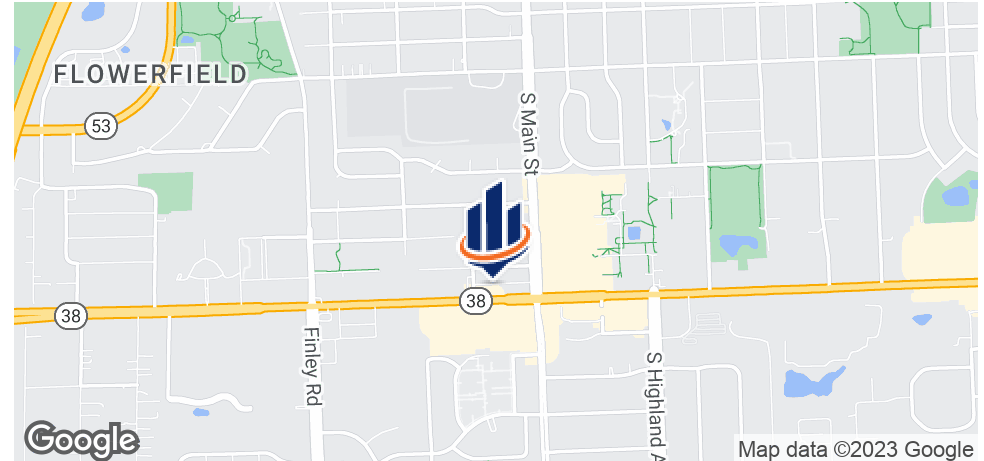


PROMINENT RESTAURANT & RETAIL SPACE ON ROOSEVELT RD

34-56 W ROOSEVELT RD
LOMBARD, IL 60148

Joel Miller, CCIM
Senior Advisor, Retail Services
630.270.6949
joel.miller@svn.com

Property Summary



OFFERING SUMMARY

| | |
|----------------|---------------------------------------|
| Available SF: | 1,200 - 2,400 SF |
| Lease Rate: | \$21.50 - 23.50 SF/yr [NNN; Gross] |
| Lot Size: | 0.73 Acres |
| Building Size: | 18,000 |
| Zoning: | B4 |
| Market: | Chicago |
| Submarket: | Eastern East/West Corridor |

PROPERTY OVERVIEW

Busy convenience center with a strong mix of local and regional tenants including Biryani Point, Supreme Nails, Best Brains Learning Center, Vapor 101, Kwick Pantry, Adara Salon, Pick n Move Restaurant, others. Strong co-tenancy drives traffic throughout the center.

LOCATION OVERVIEW

The center offers excellent visibility with unencumbered exposure to more than 60,000 VPD on Roosevelt Rd. Located just west of Main Street Lombard, the property is well positioned in the heart of the Roosevelt Rd Retail Corridor. The center is located across from Starbucks, and is surrounded by dominant national and regional retailers including Jewel Osco, Mariano's Fresh Market, XSport Fitness, Hobby Lobby, Harbor Tool & Freight, Buffalo Wild Wings, Pizza Hut, and Fruitful Yield.

The property is less than 1/2 mile from Glenbard East High School and the National University of Health Sciences.

