



Retail Property For Lease




CATON
COMMERCIAL
REAL ESTATE GROUP

ROMEOVILLE TOWNE CENTER

405 N WEBER RD, ROMEOVILLE, IL 60446

ROMEOVILLE TOWNE CENTER



OFFERING SUMMARY

Available SF: 1,440 - 65,492 SF

Lease Rate: Contact Broker

Lot Size: 14.51 Acres

Year Built: 2001

Building Size: 113,422 SF

PROPERTY HIGHLIGHTS

- Romeoville Towne Center - new ownership and management
- Anchor, small shop, and 2nd generation restaurant spaces available
- 5,258 SF freestanding building with drive-thru on hard corner available
- Full access signalized intersection planned for Weber Rd
- Over 1,000 ft. of frontage on Weber Rd
- Access from Weber (38,200 vpd), 135th St (10,350 vpd), and Grand Blvd (2,350 vpd)
- Current tenants include: ATI Physical Therapy, H&R Block, The UPS Store, Valley View Dental, Subway, Rosati's Pizza, and Athleticco
- **Property Video:** <https://youtu.be/vwrAOC9pqxw>

LOCATION OVERVIEW

Ideally located on Weber Rd between the signalized intersections of 135th and Grand Blvd. Prime retail corridor less than a mile from the new I-55 diamond interchange and a future QuikTrip Travel Center development. Area retailers include Culver's, Ace Hardware, Walgreens, McDonalds, Bowlero, Cracker Barrel and more.

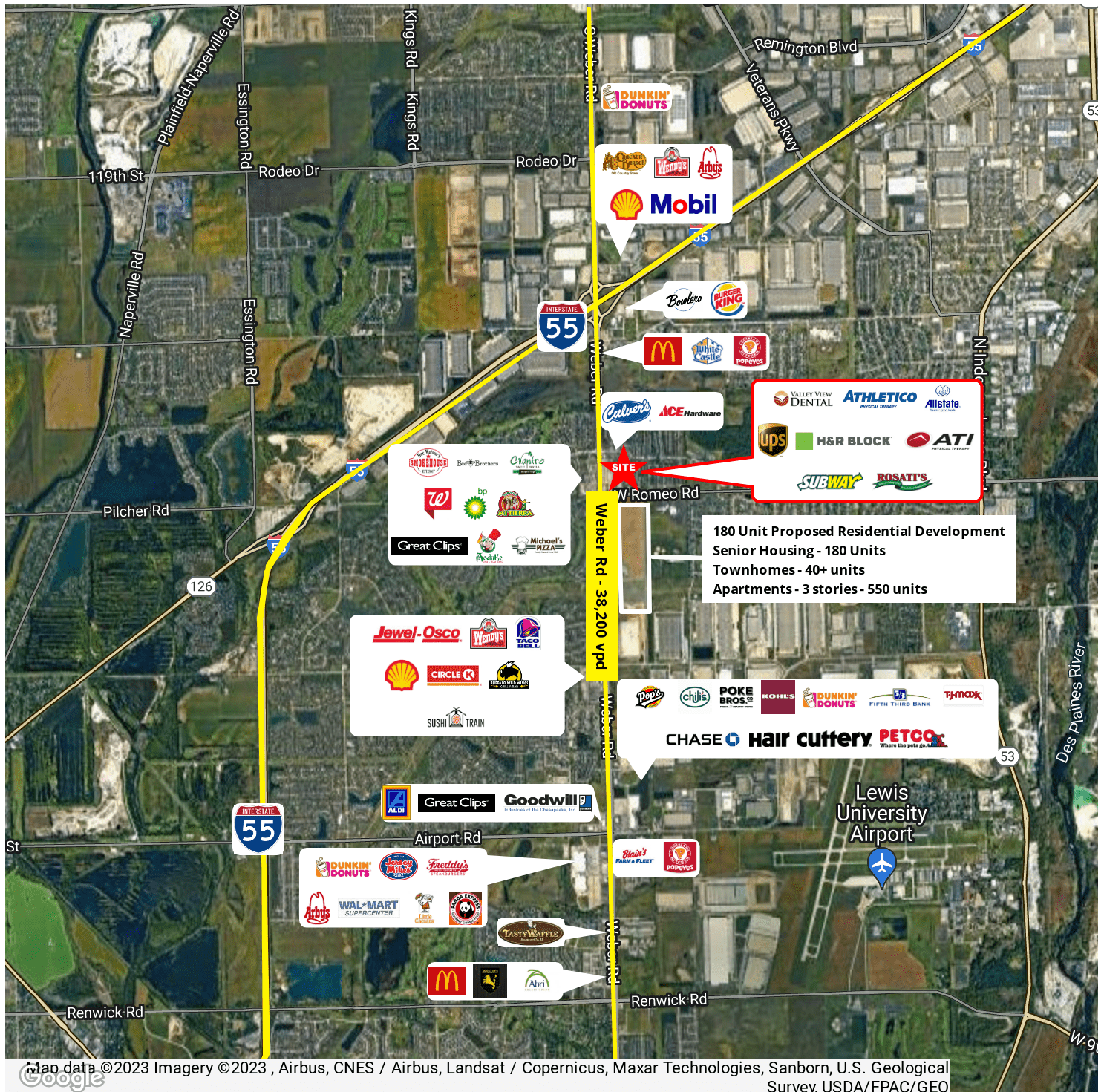
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495	Freestanding Building	5,258 SF
467-469	Athletico	3,400 SF
465	ThaiWay	2,295 SF
463	Rosati's Pizza	1,530 SF
461	Currency Exchange	1,360 SF
459	Subway	1,312 SF
457	Halsted Street Dawgs	1,615 SF

