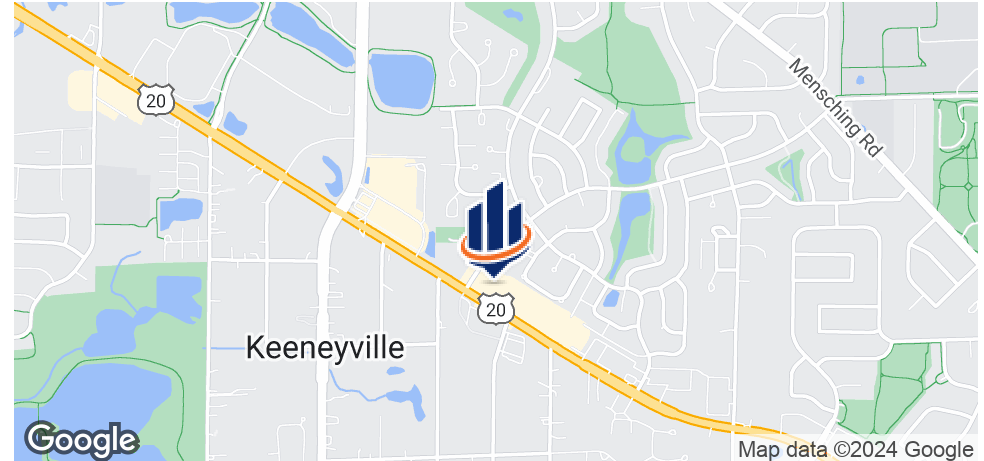


LAKEVIEW PLAZA

1300-1326 W. LAKE STREET
ROSELLE, IL 60172

Joel Miller, CCIM
Senior Advisor, Retail Services
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Property Summary



OFFERING SUMMARY

Available SF: 1,200 - 3,420 SF

Lease Rate: End Cap Lease Rate: \$18.00 SF/yr [NNN]
Negotiable

Pass Thru [2022 Est] \$11.24/sf

Building Size: 15,639 SF

Market: Chicago

Submarket: DuPage

Traffic Count: 28,000

PROPERTY OVERVIEW

Busy convenience retail center anchored by Wing Stop, Sonny's Italian Kitchen and Bill Cho's UTKD. Excellent access with right-in right-out on Lake St and full access via signaled intersection at Bryn Mawr. Generous parking ideal for retail, restaurant and medical uses..

Opportunity for endcap with drive thru or large patio - up to 3,420 SF.

