

RETAIL PROPERTY FOR LEASE

110-154 W. IRVING PARK BLVD.

BENSENVILLE, IL 60106

GREGG COMEAUX

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BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100

Arlington Heights, IL 60005

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EXECUTIVE SUMMARY

110-154 W. IRVING PARK BLVD. | BENSENVILLE, IL 60106



OFFERING SUMMARY

Building Size:	9,235 SF
Available SF:	889 SF
Rental Rate:	\$16.00 SF/yr (NNN)
CAM:	\$7.00 / SF
Real Estate Taxes:	\$5.25 / SF
Traffic Count:	20,000
Parking Ratio:	4.6 per 1,000
Zoning:	C-2 Highway Commercial

PROPERTY OVERVIEW

The subject property is an established retail destination in the Bensenville, IL community. The retail spaces available for lease are suitable for a variety of businesses, and the shopping center provides tenants with a high-quality environment in which to operate. The shopping center is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION OVERVIEW

The subject property is an outstanding retail opportunity located in the high-traffic northwest suburb of Bensenville. The property is situated on the south side of Irving Park Rd. providing excellent visibility and access. In addition, the center benefits from close proximity to Interstate 90 and O'Hare International Airport. This village is a highly desirable suburb, with a population of approximately 18,815.

PROPERTY HIGHLIGHTS

- High Traffic Location: Irving Park Rd. sees an average of 20,000+ cars per day
- LED parking lot poles & canopy lights provide excellent visibility for drivers and pedestrians
- Ample Parking: There are 4.6 parking spaces per 1,000 SF available

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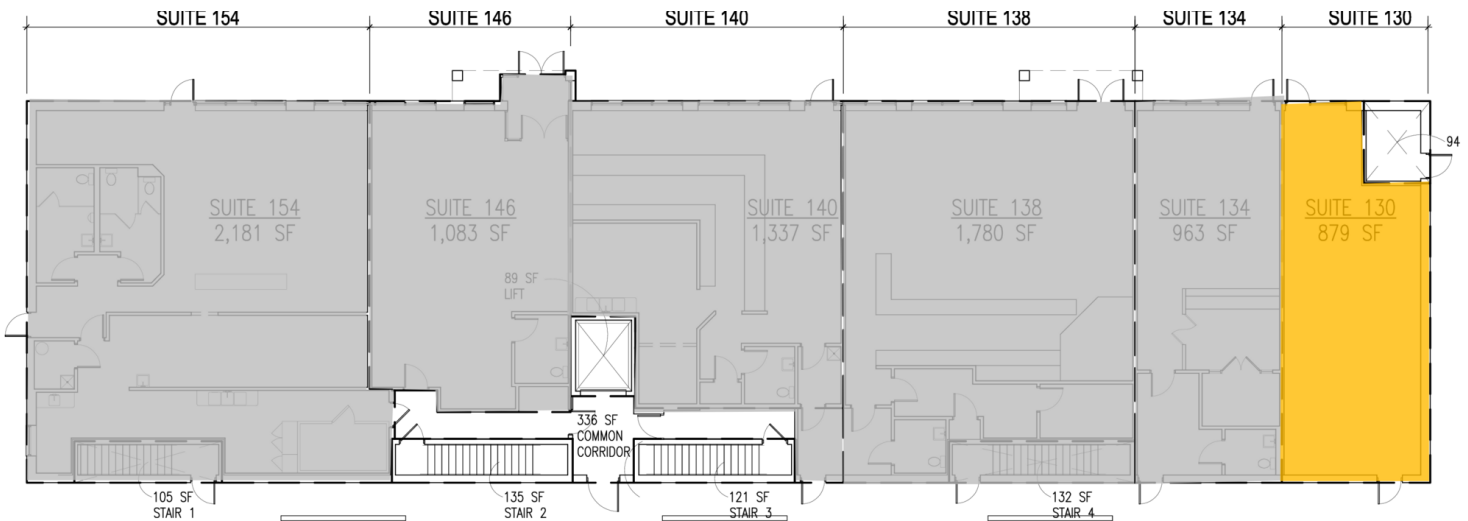
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PLANS

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LEGEND

Available

Unavailable

TENANT SPACE	154	146	140	138	134	130	SUBTOTALS
SUITE AREA (SF)	2181	1083	1337	1780	963	879	
SPRINKLER ROOM	25 (26.5%)	12 (13.2%)	15 (16.3%)	21 (21.6%)	11 (11.7%)	10 (10.7%)	94 (100%)
COMMON CORRIDOR	115 (34.18%)	57 (16.97%)	70 (20.95%)	94 (27.9%)			336 (100%)
TENANT AREA	2321	1152	1422	1895	974	889	8653 SF TENANT AREA
STAIRS/LIFT							582