439-443	Valley View Dental	8,160 SF
445	AVAILABLE	65,492 SF
433	AllState Insurance	1,200 SF
431	AVAILABLE	1,440 SF
429B	UPS Store	1,440 SF
429A	H&R Block	1,440 SF
427	AVAILABLE	1,440 SF
425	Nail Salon	1,360 SF
423	AVAILABLE	1,280 SF
421	Sandy's Place	1,280 SF
419	AVAILABLE	1,600 SF
417	AVAILABLE	1,600 SF
415	AVAILABLE	1,600 SF
413	AVAILABLE	1,920 SF
411	AVAILABLE	2,100 SF

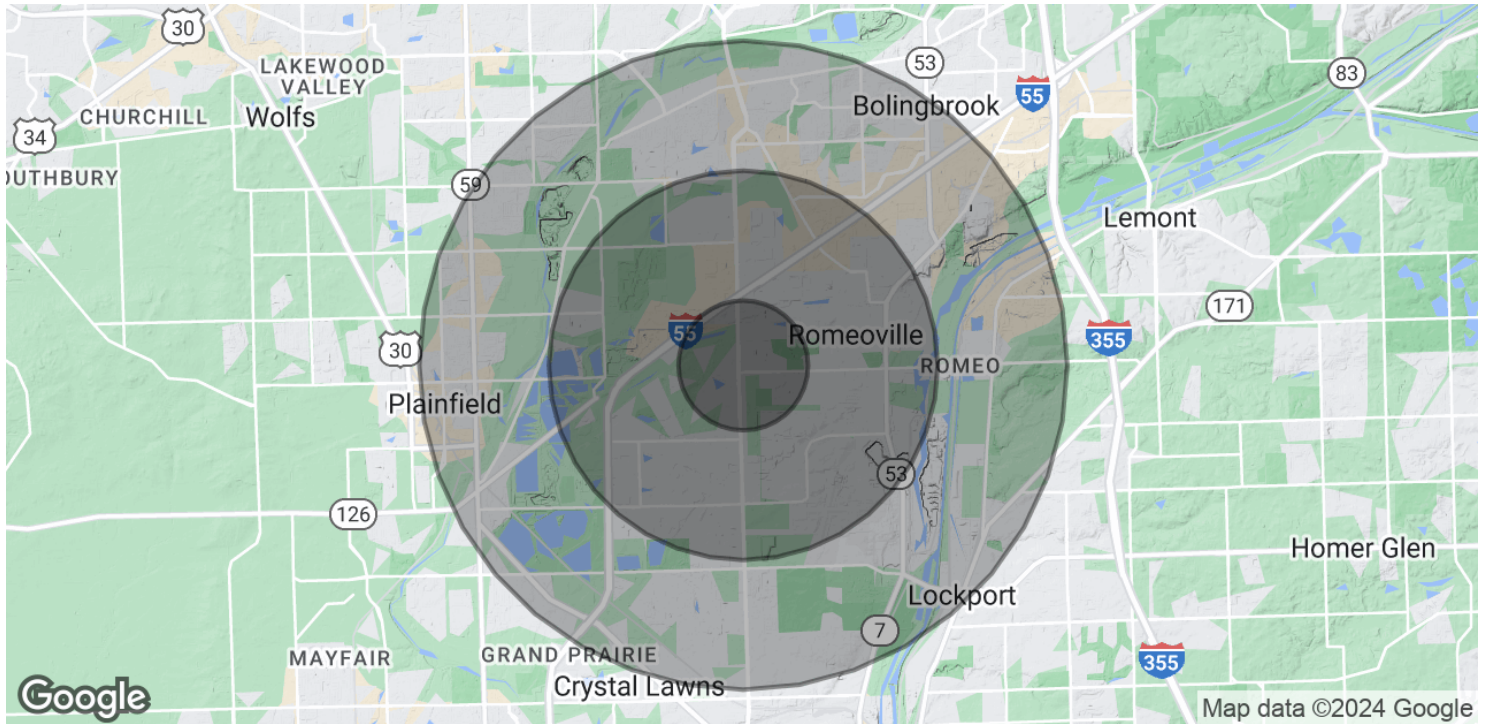
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,225	57,359	147,246
Average Age	51.1	37.3	38.2
Average Age (Male)	49.0	36.0	37.8
Average Age (Female)	51.0	38.7	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,692	18,967	48,516
# of Persons per HH	2.2	3.0	3.0
Average HH Income	\$79,099	\$97,334	\$105,755
Average House Value	\$213,077	\$227,440	\$250,758

2020 American Community Survey (ACS)

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