Available Spaces

LEASE RATE: -

LEASE TYPE: NNN; Gross

TOTAL SPACE: 1,200 - 2,400 SF

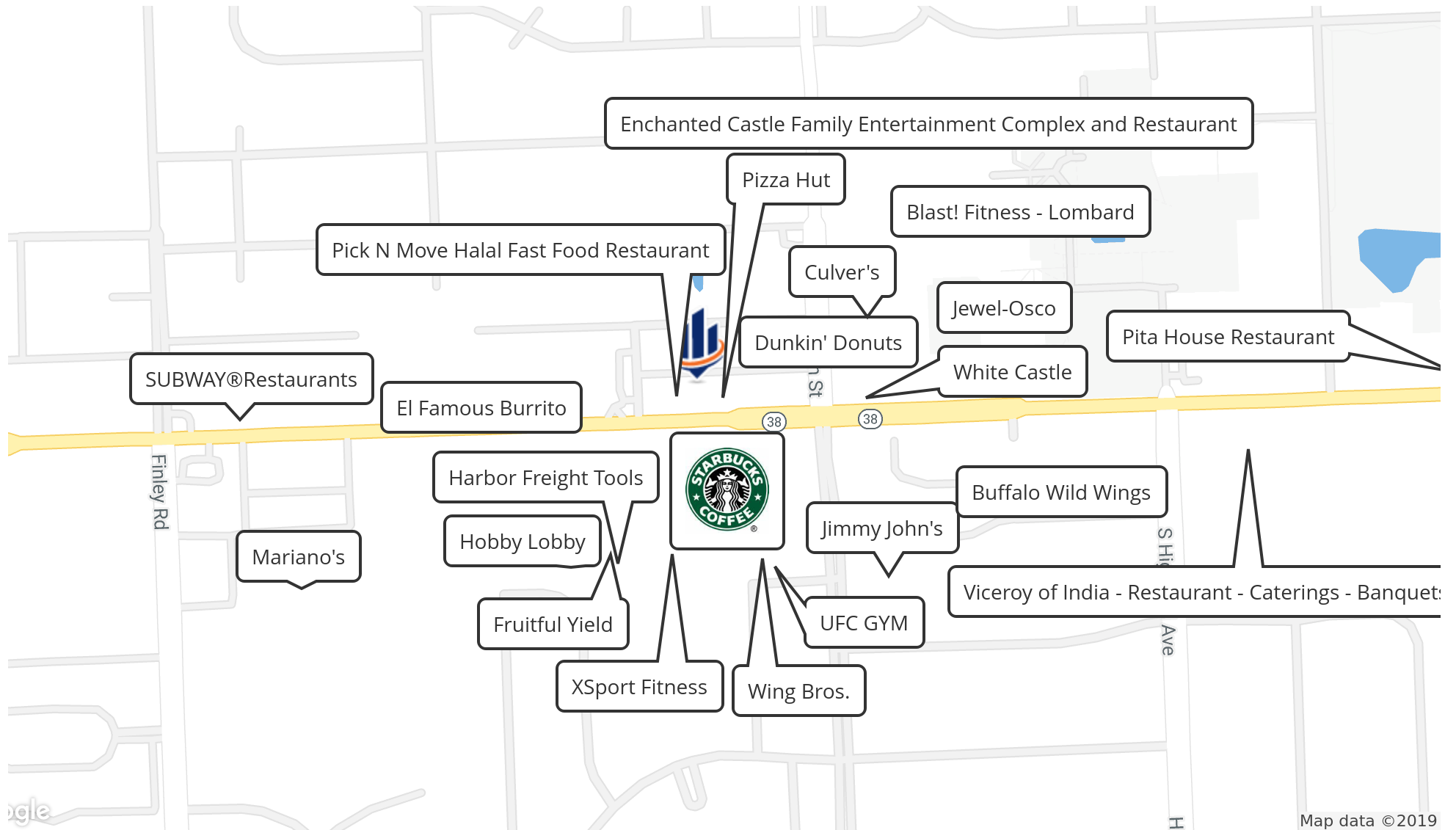
LEASE TERM: -

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|--------------|---------------|------------|-----------|------------|--|
| 34 | Strip Center | \$21.50 SF/yr | NNN | 2,400 SF | Negotiable | Prominent endcap space next to Pizza Hut. Former Bombay Cafe. Ideal for restaurant, cafe, coffee/tea house, or retail. Full basement (approx 2,000 SF) included at no charge. \$4,200/mo modified gross with tax stop. |
| 46 | Strip Center | \$23.50 SF/yr | Gross | 1,200 SF | Negotiable | Small shop retail space. Open layout. 2,350/mo Modified Gross |

