

5600 BELMONT RD.

DOWNERS GROVE, IL 60516

PROPERTY SUMMARY



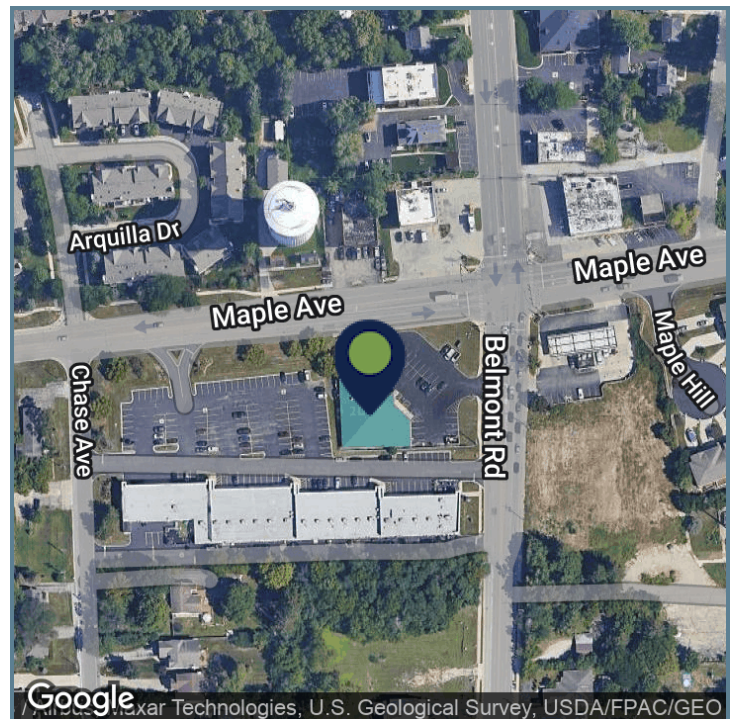
PROPERTY DESCRIPTION

Check out this exciting leasing opportunity at 5600 BELMONT RD, located in the heart of Downers Grove, IL. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Downers Grove. Reach out to our team for further information and arrange a showing.

OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | Currently Occupied Inquire if Interested |
| Lot Size: | 0.88 Acres |
| Building Size: | 7,039 SF |

| SPACES | LEASE RATE | | | SPACE SIZE |
|------------------|------------|---------|---------|------------|
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES | |
| Total Households | 3,734 | 37,738 | 99,422 | |
| Total Population | 9,000 | 92,477 | 250,405 | |



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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DOWNERS GROVE, IL 60516

ADDITIONAL PHOTOS



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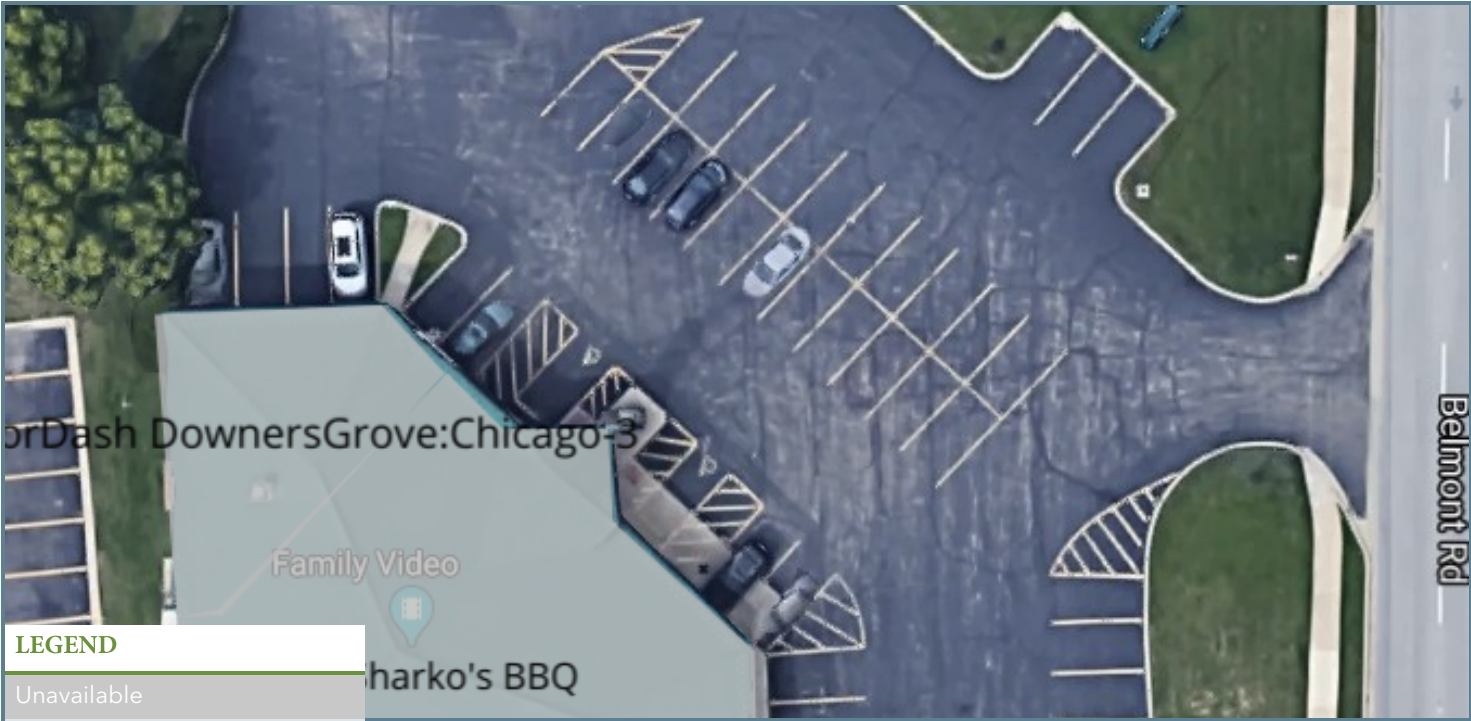
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DOWNERS GROVE, IL 60516

