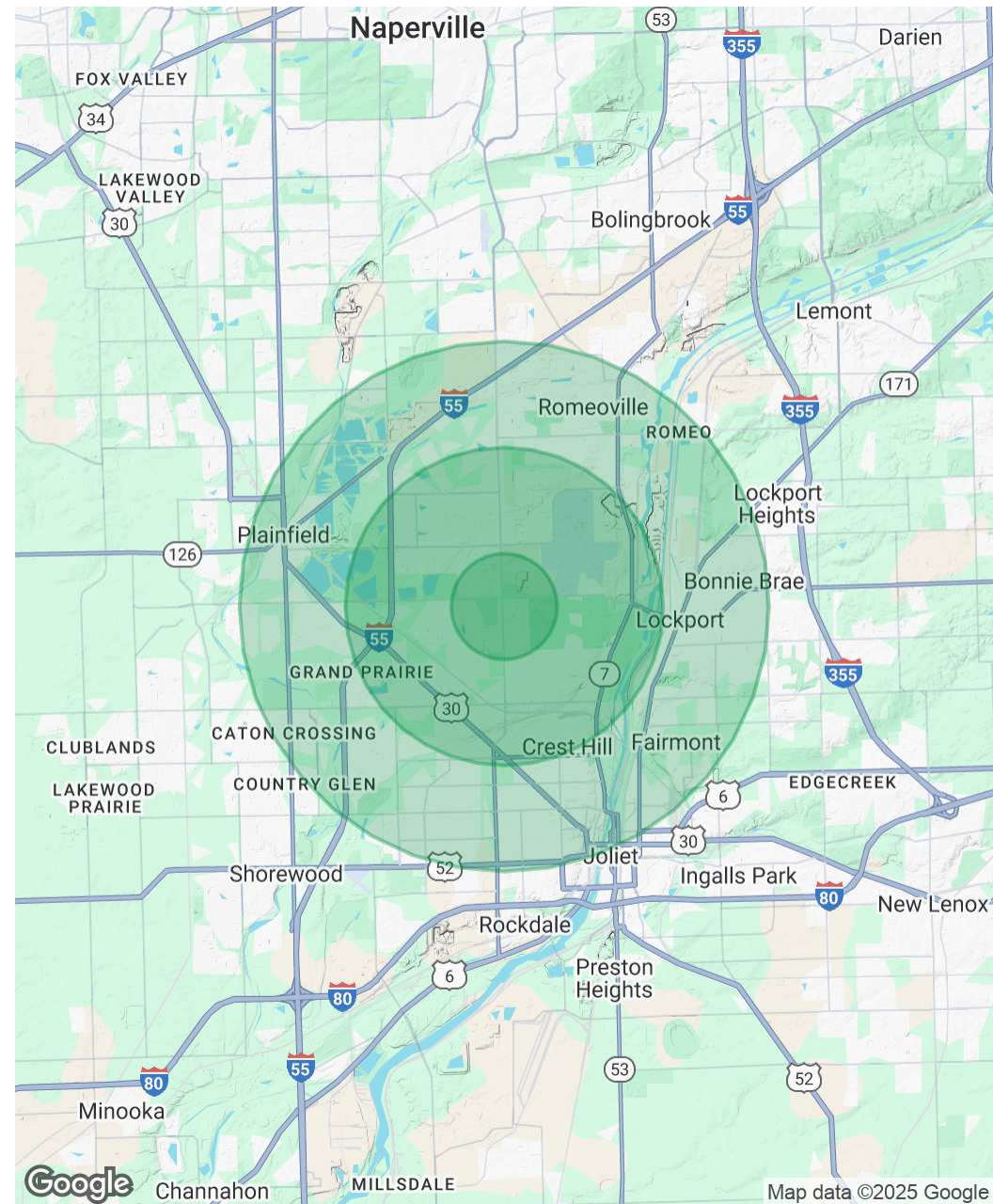
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,827	56,529	172,828
Average Age	52	40	40
Average Age (Male)	50	39	39
Average Age (Female)	53	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,074	19,461	62,506
# of Persons per HH	2.2	2.9	2.8
Average HH Income	\$94,011	\$108,107	\$107,662
Average House Value	\$278,485	\$269,206	\$274,259

Demographics data derived from AlphaMap



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