

# 417 W. 63RD ST.

417 W. 63RD ST., DOWNERS GROVE, IL 60516

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 417 W. 63RD ST. in Downers Grove, IL. This 10,673 SF retail or office space has information available upon request. The building is in a well-established area with superb on-site parking, over 40 spaces. The 10,673 SF building is located near the epicenter of the Downers Grove business district and is ready for its next generation of retail. This property is a well-known retail staple of the Downers Grove community for years and offers landmark recognition & engaging signage. Give our team of Dupage County leasing experts a call at 847-904-9200 or fill out our contact form to get more info about this available property. This is an excellent opportunity to expand your business in Downers Grove, Illinois

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	5
Available SF:	
Building Size:	10,675 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,825	50,036	97,520
Total Population	14,984	117,599	227,852
Average HH Income	\$98,153	\$116,806	\$130,520

SPACES	LEASE RATE	SPACE SIZE
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Presented By:

Legacy Commercial Property

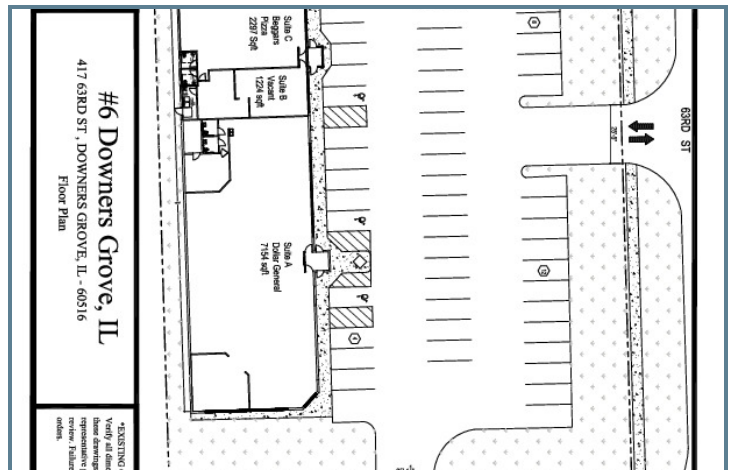
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info@legacypro.com

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## ADDITIONAL PHOTOS



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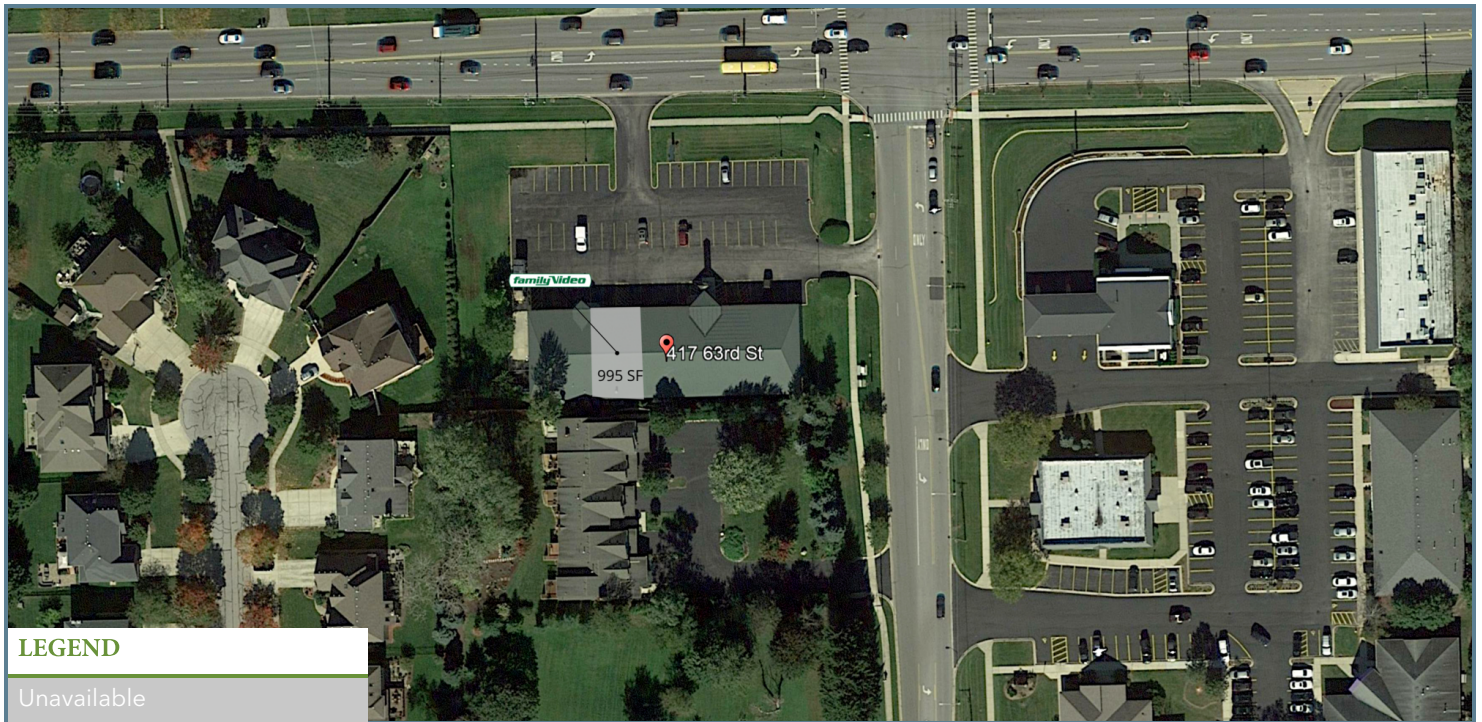
209 Powell Place  
Brentwood, TN 37027  
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PLANS



