

2,400 - 4,400 SF RETAIL DIRECTLY ON NORTH AVE! FOR LEASE

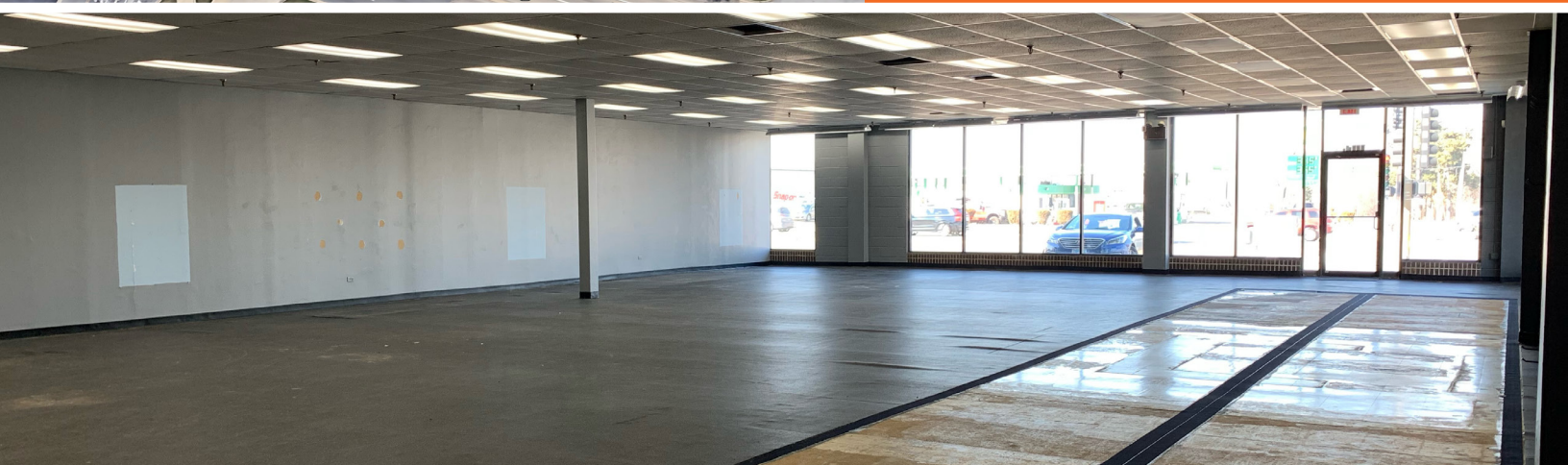
379-383 E. NORTH AVENUE | VILLA PARK, IL



Your Name Here



Your SVN Suburban
NEXT LEVEL TEAM



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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 PSF/yr (NNN)
CAM & TAXES:	\$5.84 PSF/yr
BUILDING SIZE:	8,400 SF
AVAILABLE SF:	2,400 - 4,400 SF
LOT SIZE:	0.38 Acres
ZONING:	C-3
MARKET:	Western Suburbs
SUBMARKET:	Villa Park
VPD:	46,000
APN:	06-03-101-014

PROPERTY OVERVIEW

Two spaces are available, one at 2,400 SF and one consisting of 4,400 SF for lease in an 8,400 SF building directly on North Avenue and immediately west of Route 83 on the border of Elmhurst. Excellent visibility with pylon and building signage available. This is a great opportunity for office or retail to be located directly on busy North Avenue in a very busy trade area and enjoy the low taxes of Villa Park.

PROPERTY HIGHLIGHTS

- 2,400 - 4,400 SF space immediately available for retail, medical or office use
- Wide-open space
- Desirable hard corner with signalized intersection at North and Villa Avenues
- Large sign panel available on pylon, directly on North Avenue
- Signage available on building
- Parking in front and rear of the building

