

803 MAIN ST.
GLEN ELLYN, IL 60137

JAMESON.

FOR
LEASE

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PROPERTY SUMMARY

JAMESON.

803 N. MAIN ST., GLEN ELLYN



PROPERTY DESCRIPTION

Jameson is proud to present 803 Main St., Glen Ellyn. Former Seven-Eleven (7/11). Clean space (2,520 rsf.) for Retail, Medical, or QSR. Highly visible location with large windows, drop ceiling, HVAC, and a newly paved parking lot for 23+ cars. Located at a signalized NEC of Main & Elm St., Glen Ellyn. In the heart of a beautiful neighborhood. A short distance to downtown Glen Ellyn, Pennsylvania Ave., & Crescent Blvd., also North & Main St. retail area. For additional info or to schedule a tour, please contact Brad at 312.375.3355 or bbendersky@jameson.com.

PROPERTY HIGHLIGHTS

- High Visibility {Signalized Corner}
- Full Height Windows
- 60' Window Frontage
- 23+ Car Parking

SPACE HIGHLIGHTS

- Eleven Door Walk-In Cooler
- Tile Floor (Very Good Condition)
- LED Lights
- Triple-Basin Sink

LEASE OVERVIEW

Lease Rate:	\$21.00 sf net + Taxes & OE.
Available SF:	2,520 rsf
Zoning:	C2
Market:	Glen Ellyn
Cross Streets (Signalized)*	Main & Elm

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,509	20,253	42,584
Total Population	11,864	54,101	114,203

PROPERTY HIGHLIGHTS

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803 N. MAIN ST., GLEN ELLYN



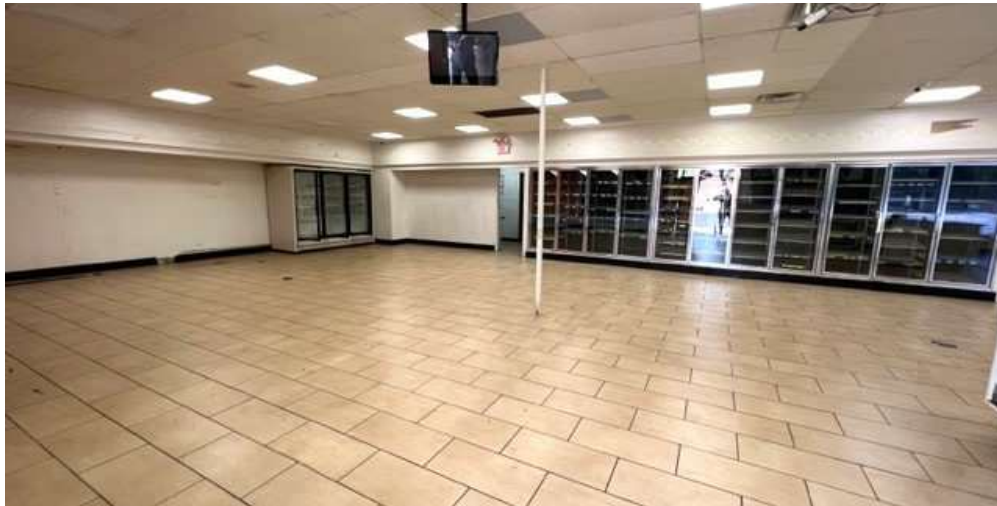
AREA TENANTS

- Walgreens [Shadow Tenant]
- Kumon Math & Reading
- Papa Saverios Pizzeria
- Dairy Queen
- Barberia - Barber Shop
- Glen Ellyn Historical Society
- Glen Elly Chamber of Commerce
- Forest Glen Elementary School
- Montessori Academy of Glen Ellyn
- Glen Ellyn School District 41
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- TRANSPORTATION -
- 355 & North Ave.
- Glen Ellyn Metra (St. Charles & Main St.)
-
- TRAFFIC COUNT - Average Daily (vehicles per day)
- Main St. - 7,000 vpd
- St. Charles/Geneva Rd. - 15,100 vpd