PLANS



LEASE INFORMATION

| | | | |
|--------------|---|-------------|--|
| Lease Type: | - | Lease Term: | Negotiable |
| Total Space: | - | Lease Rate: | Currently Occupied Inquire if Interested |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------------|---------------------------------|----------|------|------|-------------|
| 5600 Belmont Rd | DoorDash DownersGrove:Chicago-3 | 5,489 SF | NNN | - | - |
| 5600 BELMONT RD | Sharko's BBQ | 1,550 SF | NNN | - | - |

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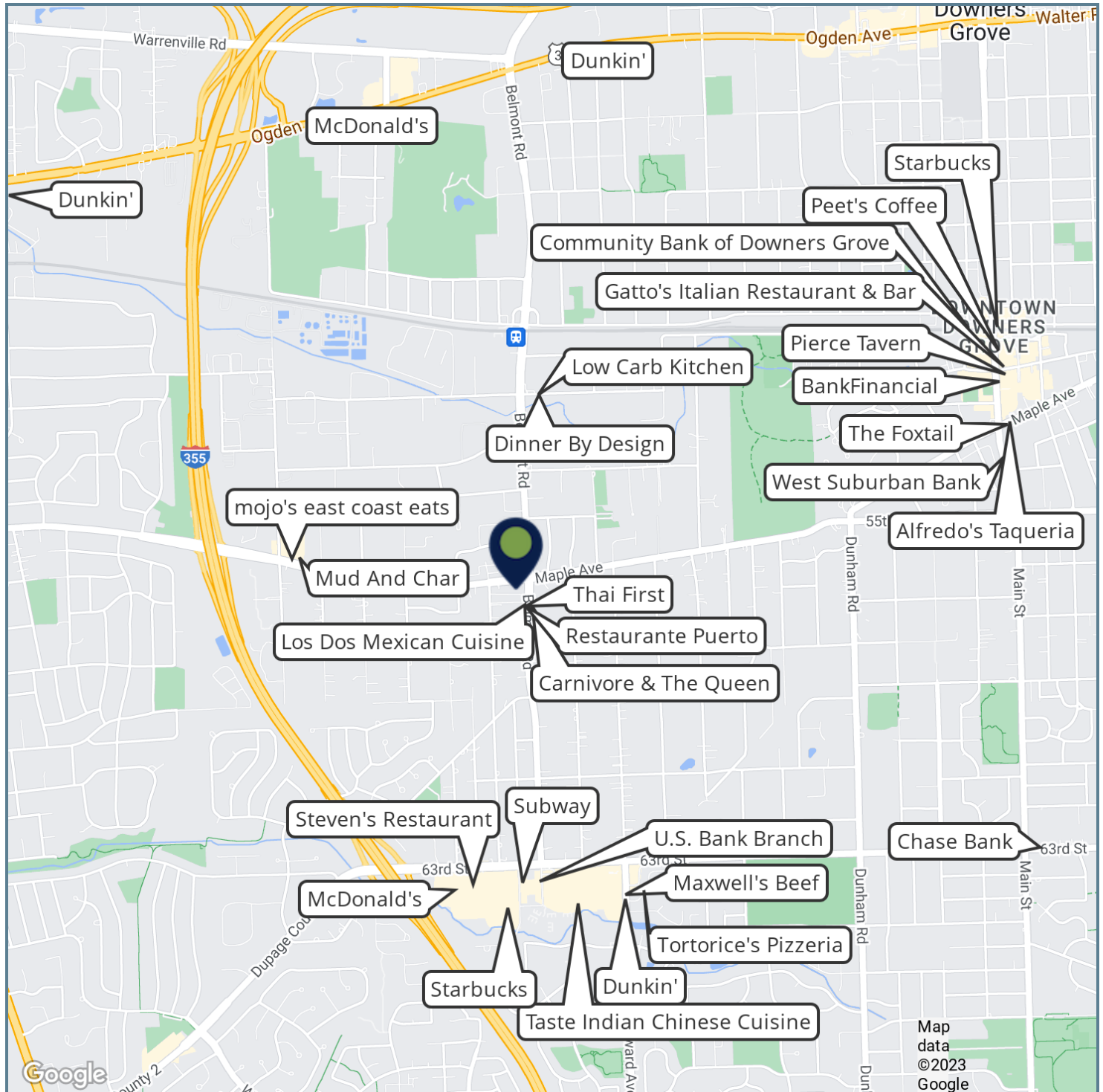
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RETAILER MAP



