



For Lease

## The Grove Shopping Center

1206-1530 75th St, Downers Grove, IL 60516

### NEGOTIABLE

Retail leasing opportunity at the Grove shopping center in Downers Grove. Strategically positioned at the junction of 75th Street and Lemont Road, just east of the I-355 interchange. This prime location is nestled in a high-traffic area within an affluent community, ensuring a dynamic retail environment. The numbers speak volumes: 32,298 vehicles daily on 75th Street and 13,401 on Lemont Road, guaranteeing visibility and foot traffic. Choose from a range of versatile spaces, accommodating businesses of all sizes from 1,200 to 48,304 square feet. Join a prestigious lineup of national retailers, tapping into a market of 232K residents within a 5-mile radius, boasting an average household income of \$126K. The daytime population of 115,637 ensures a constant flow of potential customers. The Grove isn't just a location; it's a strategic asset for your business in Downers Grove's competitive retail landscape.

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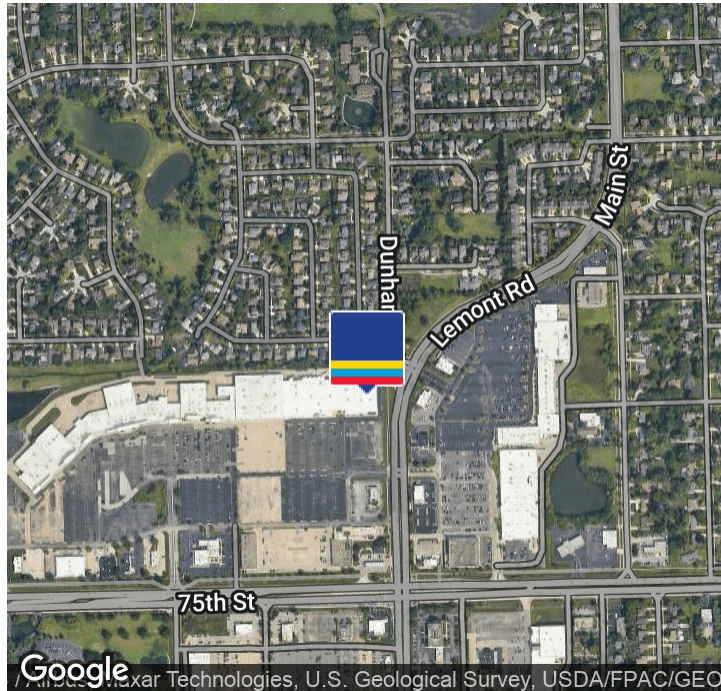
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# Property Summary



## Property Highlights

- Prime location - NW Corner of 75th & Lemont Rd
- Average Household Income of \$126K (10 miles)
- VPD - 32K on 75th Street & 13K on Lemont
- Daytime Population - 115K
- 640K Residents within 20 minute drive
- 793K Residents within 10 miles
- 708 surface parking spaces
- Significant frontage on 75th Street
- Median Age 42 years old
- Pylon Sign

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## Property Description

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## Offering Summary

<b>Available SF:</b>	1,200 - 48,304 SF
<b>Building Size:</b>	592,532 SF
<b>Taxes &amp; Expenses:</b>	VARIES
<b>Zoning:</b>	B-2

Spaces	Lease Rate	Taxes	EXP.	Space Size
<b>1206</b>	\$16.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	23,407 SF
<b>1220C</b>	Negotiable	\$2.23 SF/yr	\$2.52 SF/yr	9,712 SF
<b>1220B</b>	Negotiable	\$2.23 SF/yr	\$2.52 SF/yr	38,474 SF
<b>1220A</b>	Negotiable	\$2.23 SF/yr	\$2.52 SF/yr	37,051 SF
<b>1400-B2</b>	\$18.00 SF/yr	\$2.40 SF/yr	\$1.86 SF/yr	1,750 SF
<b>1400-C</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	6,048 SF
<b>1500-A</b>	Negotiable	\$2.23 SF/yr	\$1.67 SF/yr	35,702 SF
<b>1510-B</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
<b>1510-C</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
<b>1510-D</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	5,400 SF
<b>1510-E</b>	\$14.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	10,950 SF
<b>1510-F</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	6,600 SF
<b>1510-G</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
<b>1520</b>	\$13.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	27,300 SF
<b>1530-A</b>	\$18.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	1,200 SF
<b>1530-B</b>	\$18.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	1,200 SF
<b>1500-B</b>	Negotiable	\$2.23 SF/vr	\$2.52.SF/vr	48.304 SF