ADDITIONAL PHOTOS

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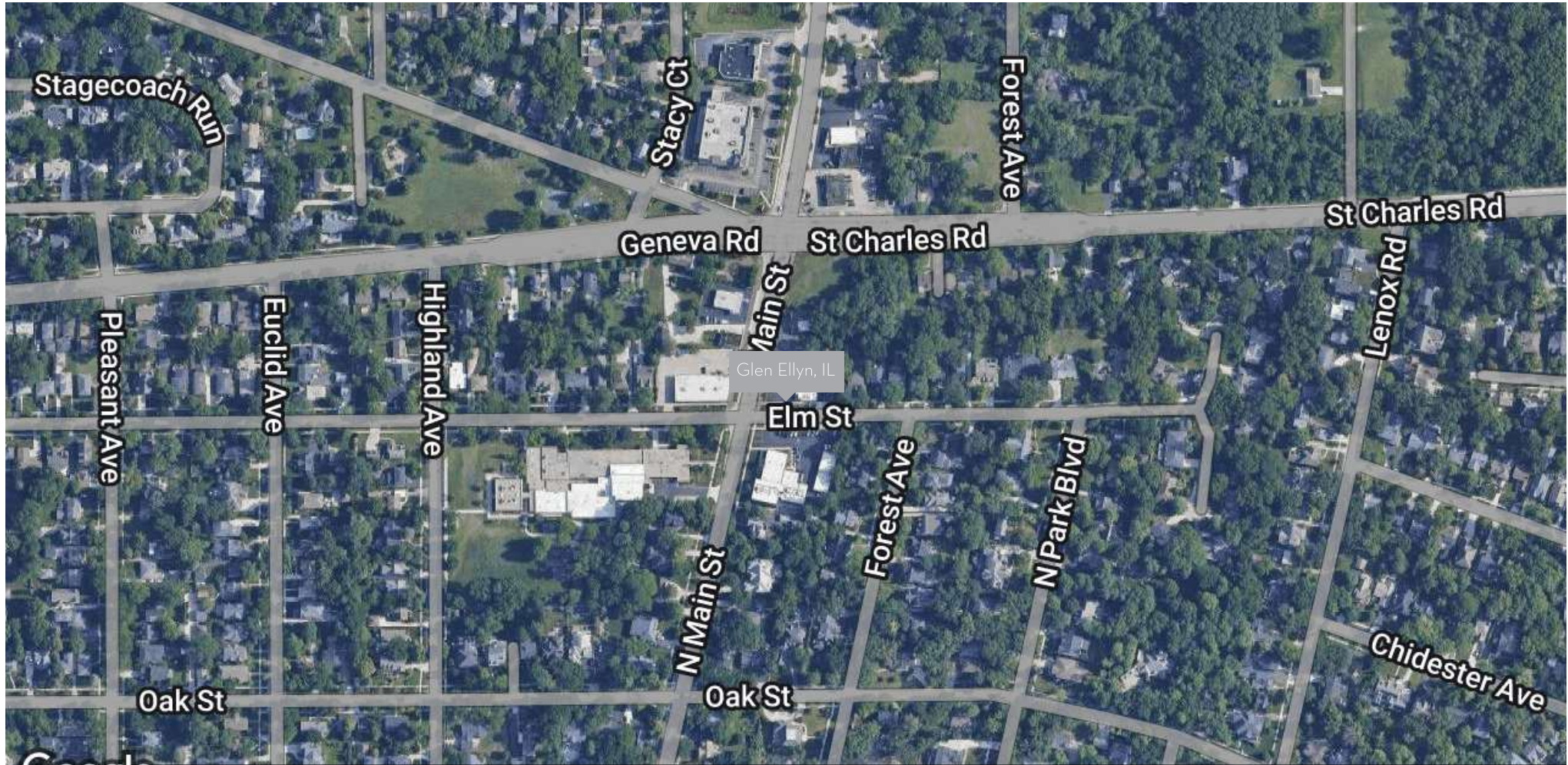
803 N. MAIN ST., GLEN ELLYN