## LEASE INFORMATION

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

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
417 W. 63rd St.	Vape Valley	1,251 SF	NNN	-	-

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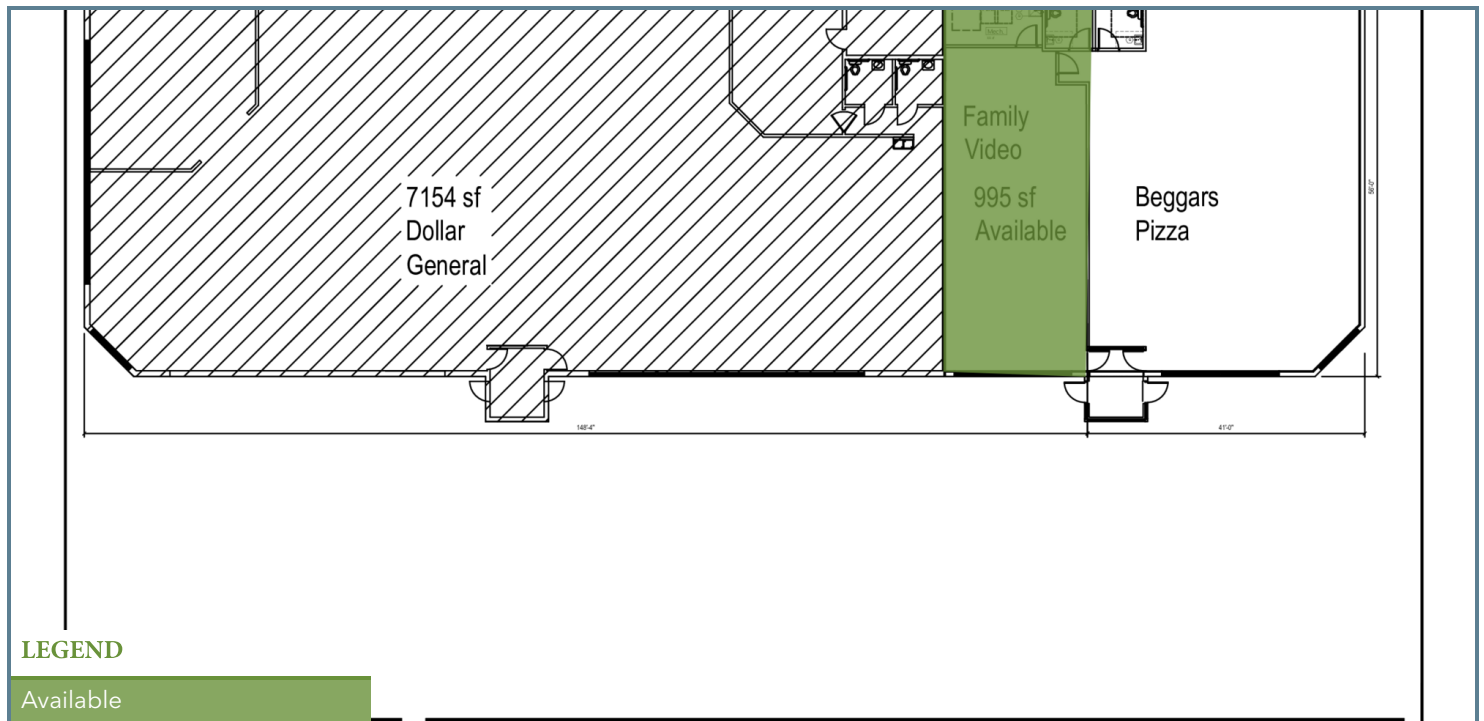
