

LEASE

York Center Plaza

821 E ROOSEVELT ROAD

Lombard, IL 60148

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
BUILDING SIZE:	12,996 SF
AVAILABLE SF:	1,100 SF
YEAR BUILT:	1986
ZONING:	C-Commercial
SUBMARKET:	I-88 Corridor
TRAFFIC COUNT:	43,000

PROPERTY OVERVIEW

1,100 SF former wireless phone store opportunity at bustling York Center Plaza in Lombard, IL. With over 40,000 cars passing daily, this highly visible center is well located between I-88 and I-355, close to Oakbrook, Downers Grove, and Naperville. Adjacent retailers include Hobby Lobby, JoAnn Fabrics, Starbucks, Office Depot, Guitar Center, Jewel Osco, Babies R Us, Chase Bank, Buffalo Wild Wings and many more.

PROPERTY HIGHLIGHTS

- Former wireless phone store available
- Fantastic Visibility to Roosevelt Road
- Fully Occupied Center

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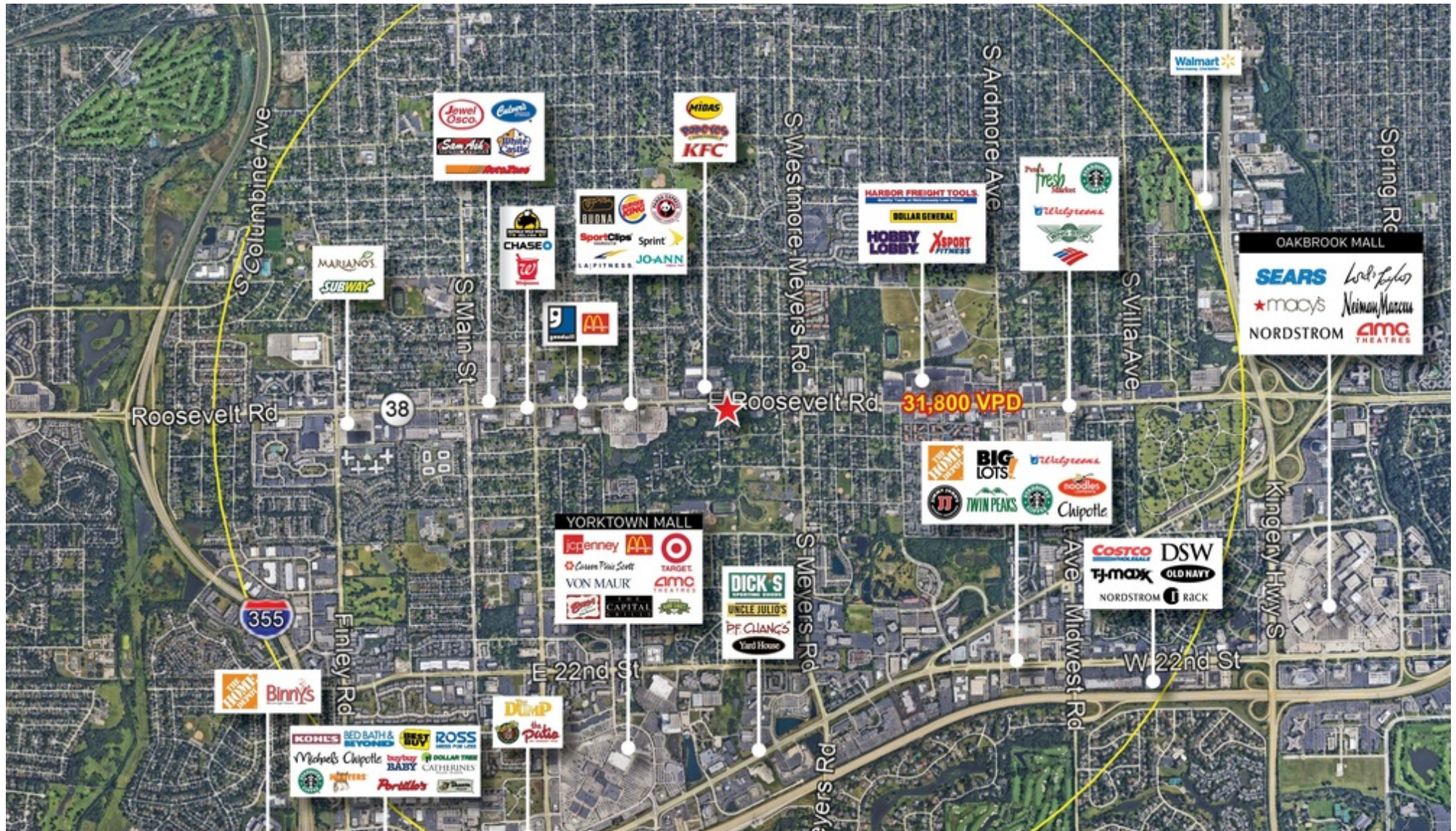
ADDITIONAL PHOTOS