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# Center Photos



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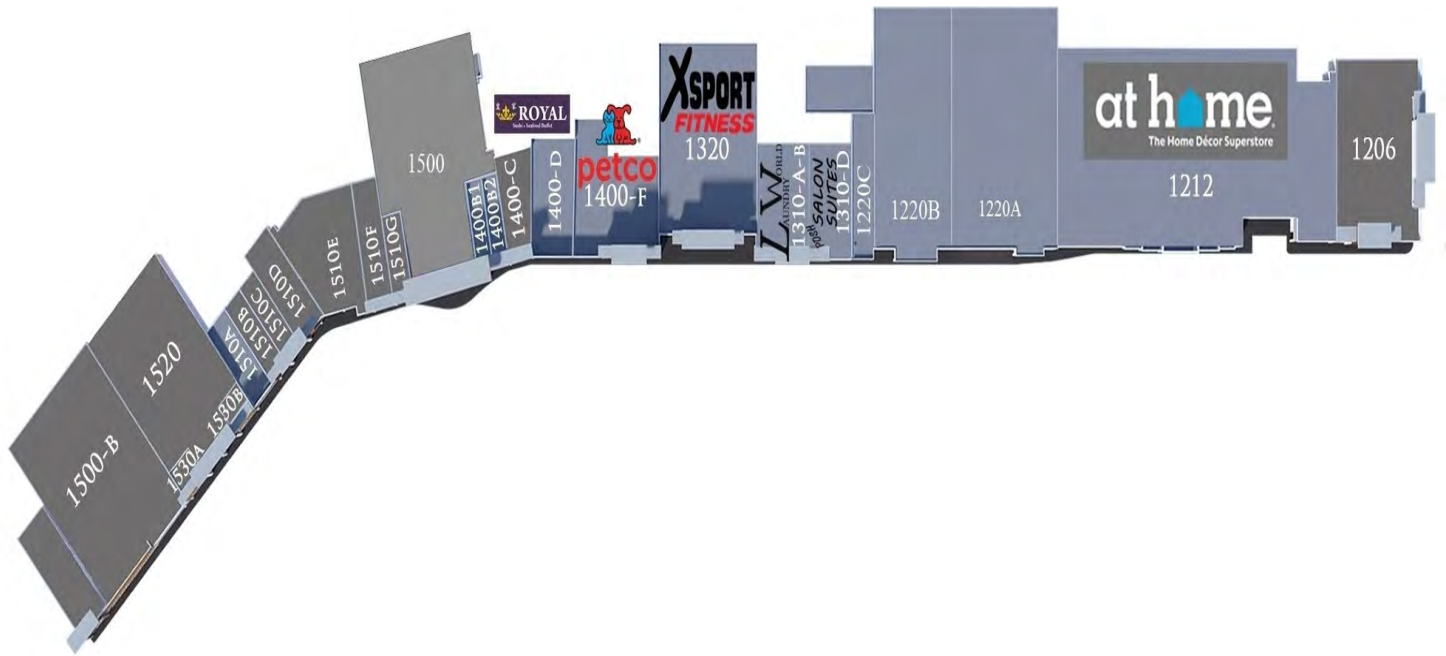
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# Site Plan



1206	AVAILABLE	23,407
1212	AT HOME	85,000
1220C	AVAILABLE	9,712
1220B	AVAILABLE	38,474
1220A	AVAILABLE	37,051
1310D	P. SALON SUITES	8,800
1310B	LAUNDRY WORLD	4,250
1310A	LAUNDRY WORLD	2,350
1320	X-SPORT FITNESS	30,000
1400F	PETCO	14,889
1400D	ROYAL BUFFET	7,800
1400C	AVAILABLE	6,048
1400B1	BRILLIANT DENTIST	975
1400B2	AVAILABLE	1,750
1500-A	AVAILABLE	35,702
1510G	AVAILABLE	3,000
1510F	AVAILABLE	6,600
1510E	AVAILABLE	10,950
1510D	AVAILABLE	5,400
1510C	AVAILABLE	3,000
1510B	AVAILABLE	3,000
1510A	SUSHI CITY	3,500
1530B	AVAILABLE	1,200
1530A	AVAILABLE	1,200
1520	AVAILABLE	27,300
1500B	AVAILABLE	48,304

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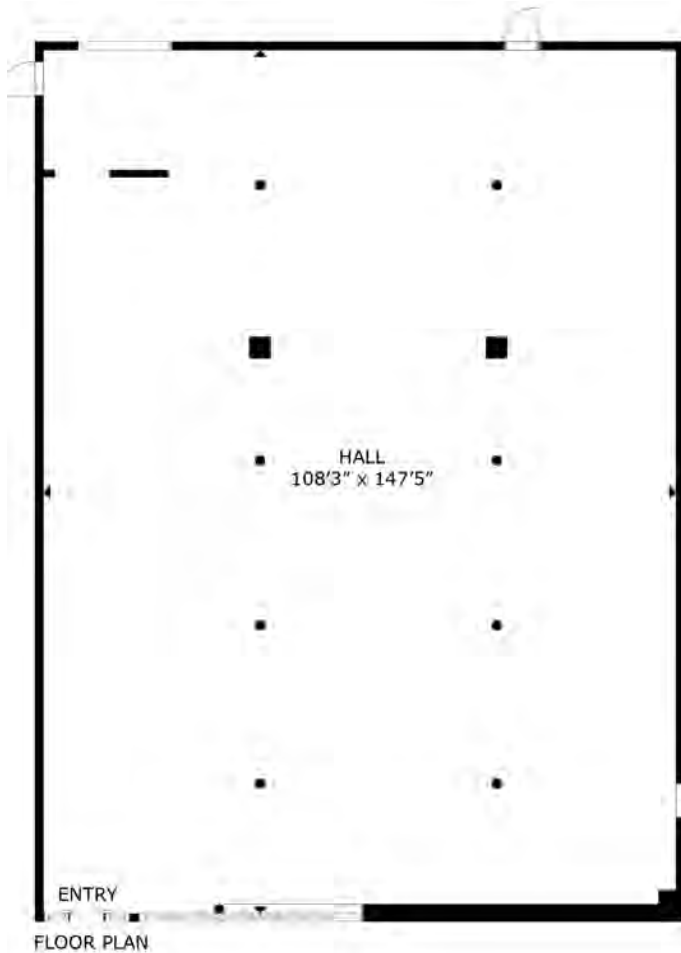
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Unit #1206 - 23,407 sq.ft.



