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LEASE

±1,500 SF Retail Unit | Franciscan Way Shopping Center

1987-2011 FRANCISCAN WAY

West Chicago, IL 60185

PRESENTED BY:

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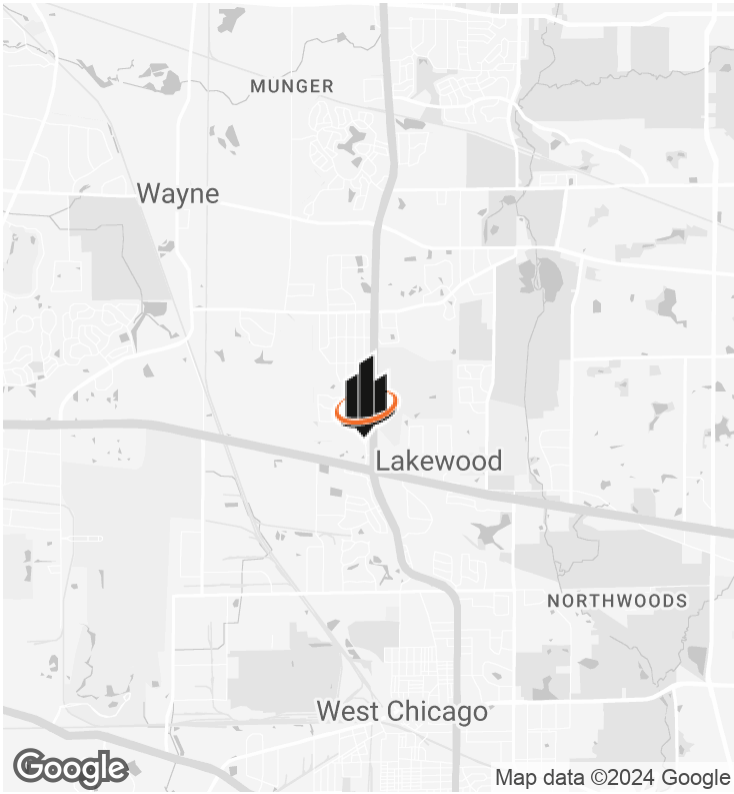
IL #471020279

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,300.00 SF/yr (MG)
BUILDING SIZE:	18,410 SF
AVAILABLE SF:	1,500 SF
LOT SIZE:	3.33 Acres
YEAR BUILT:	2003
ZONING:	B-2
SUBMARKET:	East/West Corridor
APN:	01-28-401-091

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a leasing opportunity at Franciscan Way Shopping Center at 1987-2011 Franciscan Way in West Chicago, Illinois. This multi-unit strip center has one unit remaining, a former nail salon and approximately 1,500 SF. Open concept with a Private office, restroom and storage. Great visibility with frontage exposure on Route 59 (Neltnor Blvd.) and monumental signage. Join Roger's Flooring and Laugh & Enjoy Comedy Club.

PROPERTY HIGHLIGHTS

- ±1,500 SF Retail Unit
- Former Nail Salon
- Private office | Restroom
- Great Visibility | Signage
- Plenty of Parking