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SITE PLAN



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ADDITIONAL PHOTOS

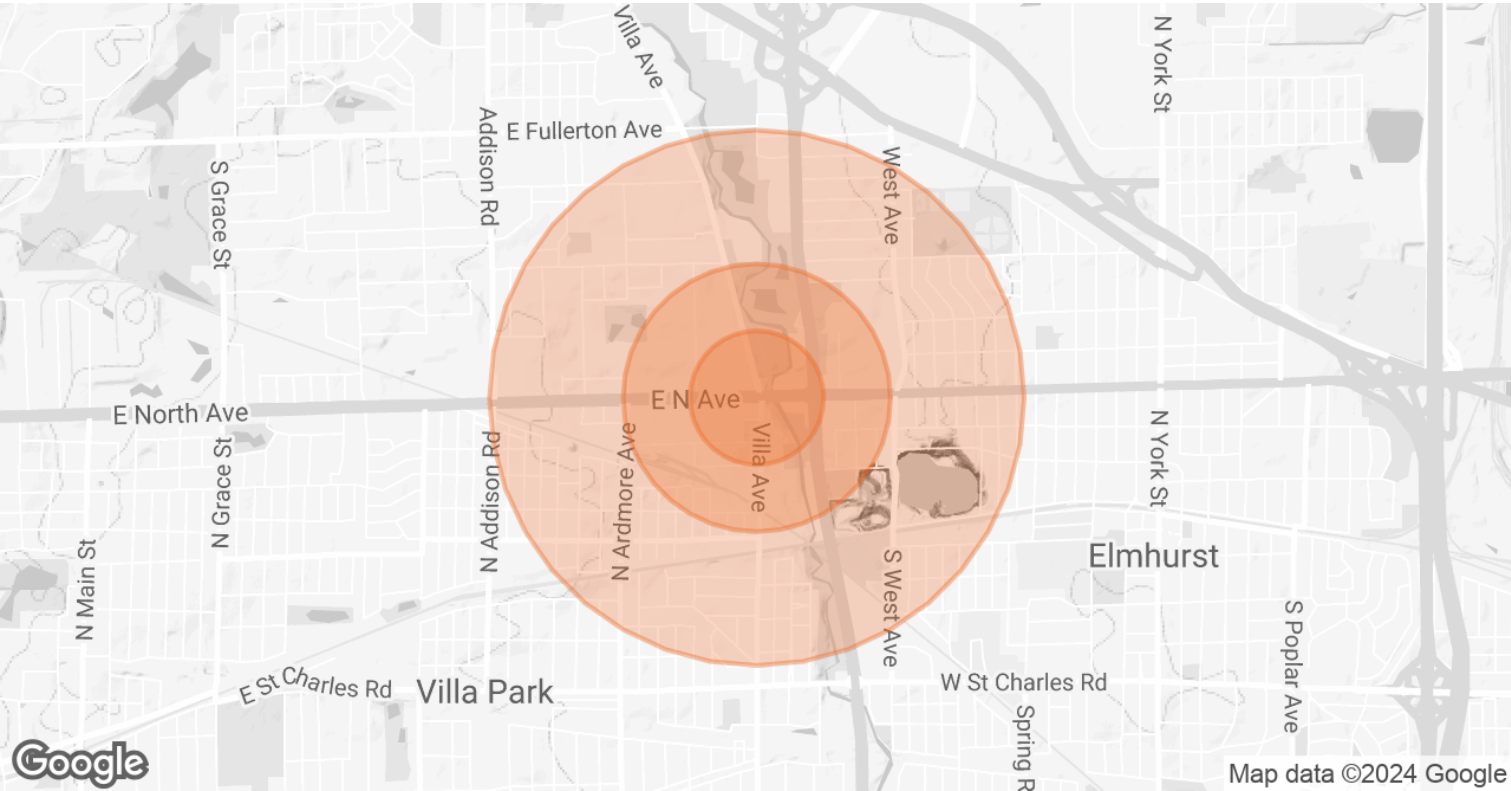


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This aerial map shows a commercial district in St. Louis, Missouri. The central focus is the intersection of E N Ave and Villa Ave, marked with a yellow star and labeled 'SITE' with a value of 44,400 VPD. To the west of this intersection, along E N Ave, are several large commercial buildings, including a Target store and a building with a 'Great Clips' sign. Further west, a 'Strats' building is visible. To the east of the intersection, along Villa Ave, are more commercial establishments, including a '9 American Mattress' store, a 'Fry's' store, and a 'Dunkin'' store. A 'NAPA' store is also located near the intersection. The map includes a north arrow in the top left corner and various street names such as E N Ave, Villa Ave, and E Schiller St. The area is characterized by a mix of commercial buildings, parking lots, and green spaces.



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	635	2,667	13,330
AVERAGE AGE	34.5	35.6	36.9
AVERAGE AGE (MALE)	38.1	39.0	38.7
AVERAGE AGE (FEMALE)	32.7	33.6	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	210	902	4,767
# OF PERSONS PER HH	3.0	3.0	2.8
AVERAGE HH INCOME	\$102,191	\$105,719	\$105,071
AVERAGE HOUSE VALUE	\$275,204	\$286,276	\$321,029

2020 American Community Survey (ACS)

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