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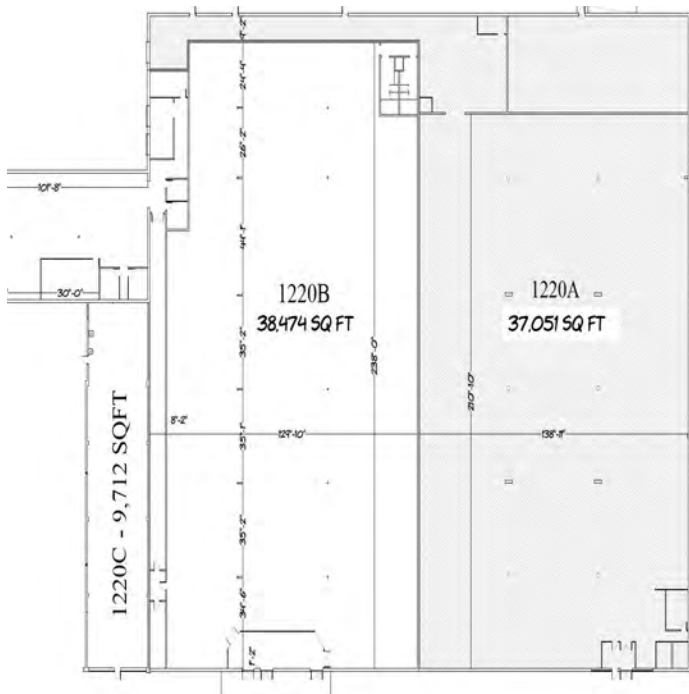
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# Unit #1220A - 37,051 sq.ft.



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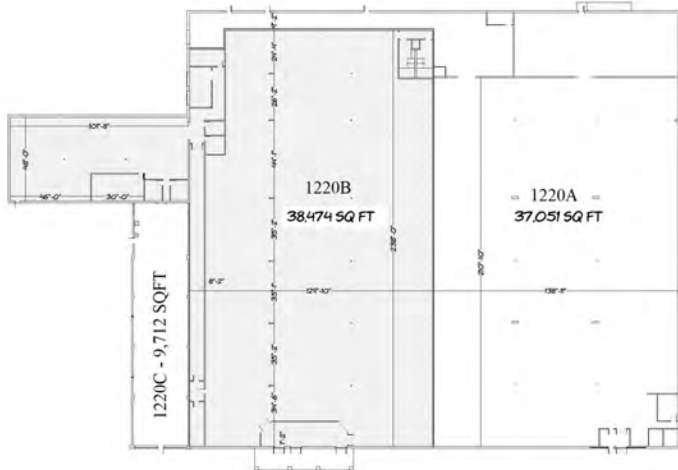
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# Unit #1220B - 38,474 sq.ft.



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# Unit #1220C - 9,712 sq.ft.



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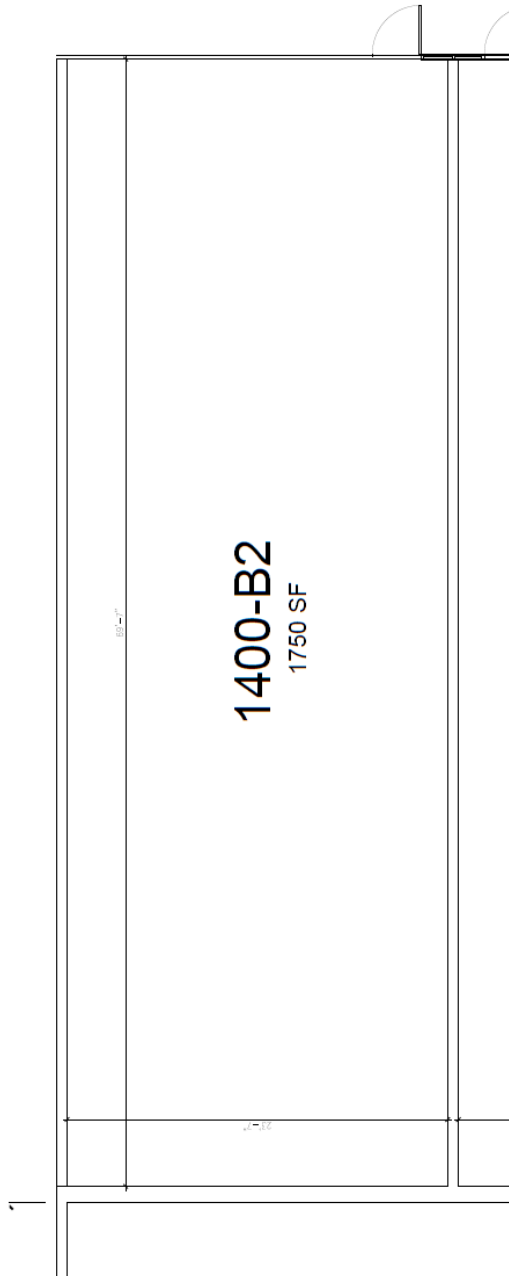
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# Unit #1400-B2 - 1,750 sq.ft.