LEASE INFORMATION

Lease Type:	NNN
Total Space:	889 SF

Lease Term:	Negotiable
Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
130	Available	889 SF	NNN	\$16.00 SF/yr	Rent, CAM & Taxes are \$2,001 per month

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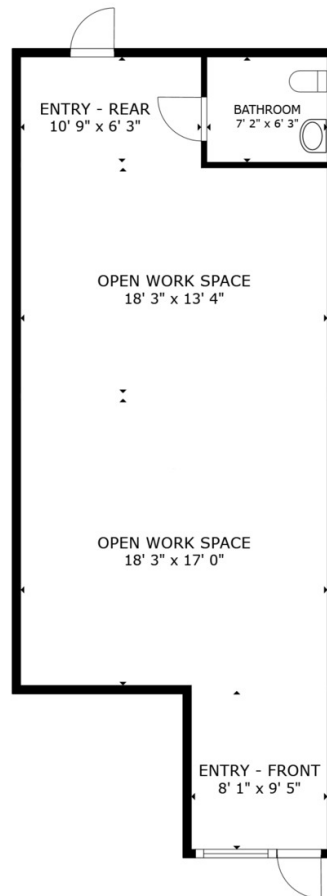


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UNIT 130 FLOOR PLAN

110-154 W. IRVING PARK BLVD. | BENSENVILLE, IL 60106

360° VIRTUAL TOUR



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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ADDITIONAL PHOTOS

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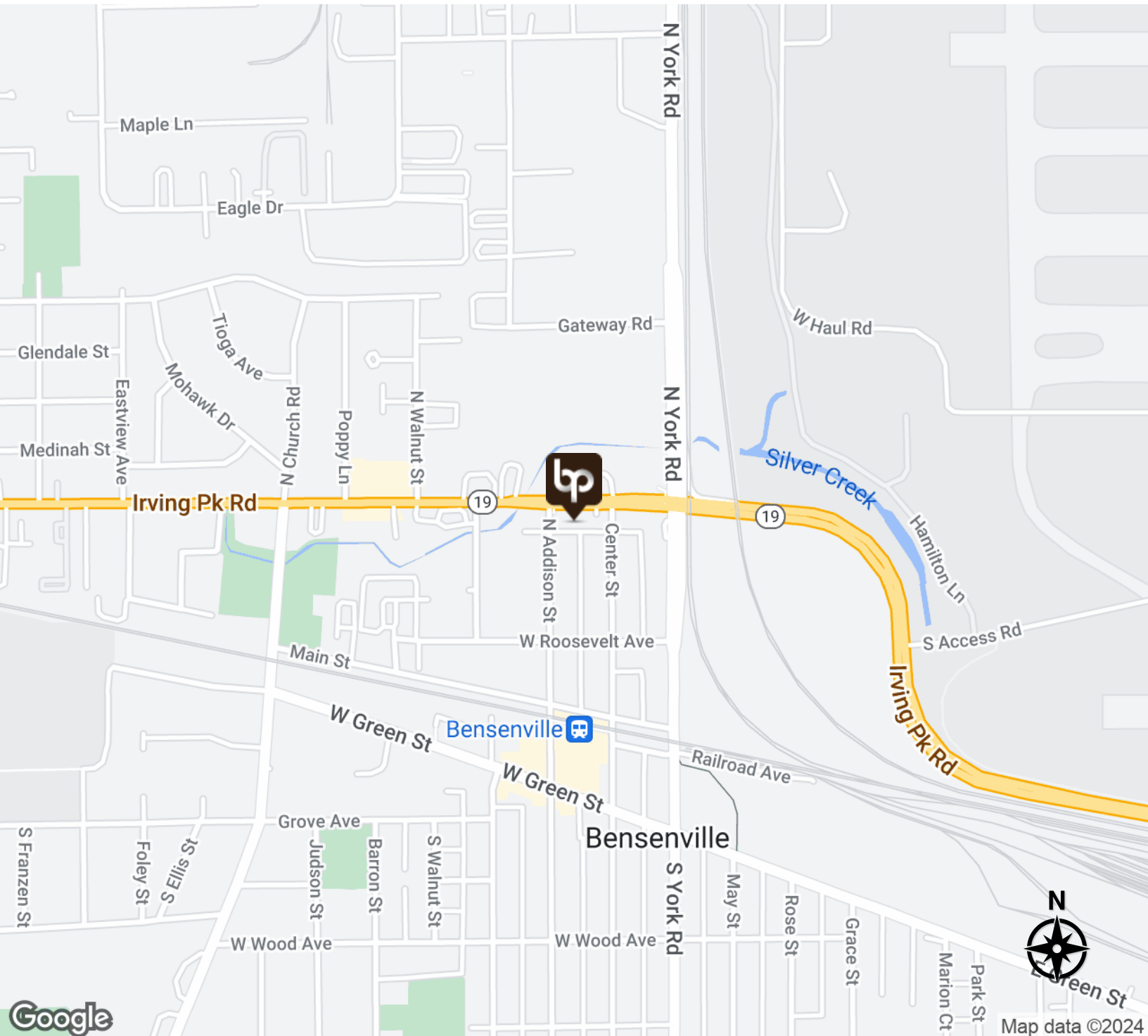
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LOCATION MAP