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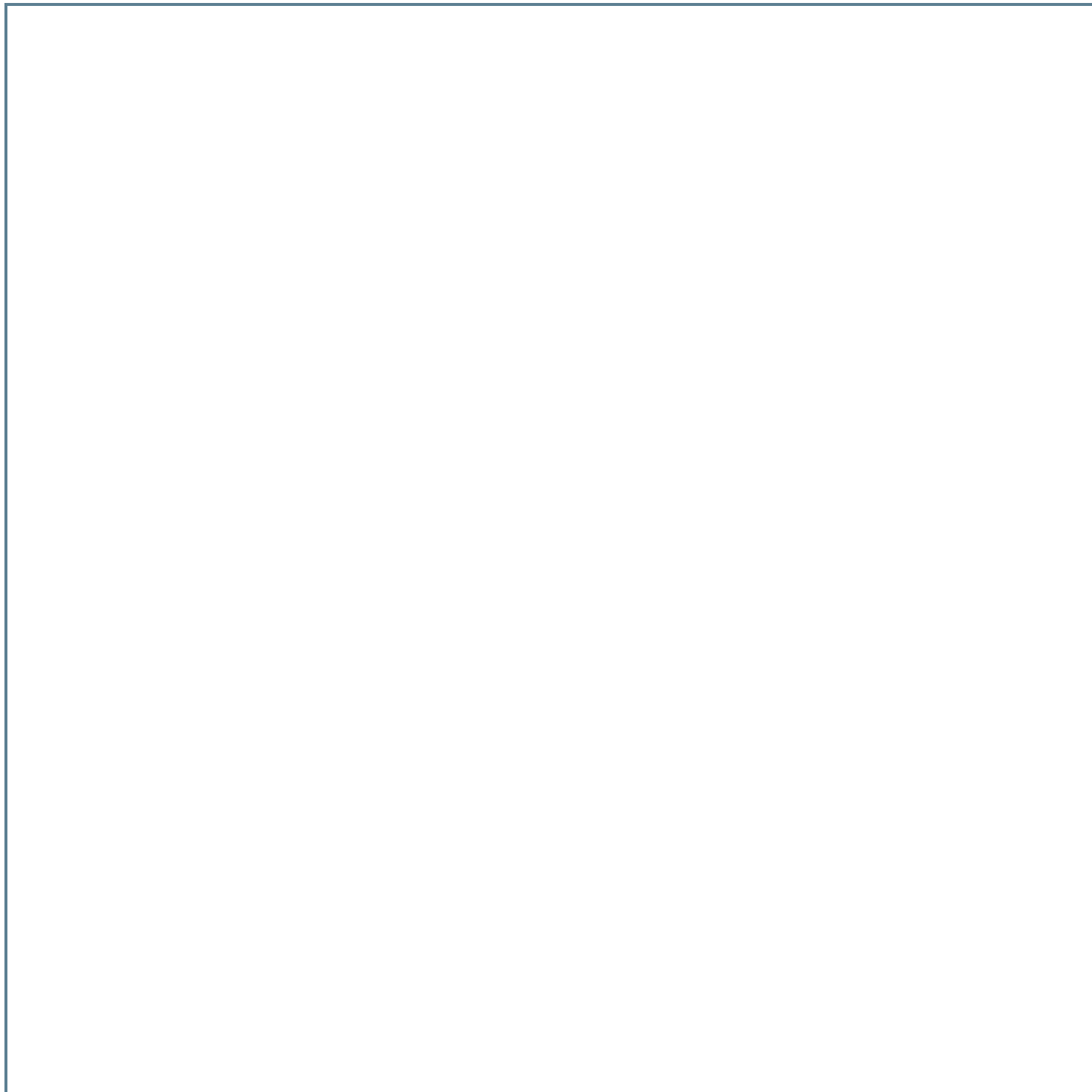
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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