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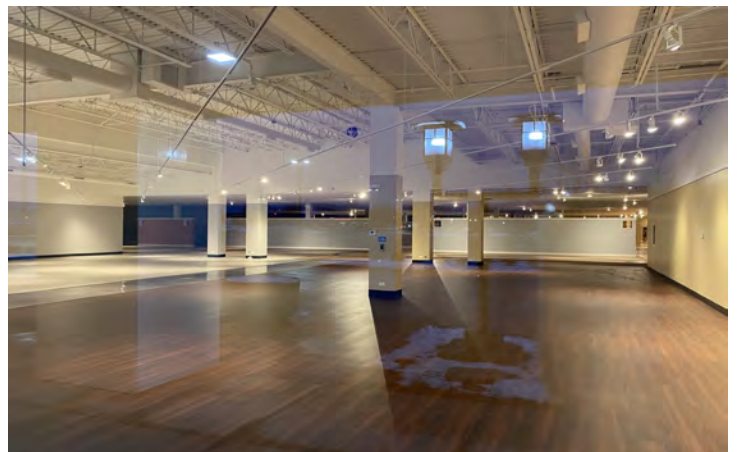
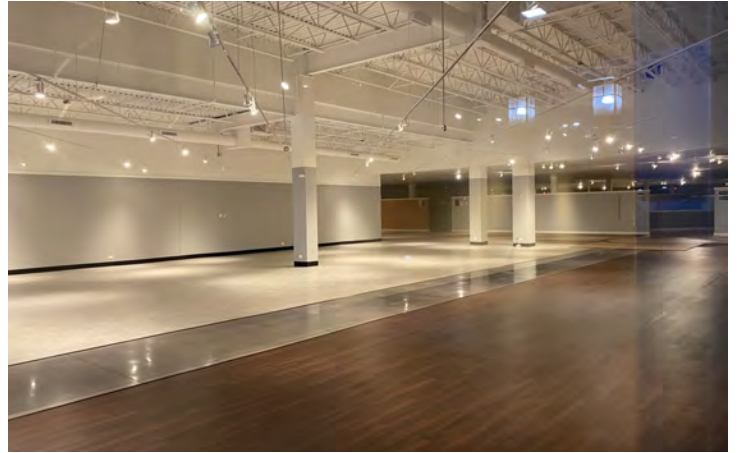
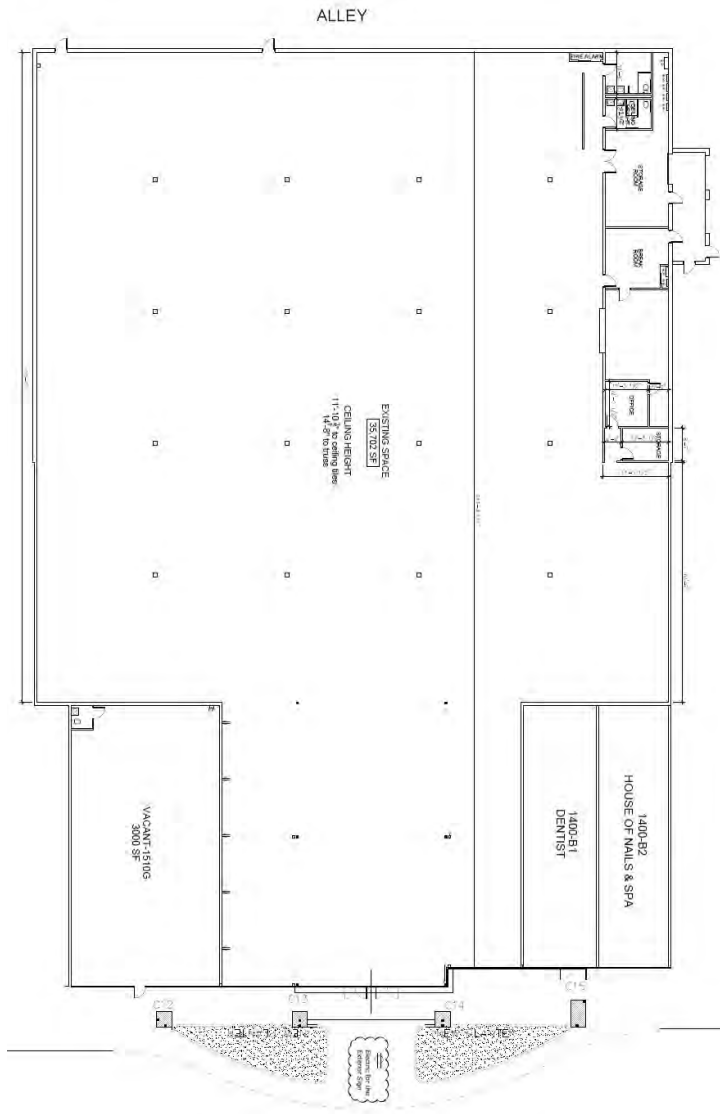
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# Unit #1500A - 35,702 sq.ft



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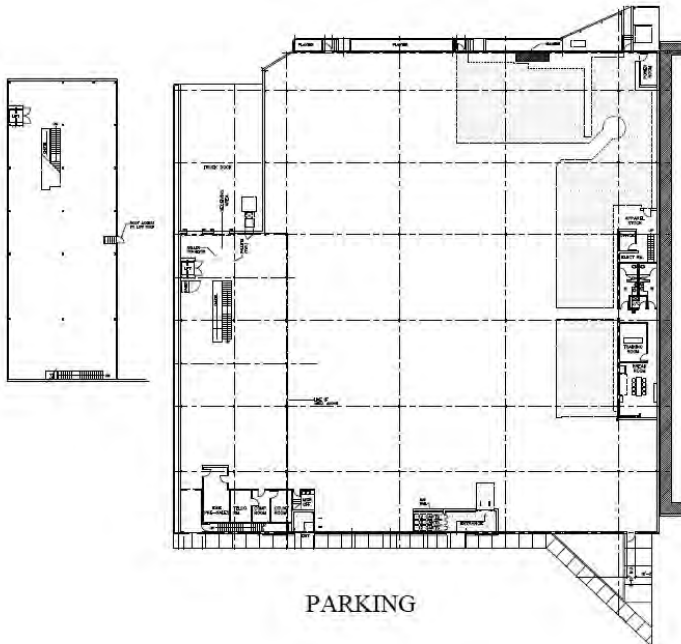
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Unit #1500B - 48,304 sq.ft.



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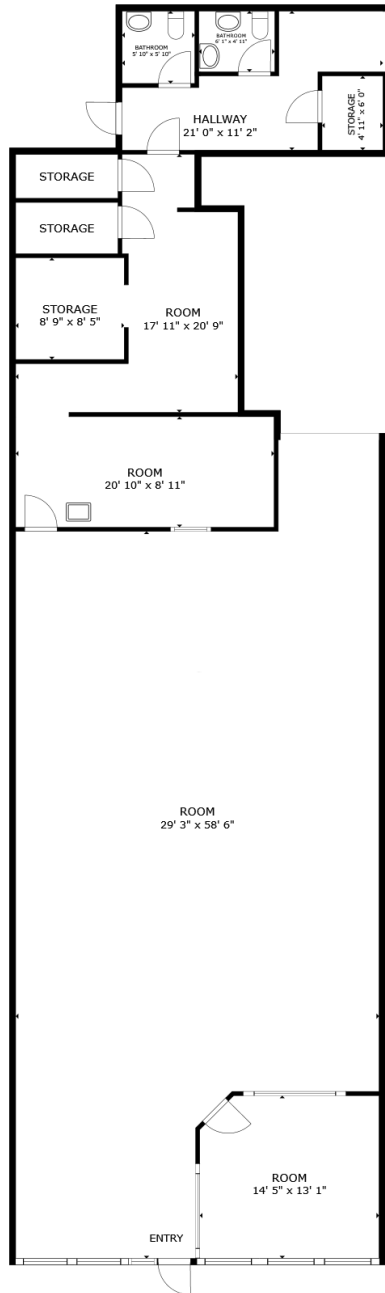
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# Unit #1510-B - 3,000 sq.ft