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RETAILER MAP



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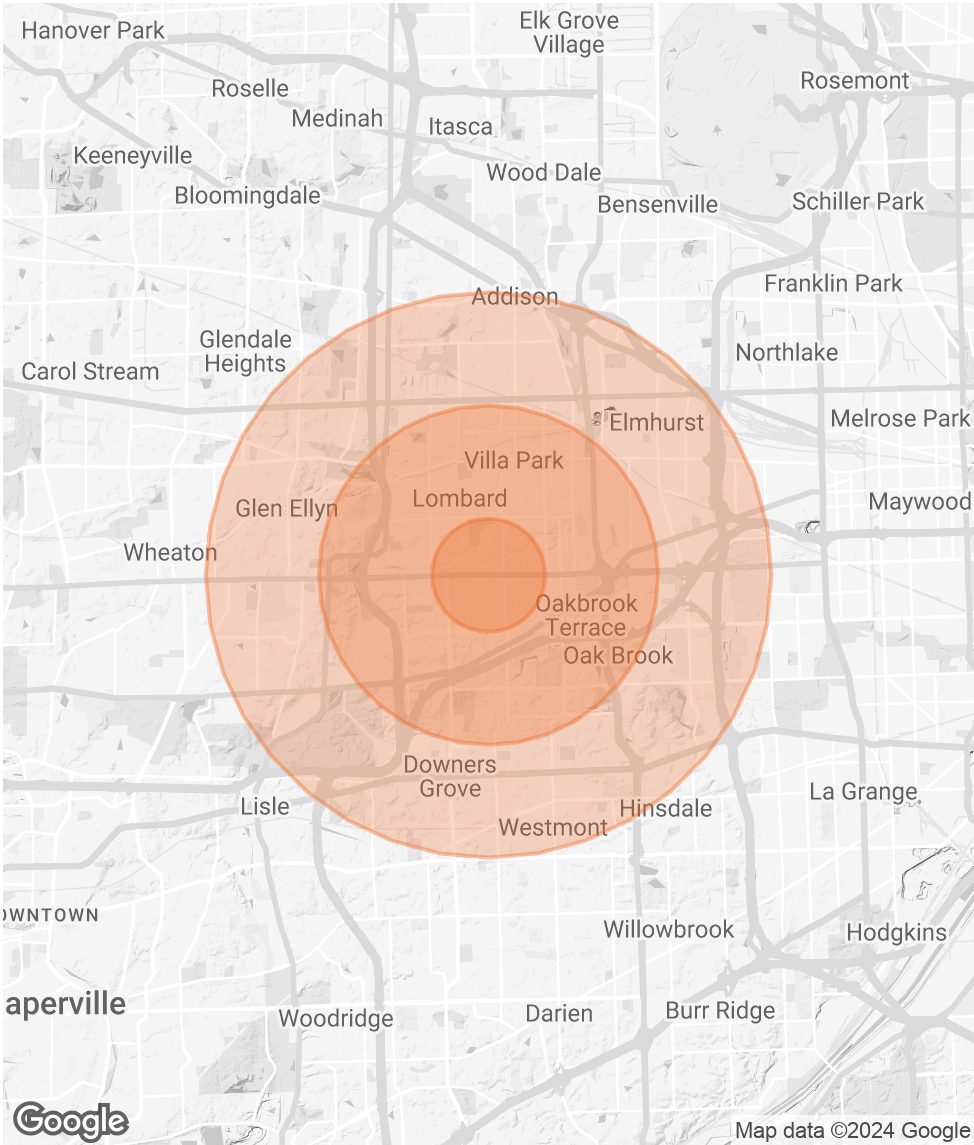
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,885	104,489	261,199
AVERAGE AGE	38.6	39.3	39.5
AVERAGE AGE (MALE)	37.2	36.8	37.7
AVERAGE AGE (FEMALE)	39.8	41.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,635	41,436	99,101
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$77,373	\$84,025	\$101,548
AVERAGE HOUSE VALUE	\$312,969	\$345,314	\$404,618

* Demographic data derived from 2020 ACS - US Census



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