Additional Photos

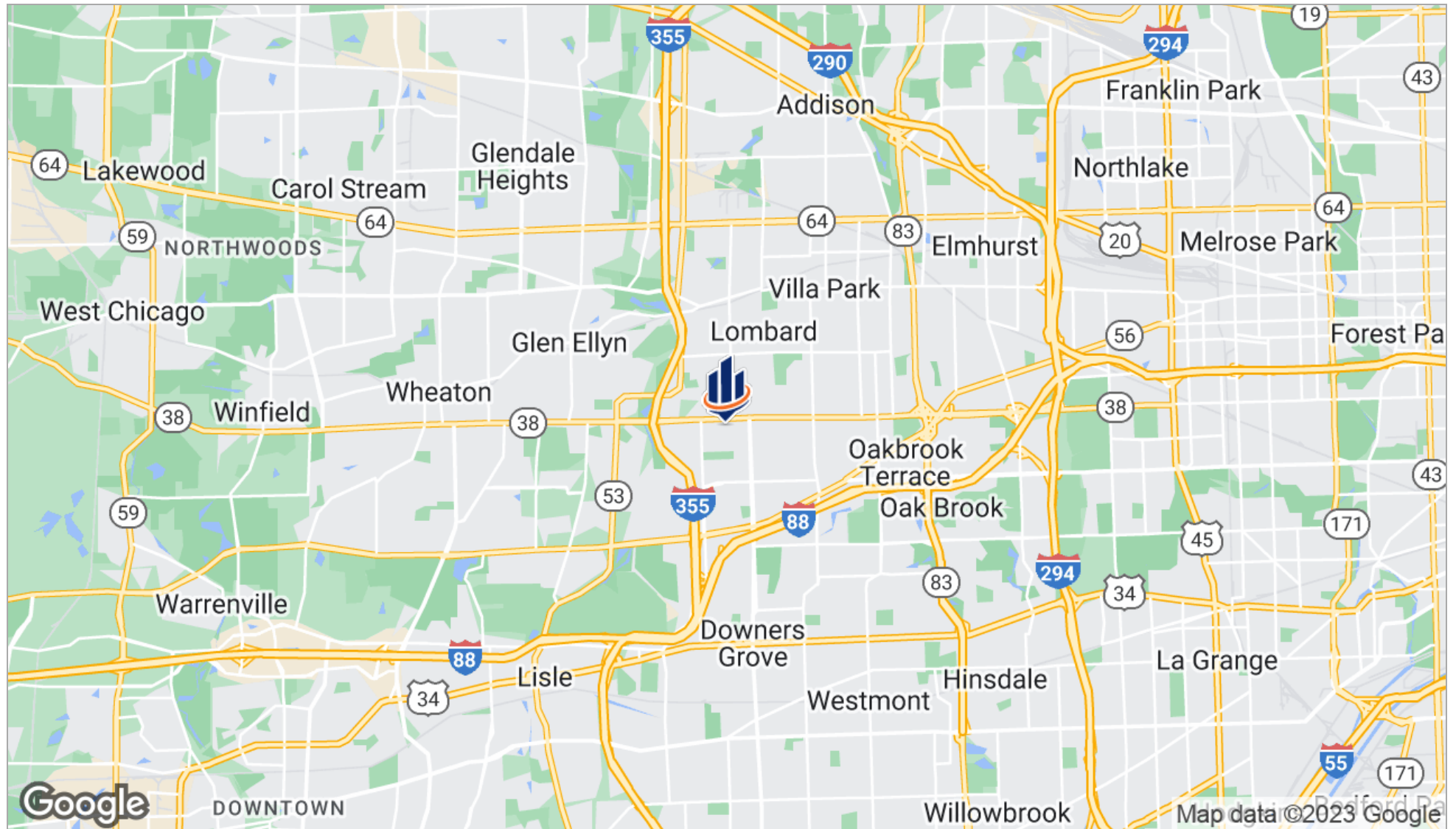


Retailer Map

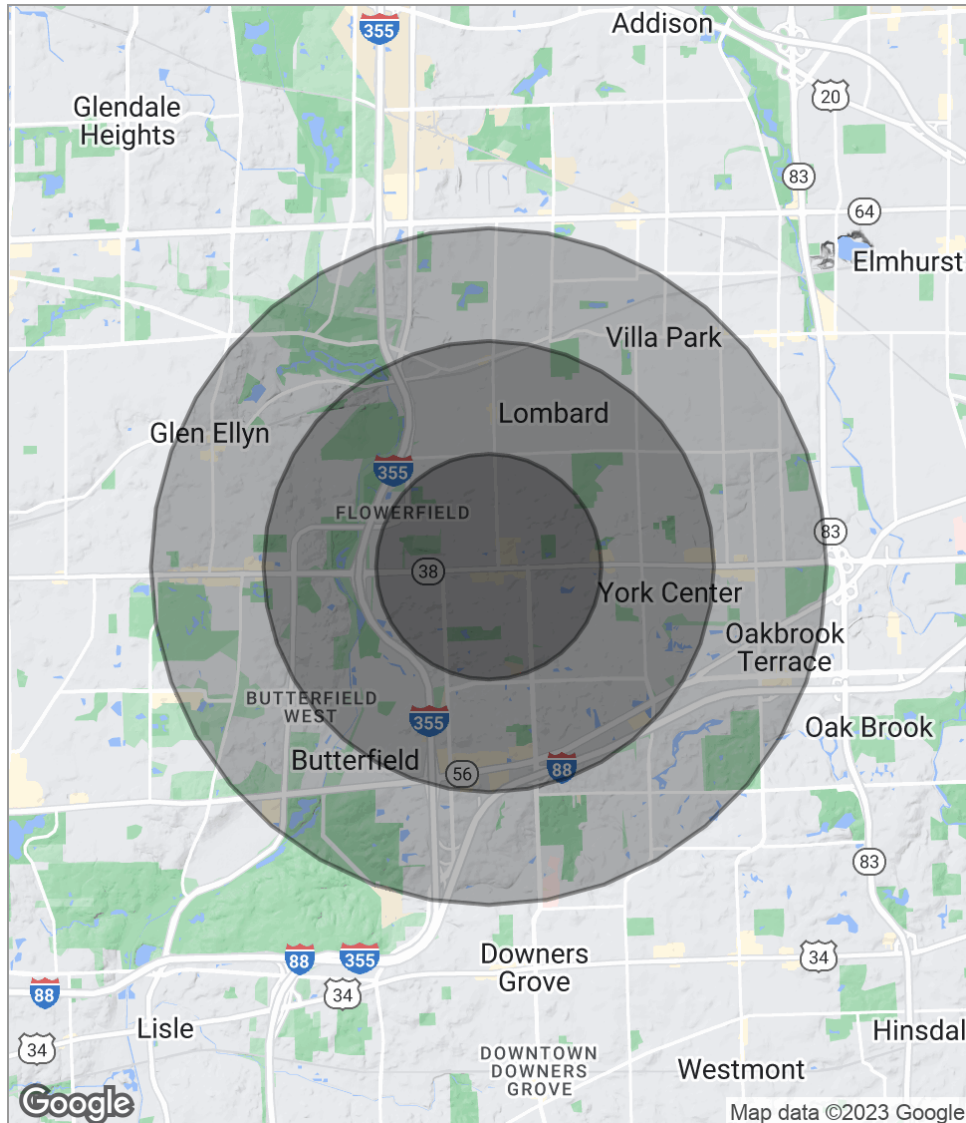




Location Maps



Demographics Map



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 15,365 | 49,220 | 101,343 |
| Median age | 37.5 | 38.8 | 39.3 |
| Median age (male) | 33.6 | 36.0 | 37.1 |
| Median age (Female) | 41.5 | 41.5 | 41.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 5,962 | 20,175 | 39,839 |
| # of persons per HH | 2.6 | 2.4 | 2.5 |
| Average HH income | \$76,864 | \$82,351 | \$91,249 |
| Average house value | \$254,493 | \$308,900 | \$366,040 |
| ETHNICITY (%) | 1 MILE | 2 MILES | 3 MILES |
| Hispanic | 8.0% | 7.3% | 9.0% |
| RACE (%) | 1 MILE | 2 MILES | 3 MILES |
| White | 76.7% | 80.7% | 82.4% |
| Black | 7.1% | 5.7% | 4.4% |
| Asian | 11.5% | 9.4% | 8.8% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.0% | 0.1% | 0.1% |
| Other | 1.9% | 2.1% | 2.1% |

* Demographic data derived from 2020 ACS - US Census