**FLOOR PLAN**



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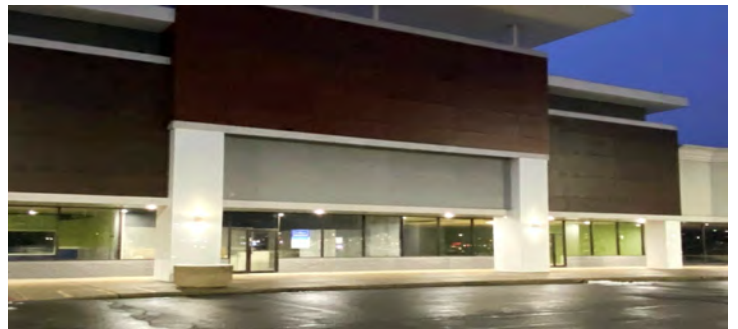
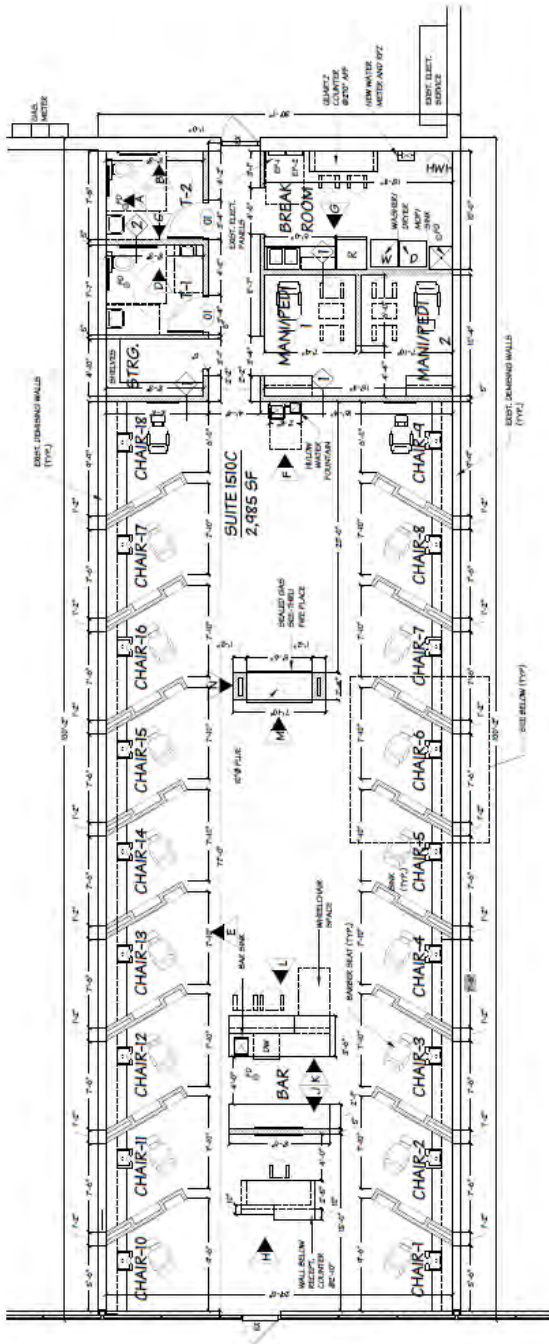
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# Unit #1510-C - 3,000 sq.ft



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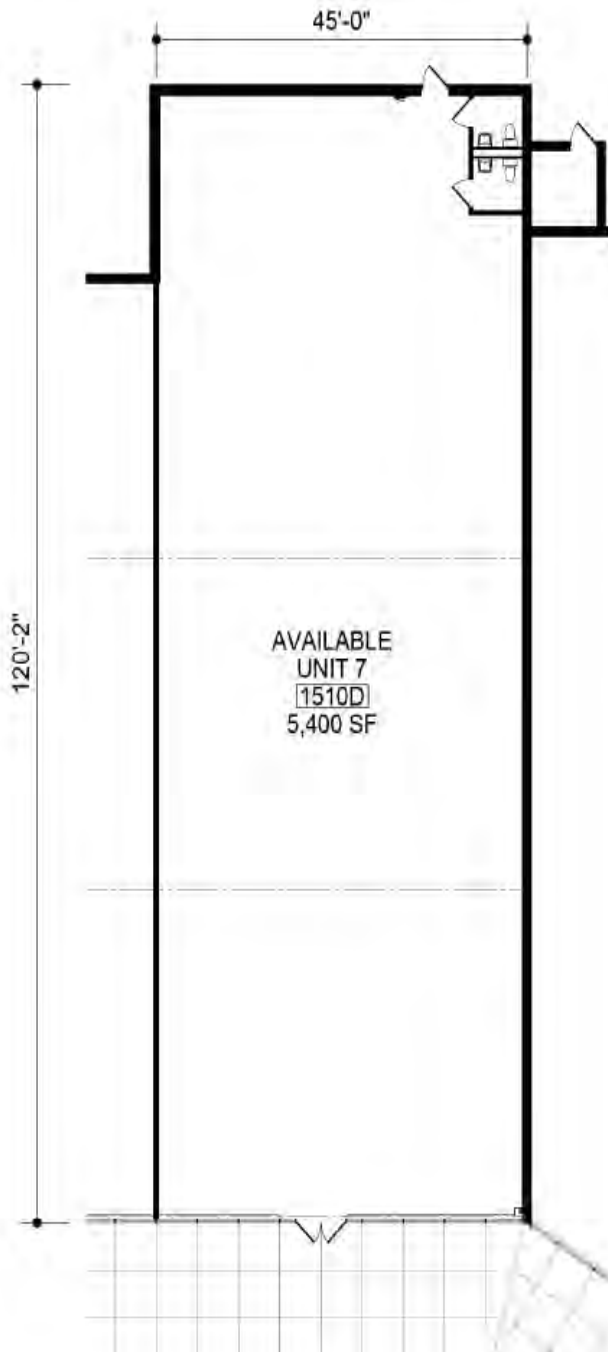
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# Unit #1510-D - 5,400 sq.ft



