

**LEASE**

# Drendel Commons

**2577 OGDEN AVE**

Downers Grove, IL 60515

**PRESENTED BY:**

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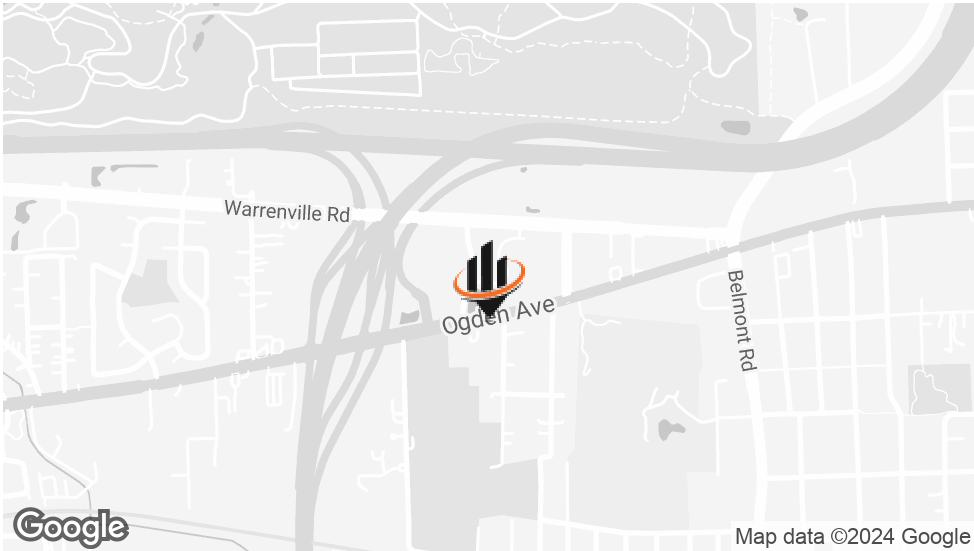
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 - 22.00 SF/yr (NNN)
BUILDING SIZE:	11,919 SF
AVAILABLE SF:	1,400 - 3,000 SF
LOT SIZE:	11,919 SF
ZONING:	C-Commercial
SUBMARKET:	I-88 Corridor

PROPERTY OVERVIEW

Hertz anchored center on busy Ogden Avenue with one last unit available in a well-maintained building. Opportunity to lease a ghost kitchen/commercial kitchen space. Easy access to I-355 and a large office tower across the street. Well-maintained building with spaces perfectly sized for small retail, office, and restaurants.

PROPERTY HIGHLIGHTS

- Existing Ghost Kitchen/Retail AVAILABLE
- Endcap (former Arc Labs, 1600SF) AVAILABLE, can be combined with Ghost Kitchen for 3000 SF total
- Located on Busy Ogden Avenue (34,000 VPD) with easy access to I355
- High-traffic co-tenants, including Hertz, chiropractic & nail salon services
- Pass-throughs \$7.50 per SF

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,400 - 3,000 SF	LEASE RATE:	\$20.00 - \$22.00 SF/yr

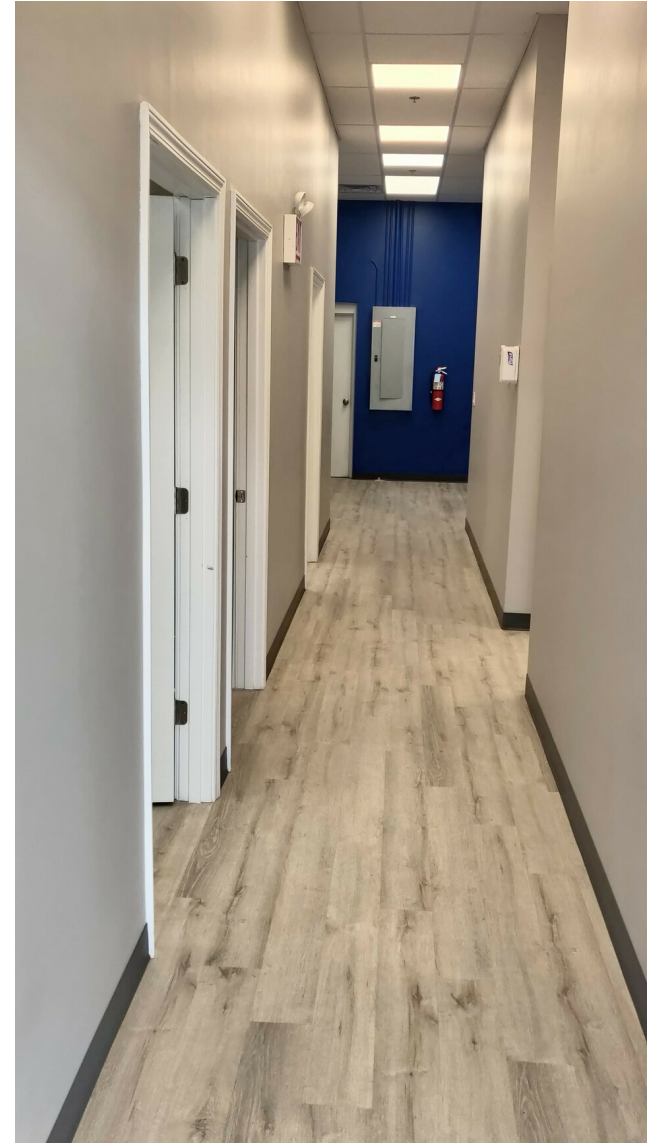
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2589 Ogden	Available	1,400 SF	NNN	\$20.00 SF/yr	Current ghost kitchen, 14' hood in place, plus walk-in cooler. Move-in ready. CAM \$7.50/SF. Pass-throughs \$7.50 per SF Spaces are adjacent and can be combined for 2,400-3,600 SF.
2593 Ogden Avenue	Available	1,600 - 3,000 SF	NNN	\$22.00 SF/yr	Endcap space recently built out as a lab space, very nice condition. Can be combined with the restaurant space (also recent build out) for a total of 3000 SF.