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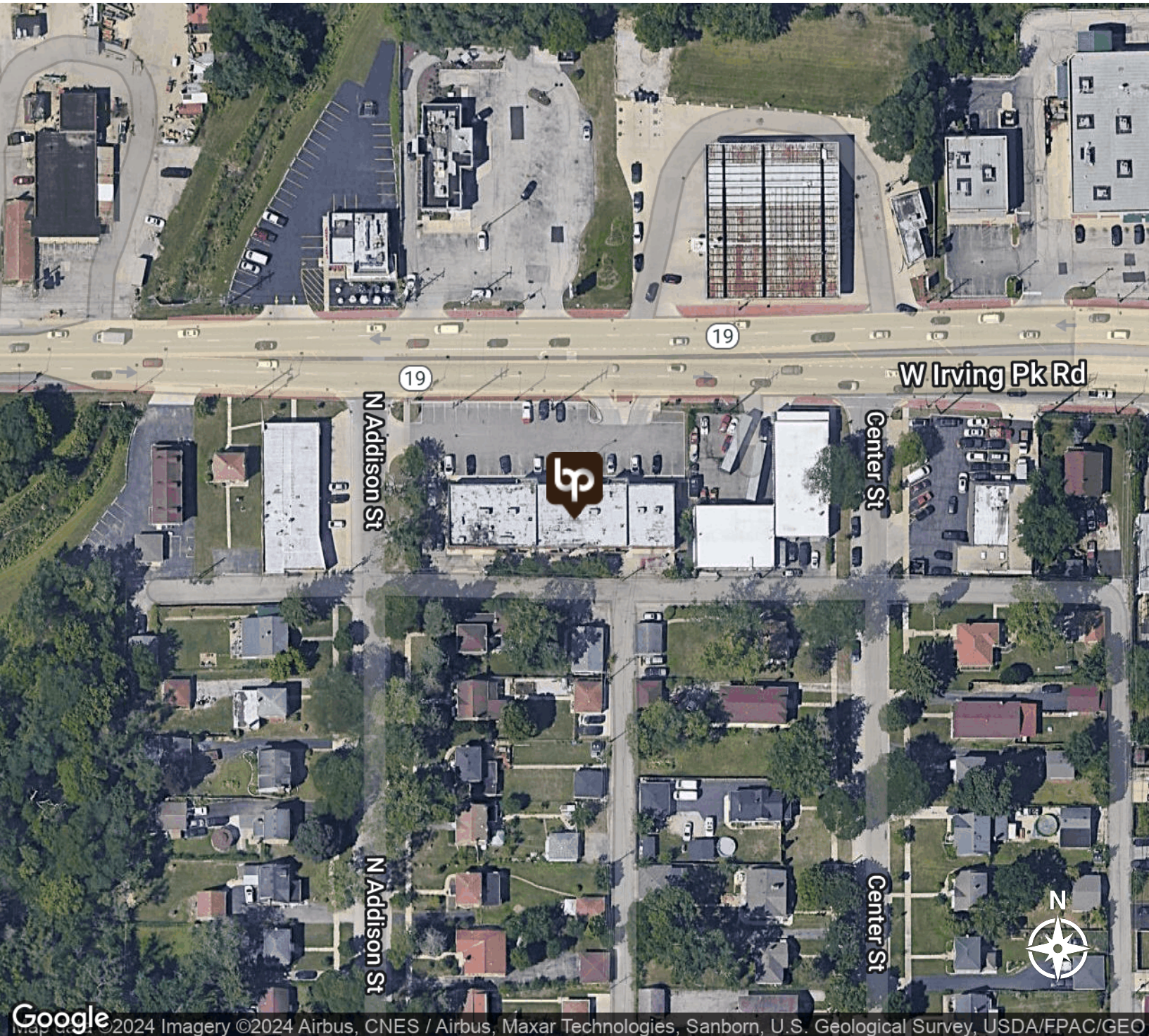
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AERIAL MAP