AERIAL MAP

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803 N. MAIN ST., GLEN ELLYN



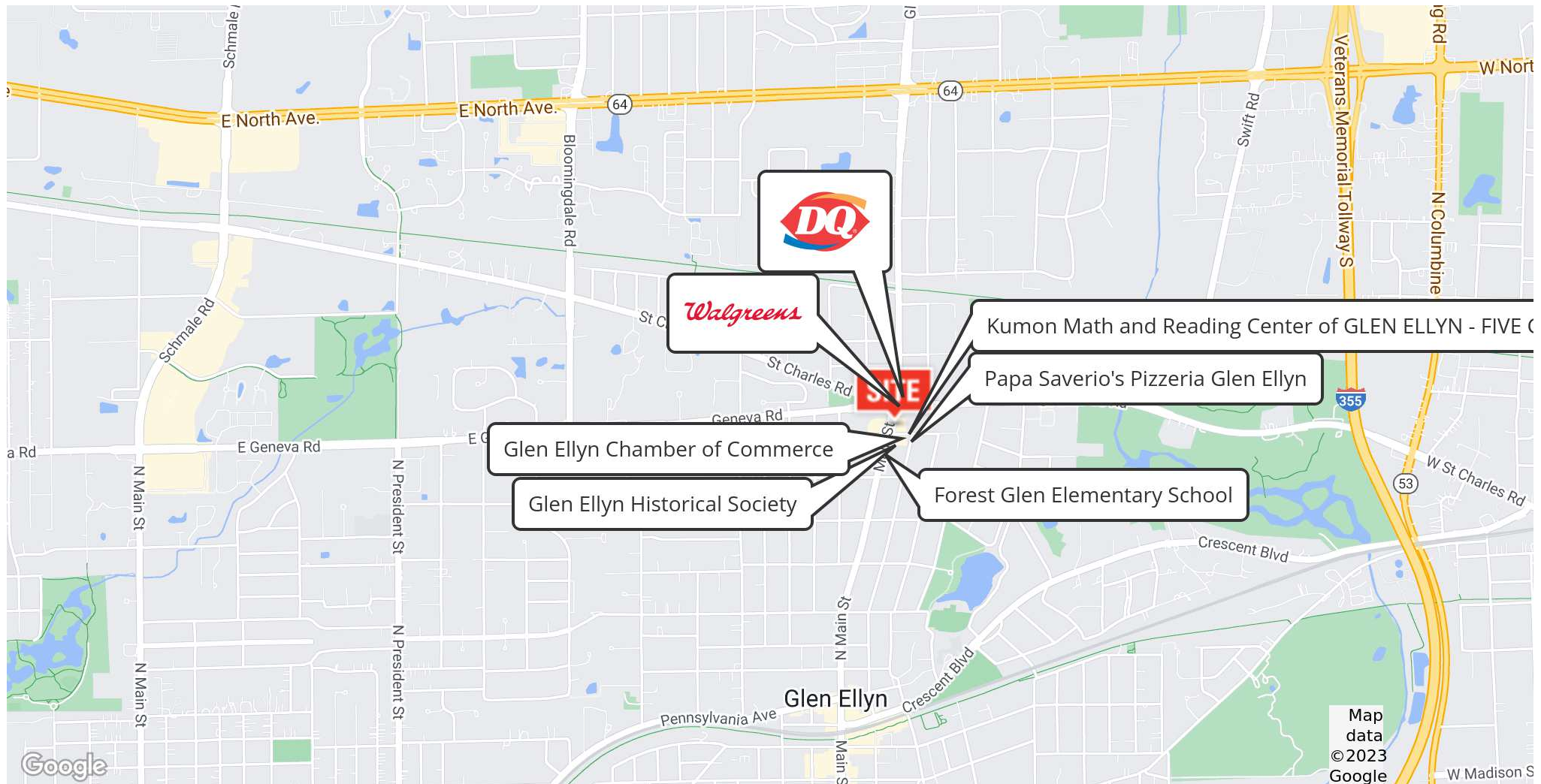
Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