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LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

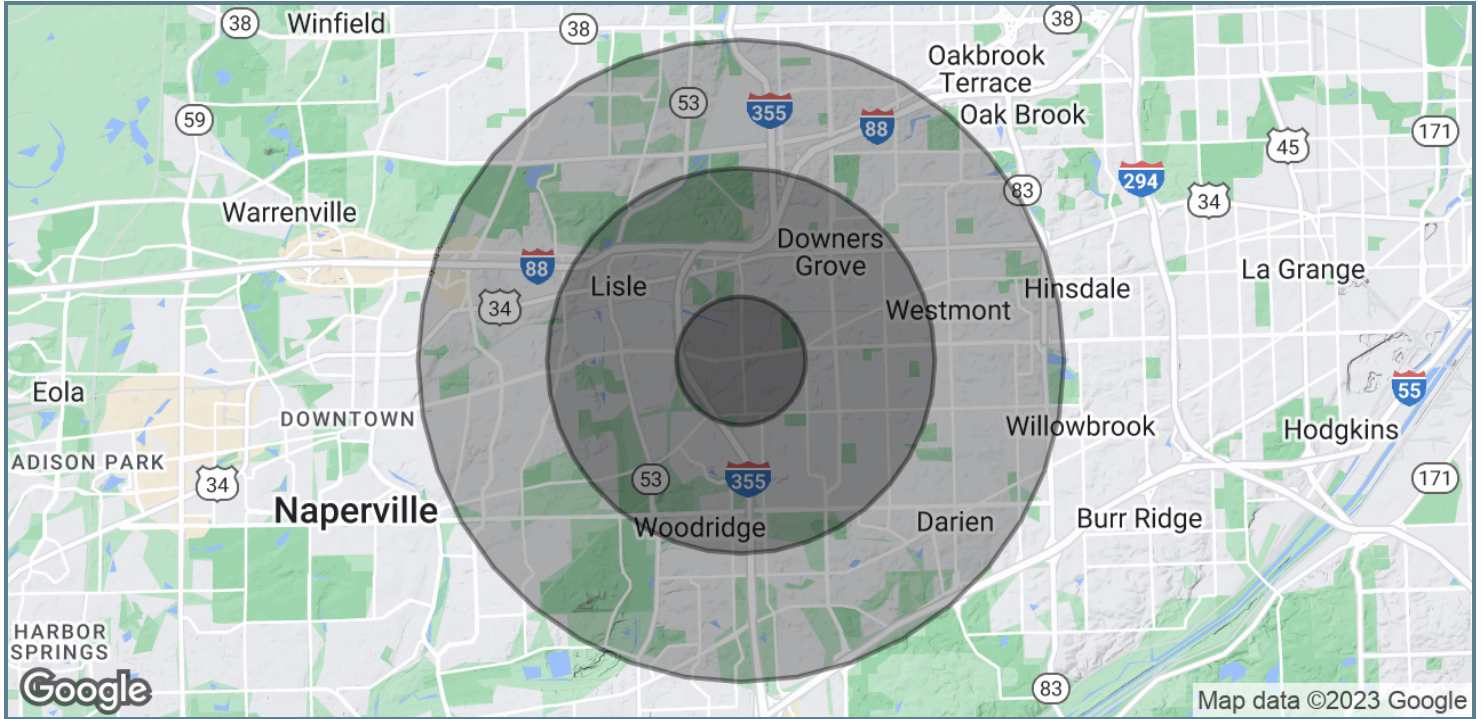
We've operated over ten businesses in 800+ locations and understand your need to move quickly.



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 9,092 | 93,477 | 250,695 |
| Average Age | 41.1 | 40.2 | 39.8 |
| Average Age (Male) | 40.5 | 39.2 | 38.3 |
| Average Age (Female) | 41.6 | 41.2 | 41.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,734 | 37,738 | 99,422 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$108,341 | \$98,421 | \$98,363 |
| Average House Value | \$336,711 | \$354,896 | \$377,013 |

* Demographic data derived from 2020 ACS - US Census

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