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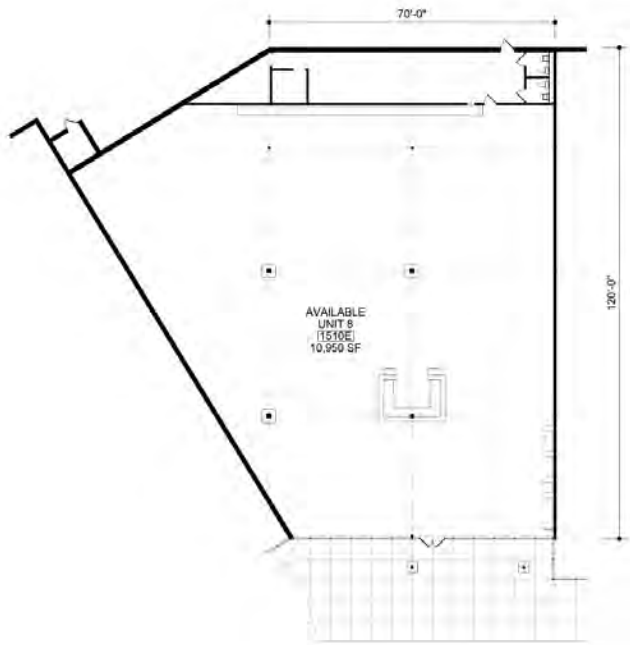
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# Unit #1510-E - 10,950 sq.ft



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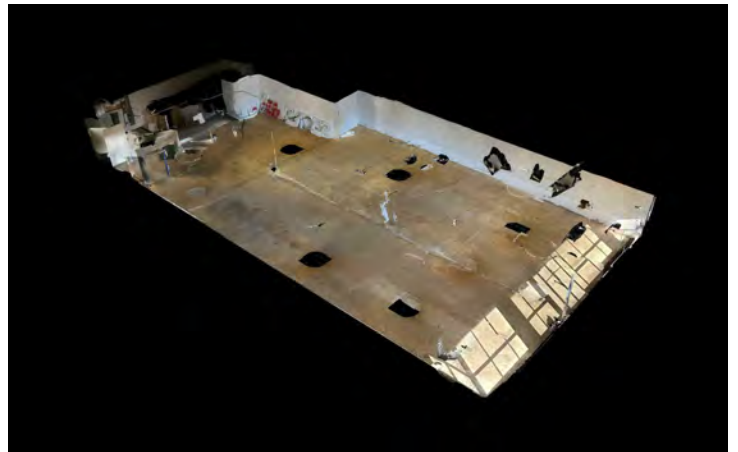
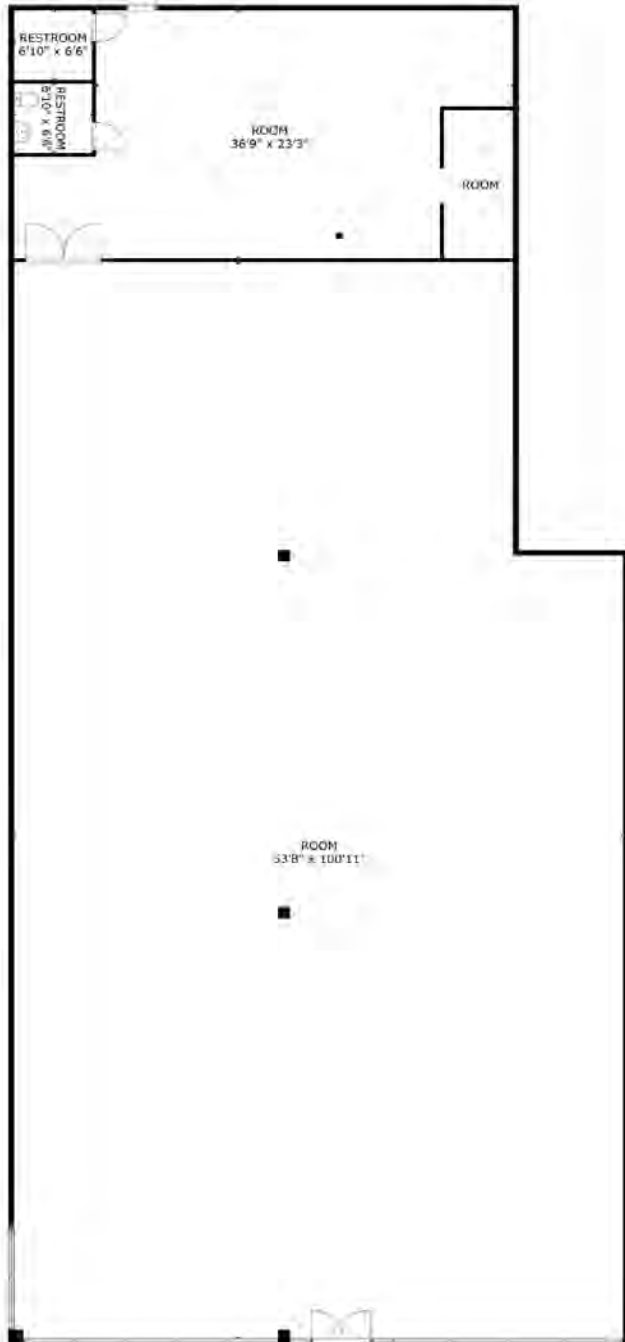
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# Unit #1510-F - 6,600 sq.ft