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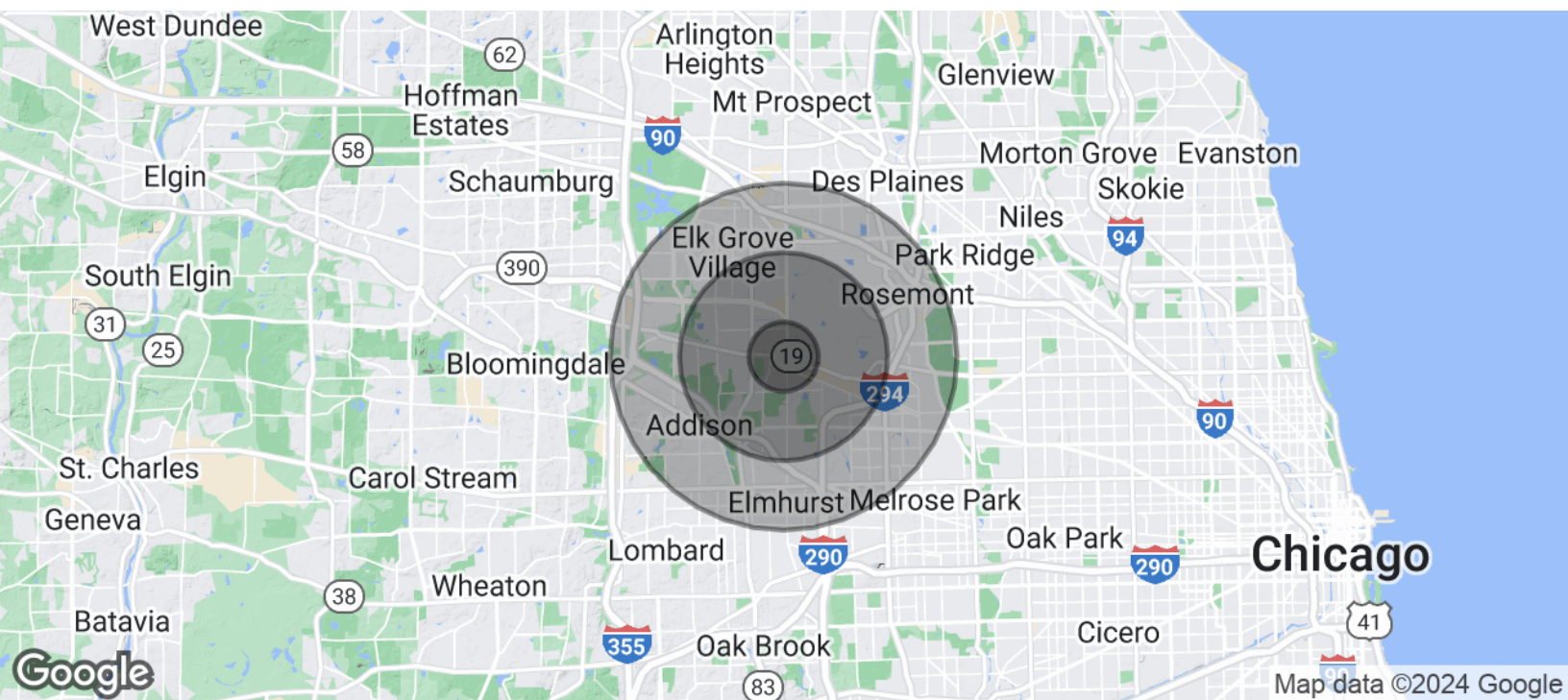
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,344	45,529	213,047
Average Age	41.2	38.9	39.6
Average Age (Male)	39.3	36.8	38.2
Average Age (Female)	42.8	41.0	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,427	17,095	80,566
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$74,859	\$82,484	\$88,285
Average House Value	\$199,745	\$249,537	\$266,515

* Demographic data derived from 2020 ACS - US Census

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