ADDITIONAL PHOTOS



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PROPERTY AERIAL



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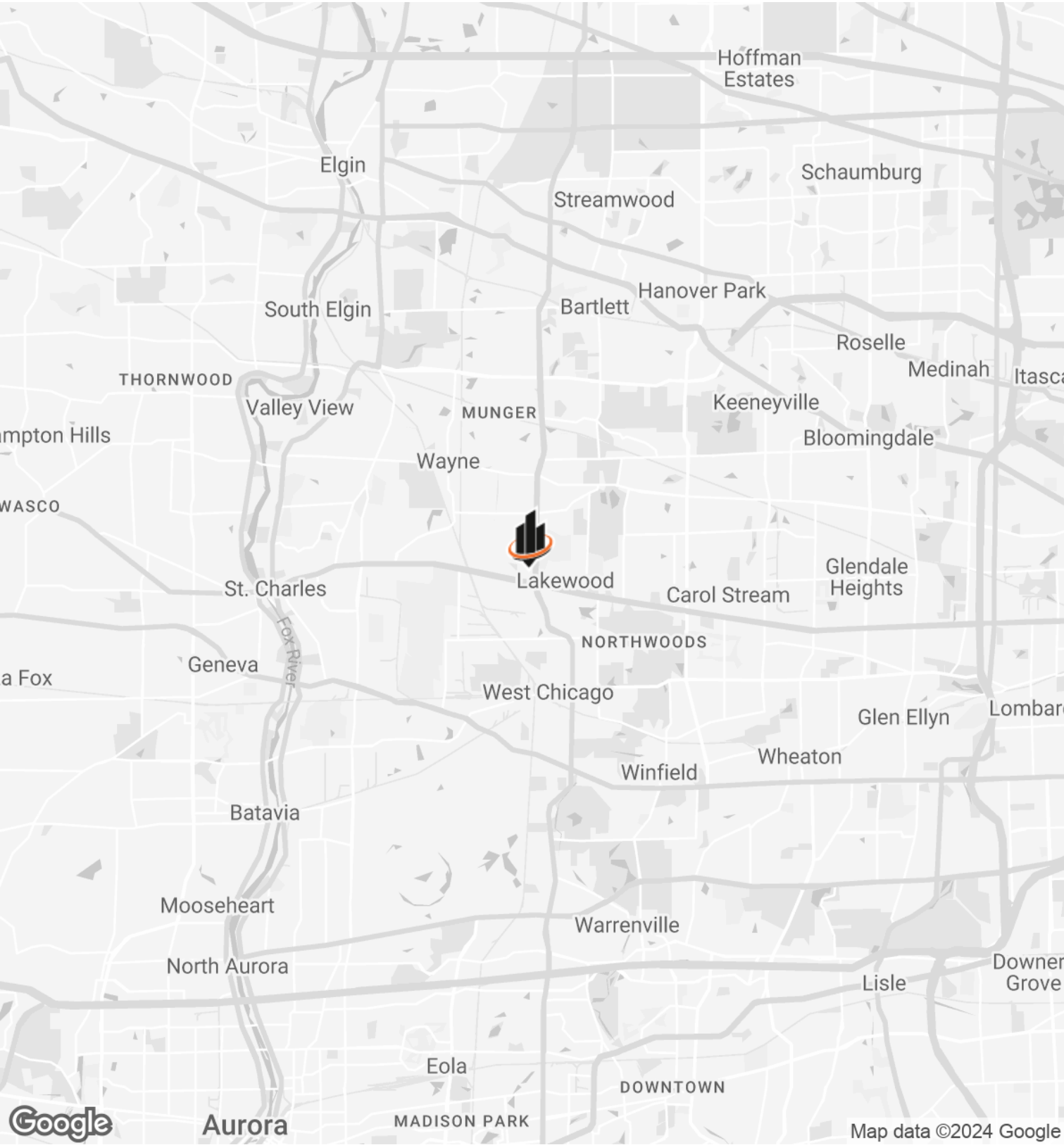
TRAFFIC COUNTS