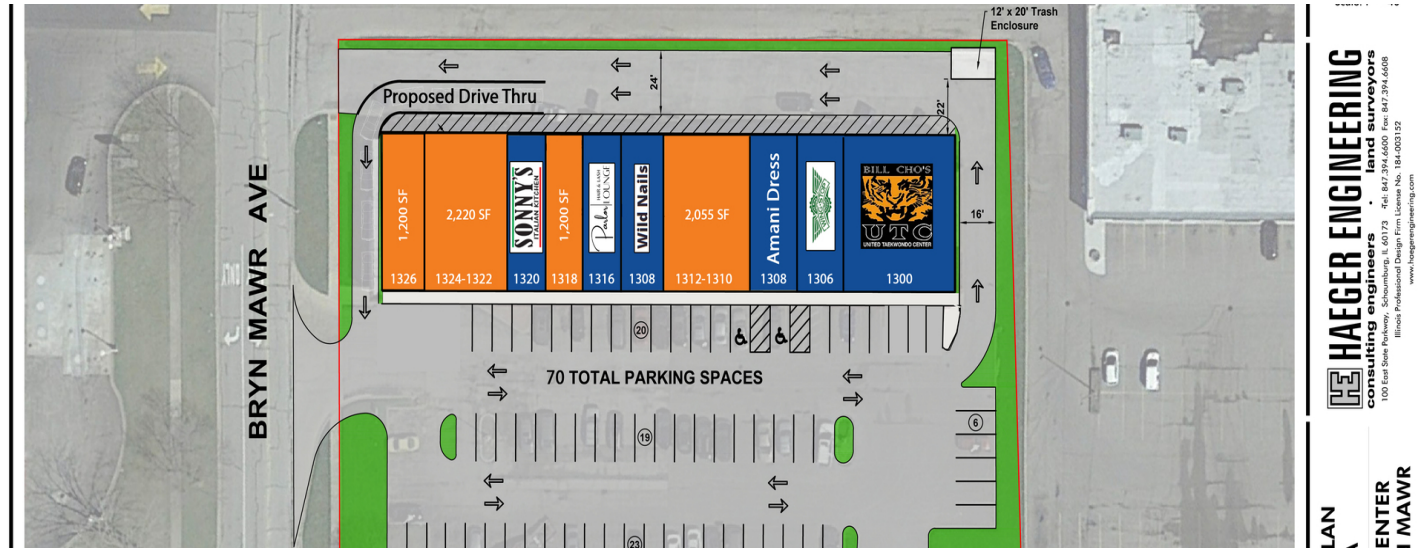
LOCATION OVERVIEW

Property is conveniently located at the hard corner of Lake St [IL Rt 20] & Bryn Mawr in Roselle IL. The property is surrounded by strong suburban residential density creating strong opportunity for convenience retail servicing neighborhood residents. Less than 1.5 miles from Elgin O'Hare Express way strengthening regional access and appeal.

PROPERTY HIGHLIGHTS

- Prominent Space with Convenient Access from Lake St
- Good Mix of National & Local Retail & Restaurants
- Anchored by Wing Stop, Sonny's Italian Kitchen and Bill Cho's UTKD
- Hard Signaled Intersection

Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
1310-12	Available	2,055 SF	NNN	\$18.00 SF/yr	2nd generation restaurant space currently occupied by Manila Fiesta Restaurant. Ideal for full service or fast casual restaurant. Existing hood.
1318	Available	1,200 SF	NNN	\$18.00 SF/yr	Medical/retail space presently last occupied by medical clinic. Built out with 4 treatment rooms, office, break room, lab, reception, and waiting room.
1322	Available	2,220 - 3,420 SF	NNN	\$18.00 SF/yr	2nd Generation fast casual restaurant. Opportunity to combine with adjacent endcap unit for 3,420 SF. Potential for up to 6870 SF of contiguous space.
1326	Available	1,200 - 3,420 SF	NNN	Negotiable	Endcap restaurant space. Potential for drive thru [see proposed site plan] or large patio. Last occupied by Pizza Hut. Combine with adjacent spaces for up to 3,420 SF.