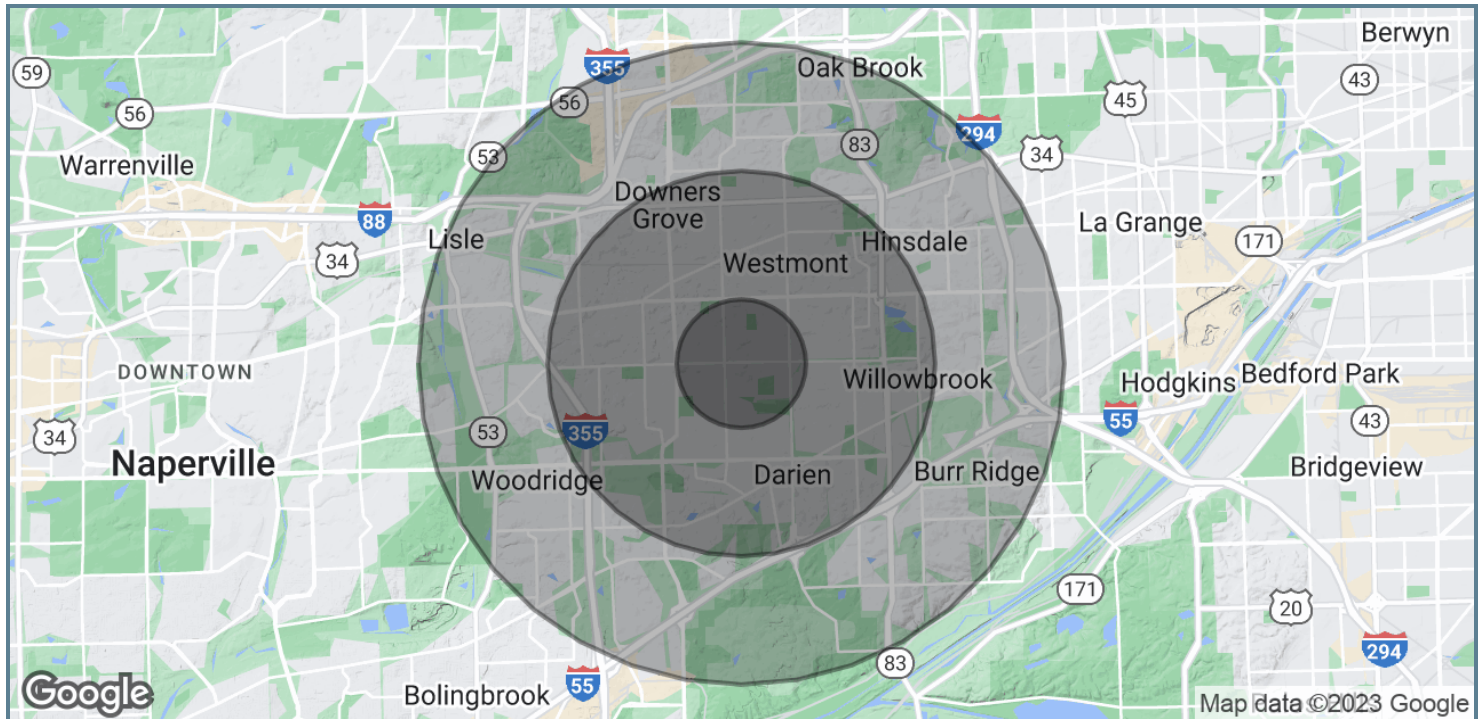
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,984	117,599	227,852
Average Age	40.2	42.8	43.7
Average Age (Male)	38.4	41.4	42.2
Average Age (Female)	41.5	44.1	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,825	50,036	97,520
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$98,153	\$116,806	\$130,520
Average House Value	\$335,328	\$347,300	\$397,496

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

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