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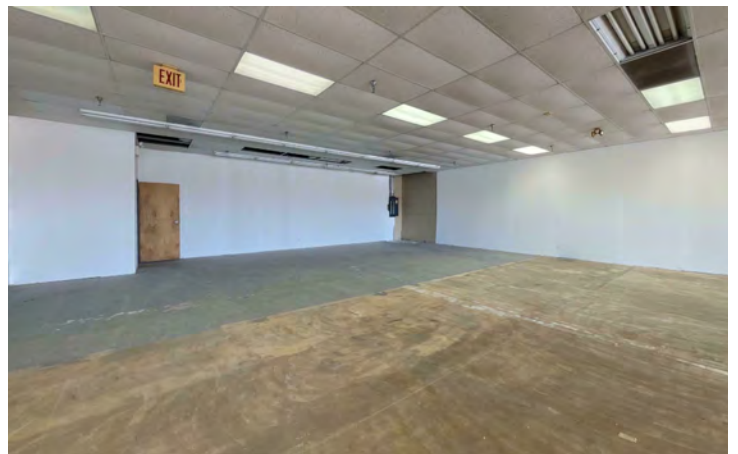
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# Unit #1510-G - 3,000 sq.ft



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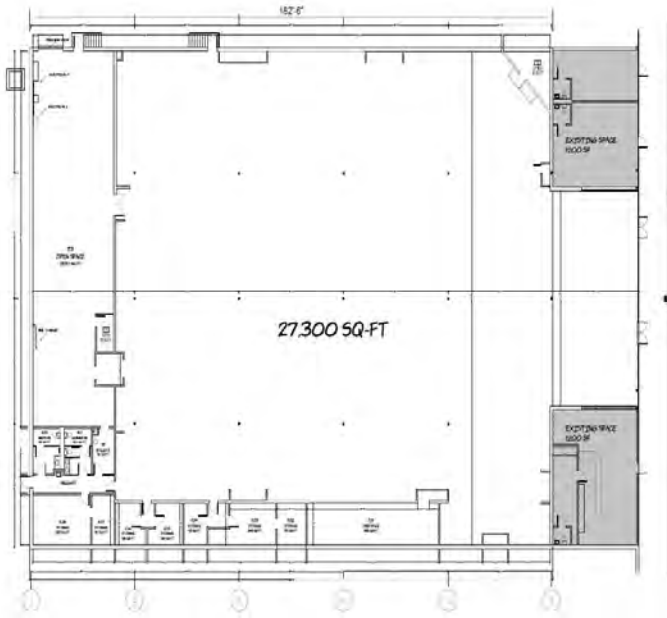
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# Unit #1520 - 27,300 sq.ft



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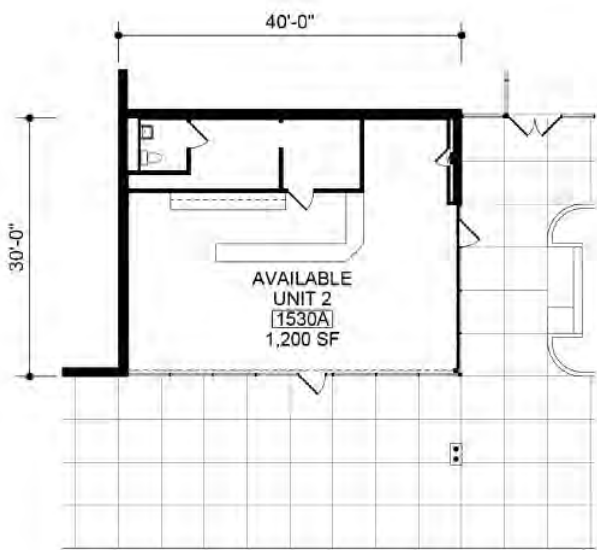
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# Unit #1530-A - 1,200 sq.ft



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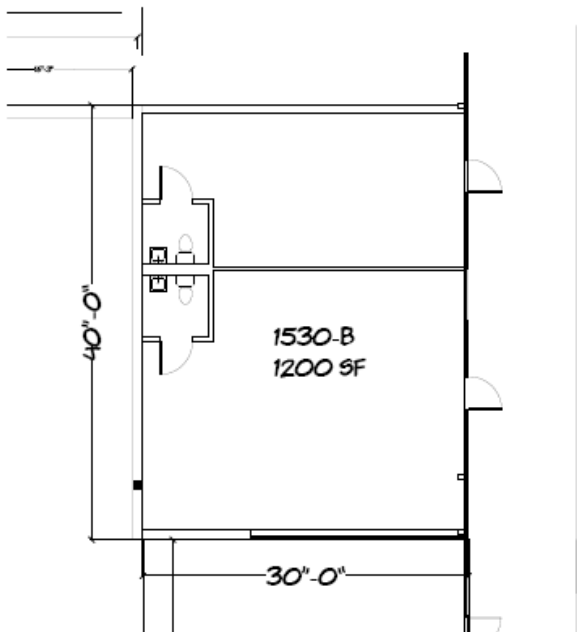
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# Unit #1530-B - 1,200 sq.ft