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LOCATION MAP



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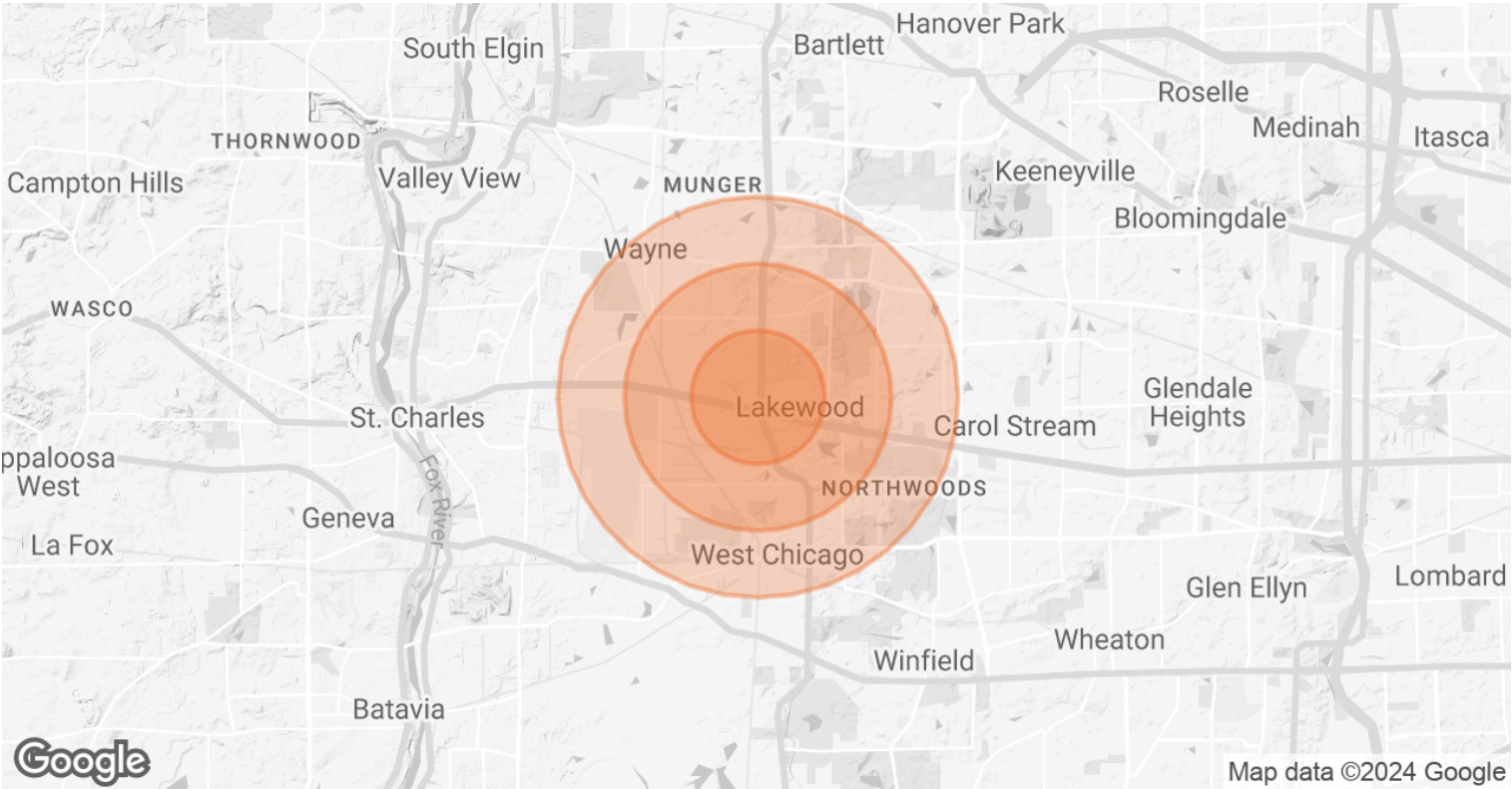
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,097	10,767	42,050
AVERAGE AGE	41.9	43.7	40.8
AVERAGE AGE (MALE)	40.5	43.1	39.5
AVERAGE AGE (FEMALE)	43.9	44.2	41.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,310	4,136	14,734
# OF PERSONS PER HH	2.4	2.6	2.9
AVERAGE HH INCOME	\$87,519	\$107,214	\$114,767
AVERAGE HOUSE VALUE	\$207,468	\$273,240	\$280,797

2020 American Community Survey (ACS)

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