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## ENDCAP 1,600 SF | 5 EXAM ROOMS

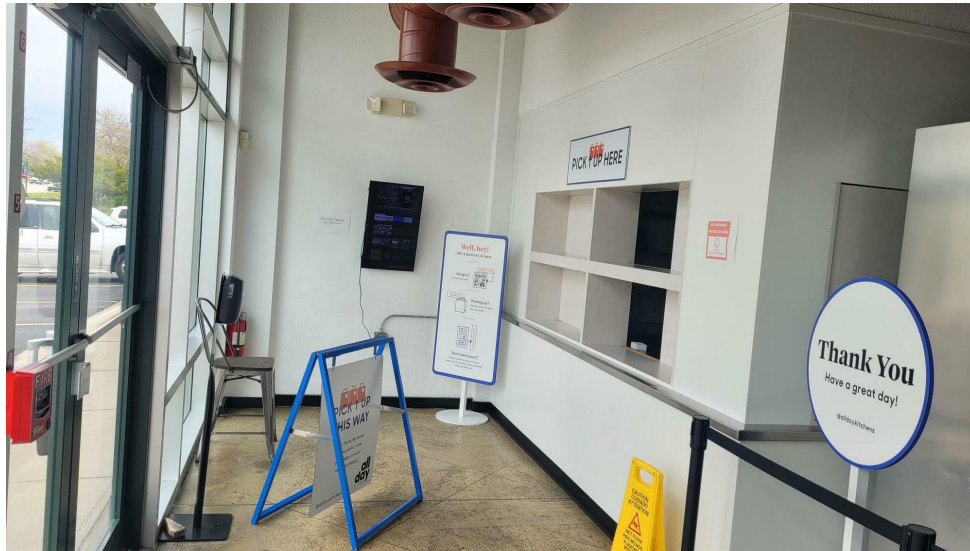


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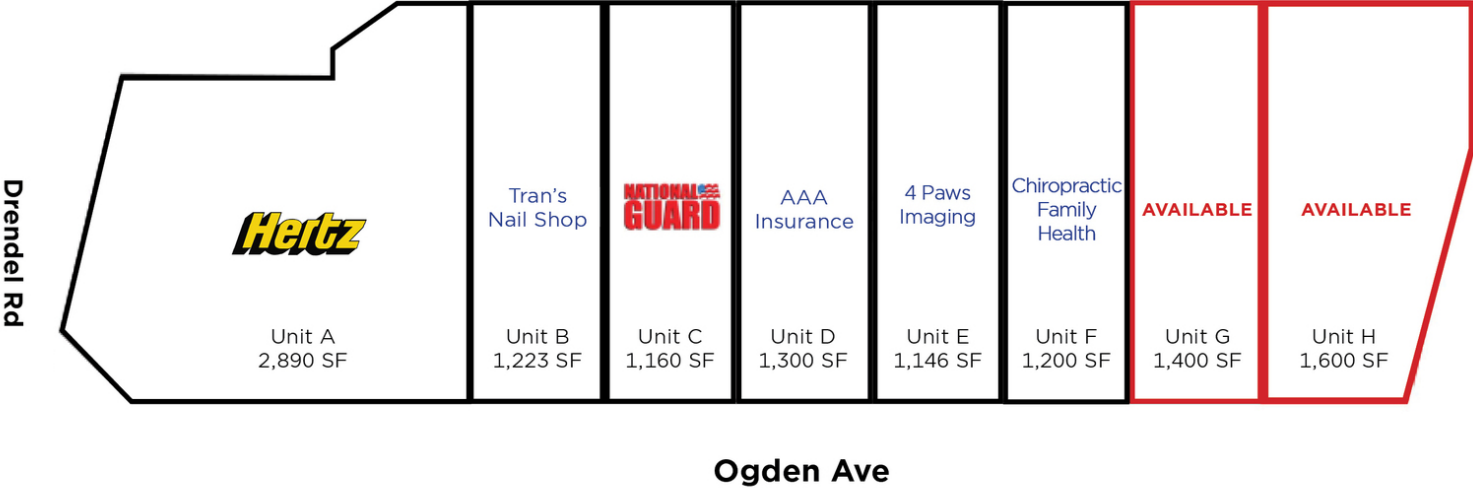
## GHOST KITCHEN