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# Area Tenants



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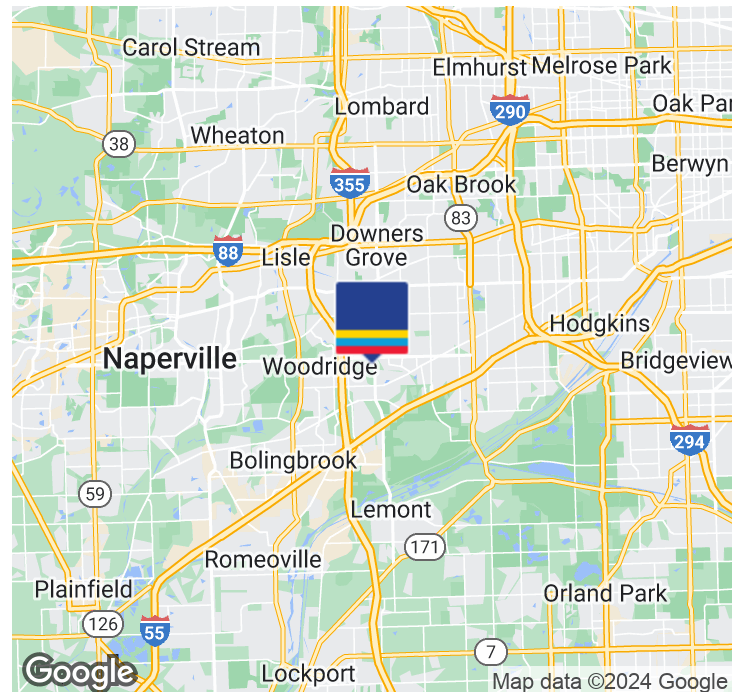
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# Location Map



## Location Overview

Downers Grove, situated 22 miles west of downtown Chicago in DuPage County, Illinois, is a captivating suburban enclave blending rich history with modern allure. Established in the mid-19th century, this community boasts a diverse array of architectural styles, from historic residences to contemporary homes, creating an inviting and visually appealing landscape. The town's downtown area is a vibrant hub with charming shops, eateries, and cultural amenities like the iconic Tivoli Theatre. Downers Grove's commitment to education is evident in its esteemed schools, making it an ideal locale for families. With tree-lined streets, expansive parks, and a commitment to community, Downers Grove strikes a perfect balance between small-town charm and contemporary convenience. Convenient access to major highways and a nearby Metra rail station further enhances its appeal for those seeking a suburban haven with easy connectivity to Chicago's urban offerings.

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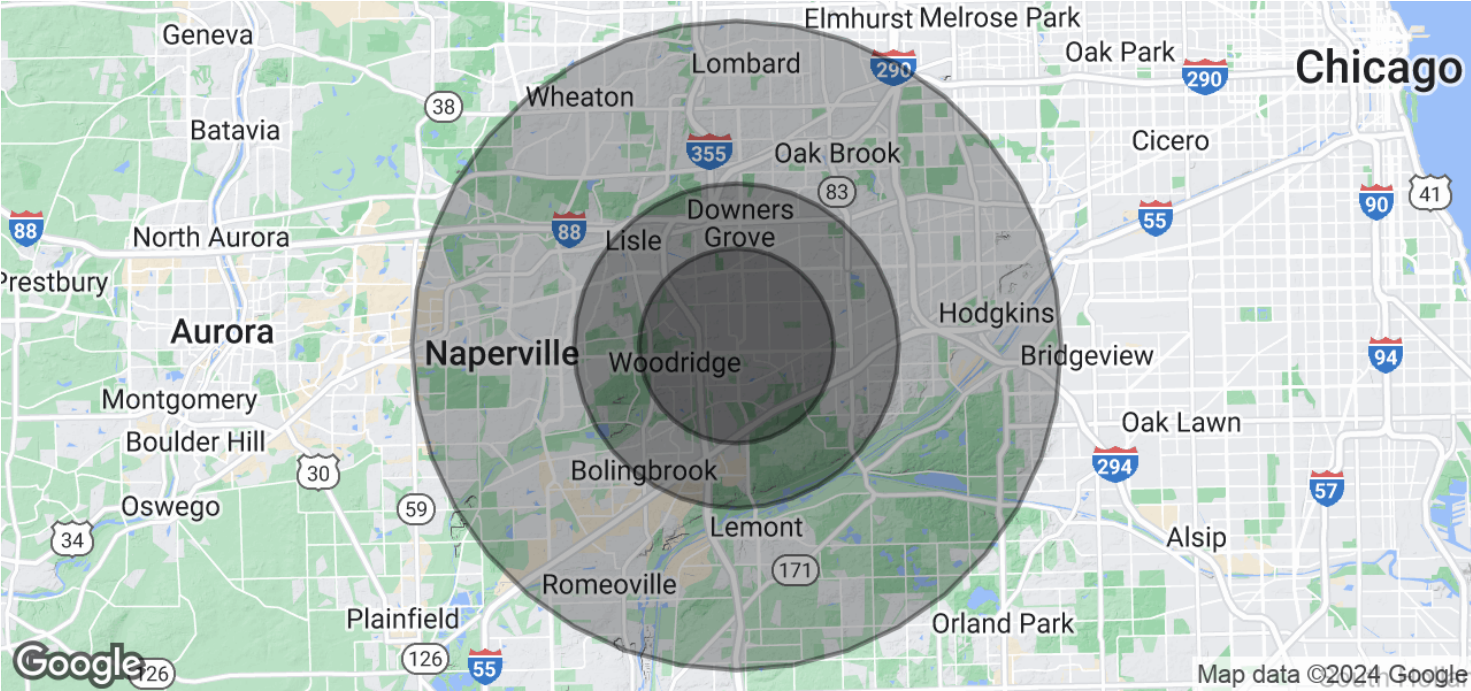
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# Demographics Map & Report



Population	3 Miles	5 Miles	10 Miles
Total Population	104,993	232,201	793,011
Average Age	41.9	42.5	41.3
Average Age (Male)	40.1	41.1	40.3
Average Age (Female)	43.6	44.1	42.4
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	44,324	96,644	311,658
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$108,218	\$118,616	\$126,952
Average House Value	\$319,506	\$338,340	\$364,858

\* Demographic data derived from 2020 ACS - US Census

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