RETAIL MAP

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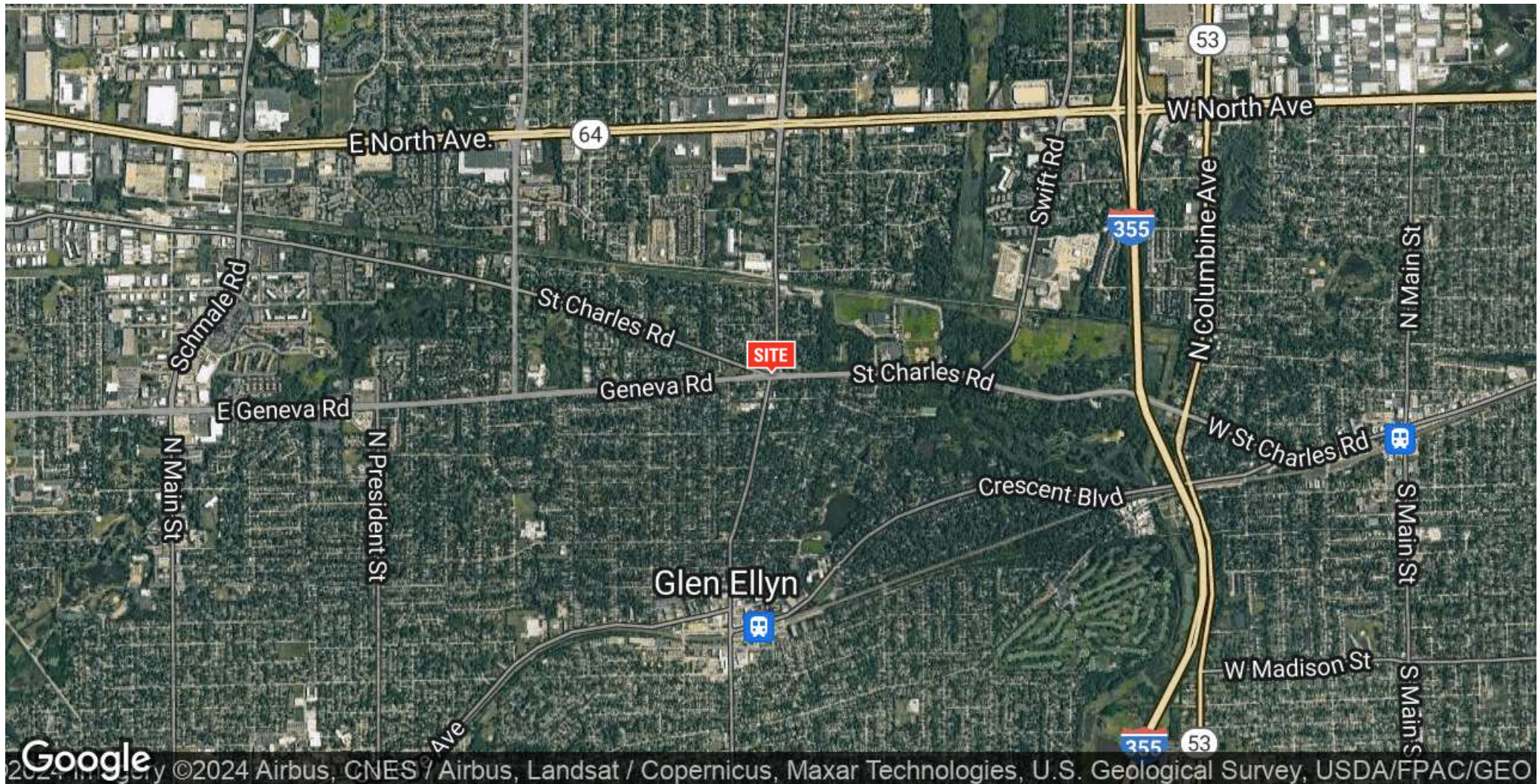
803 N. MAIN ST., GLEN ELLYN



REGIONAL MAP

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803 N MAIN ST., GLEN ELLYN



DEMOGRAPHICS MAP & REPORT

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803 N. MAIN ST., GLEN ELLYN

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,864	54,101	114,293
Average Age	41.5	38.3	37.1
Average Age (Male)	41.4	37.5	36.5
Average Age (Female)	42.3	39.4	38.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,509	20,253	42,584
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$161,317	\$126,580	\$116,278
Average House Value	\$457,859	\$352,168	\$316,648

** Demographic data derived from 2020 ACS - US Census*