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SITE PLAN



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## AREA RETAILERS



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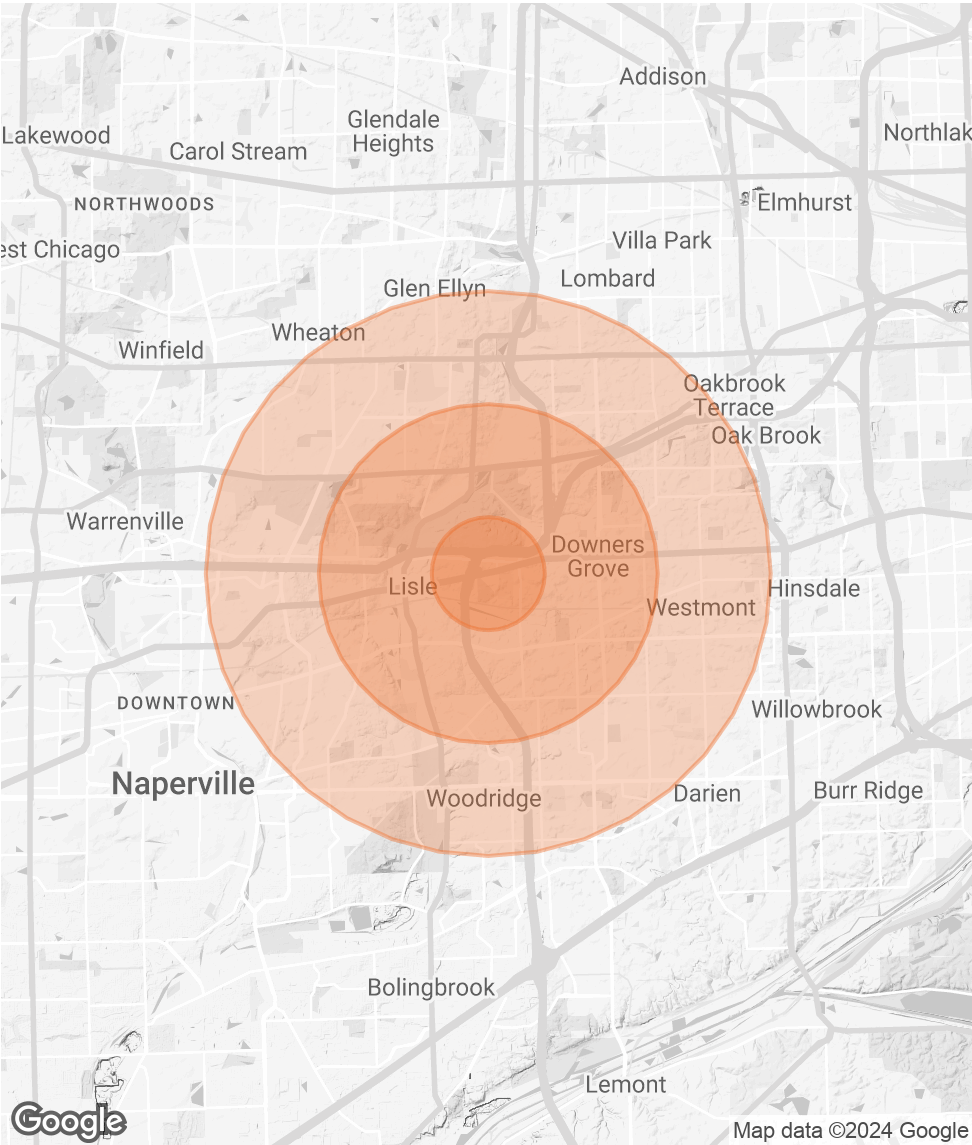


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,592	73,082	257,376
AVERAGE AGE	44.0	42.0	39.2
AVERAGE AGE (MALE)	42.1	40.4	37.5
AVERAGE AGE (FEMALE)	45.2	43.3	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,214	30,147	102,713
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$74,885	\$103,589	\$100,262
AVERAGE HOUSE VALUE	\$459,019	\$367,141	\$374,374

\* Demographic data derived from 2020 ACS - US Census



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