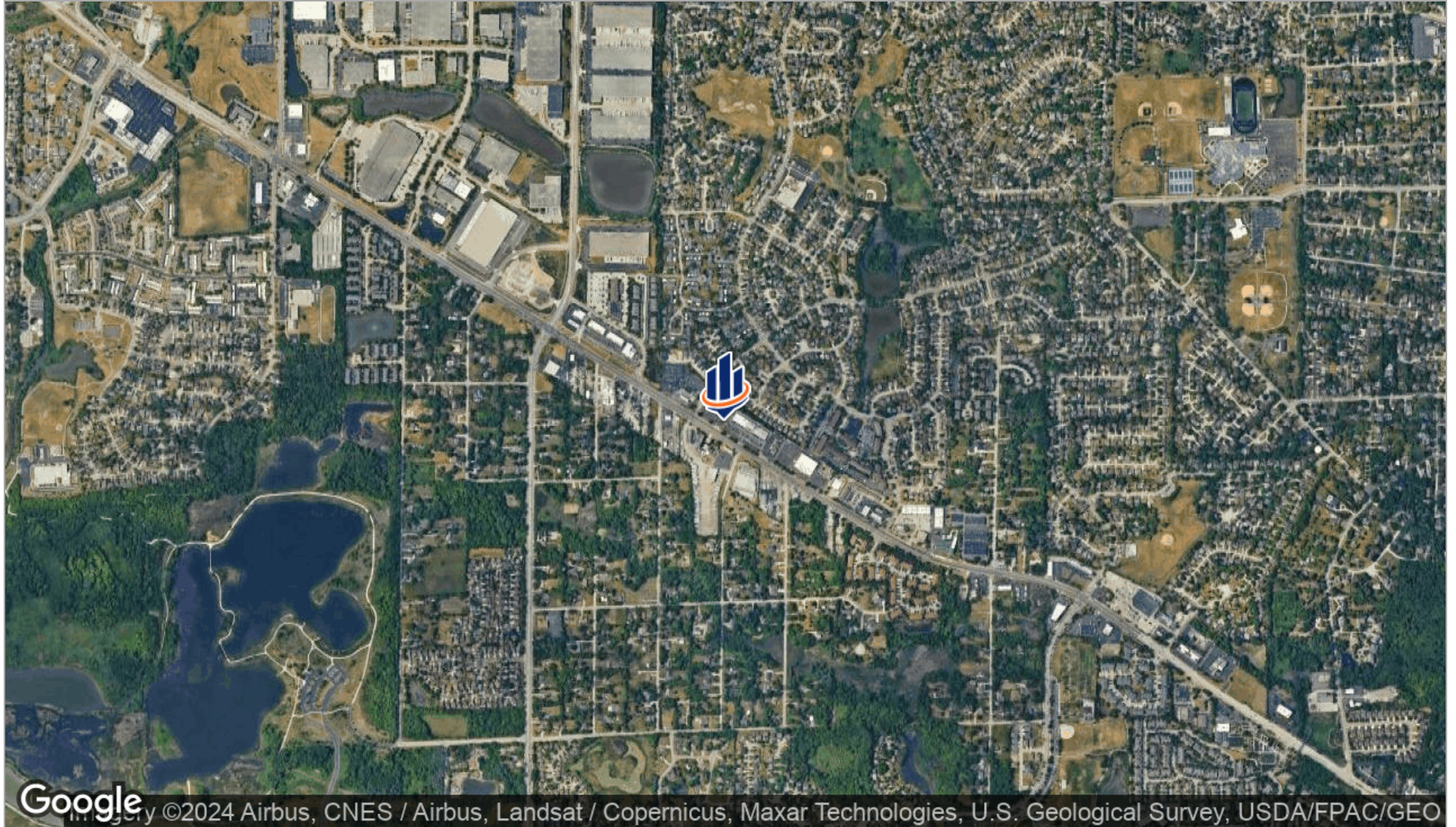
Additional Photos



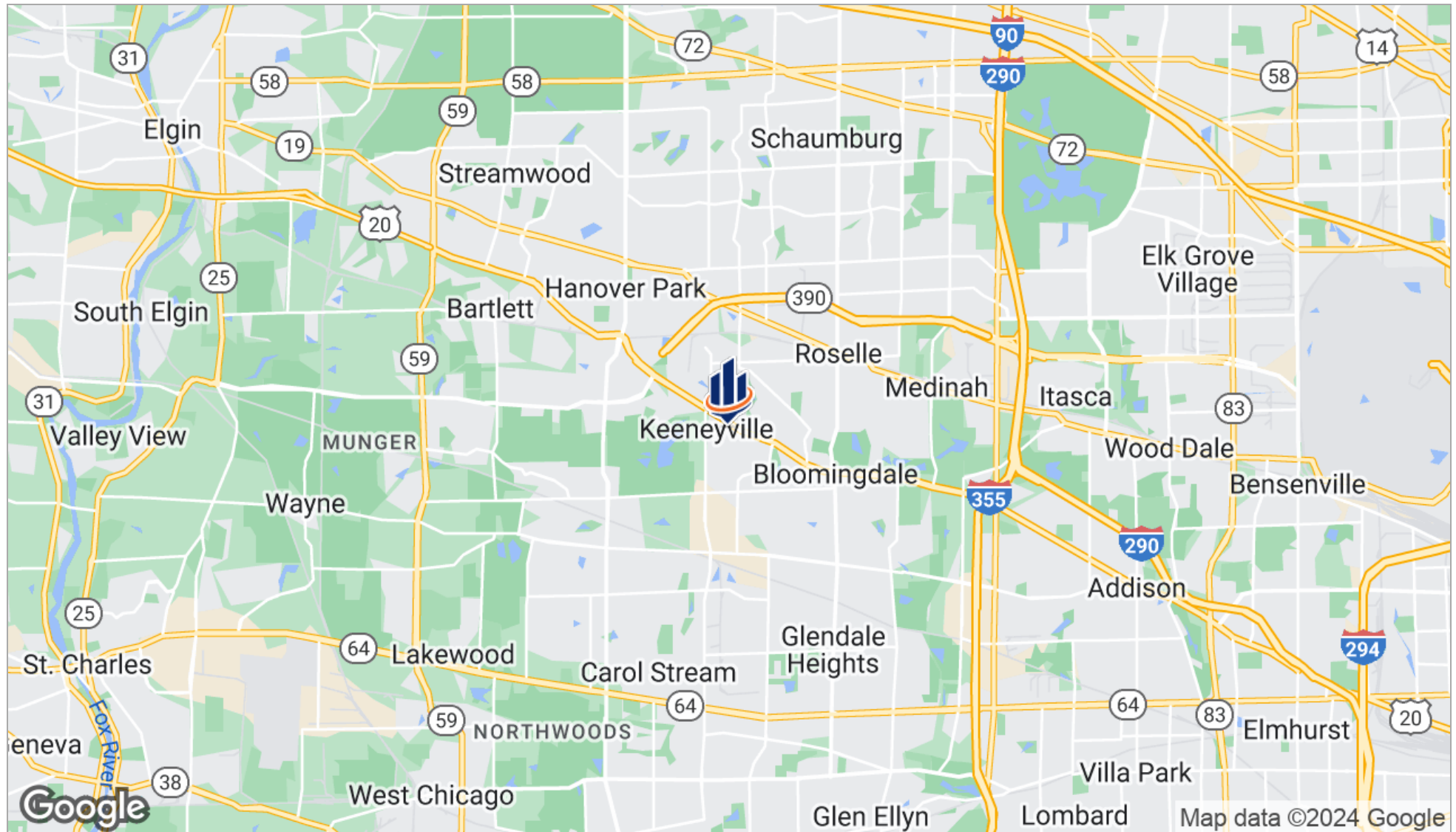
Retailer Map



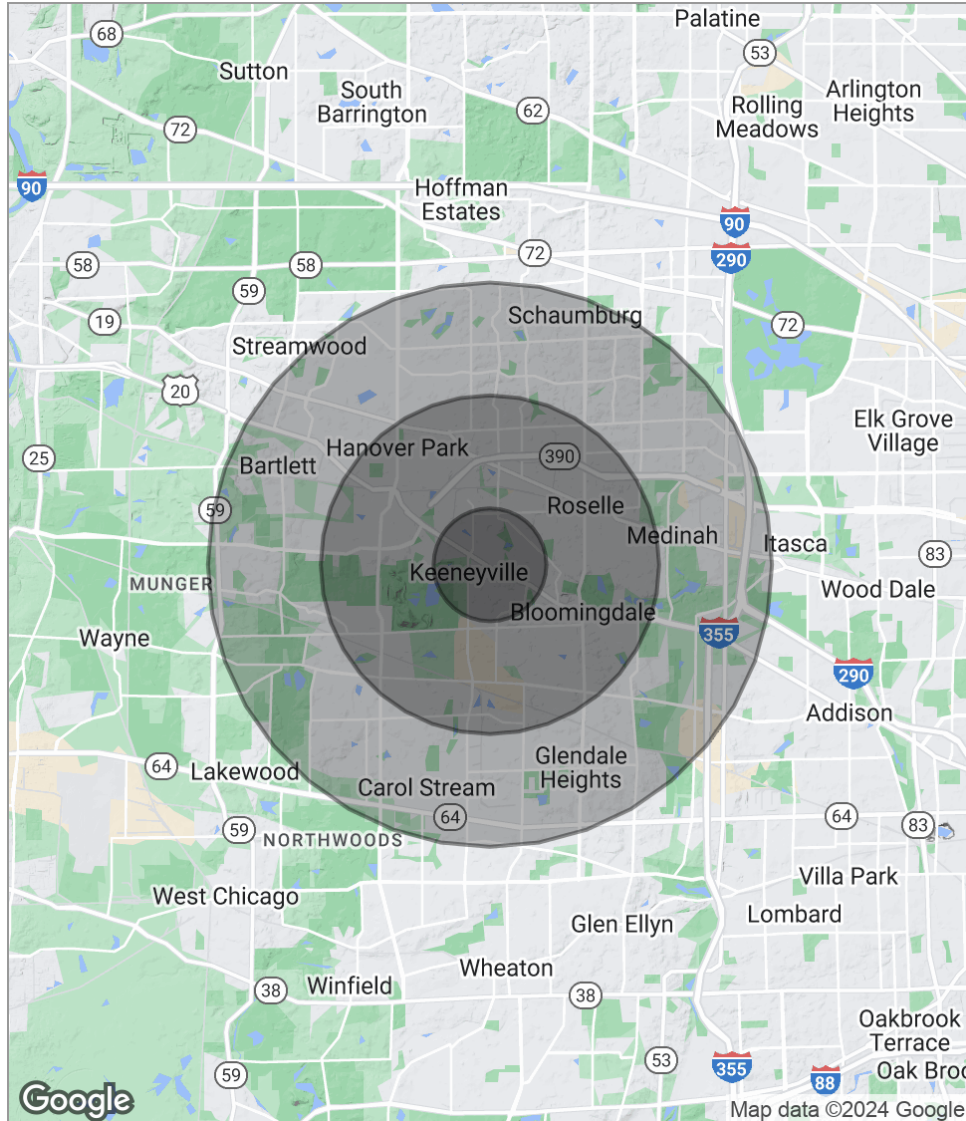
Aerial Map



Location Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,650	90,102	312,107
Median age	35.7	36.2	36.1
Median age [Male]	31.8	35.3	34.9
Median age [Female]	39.8	37.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,545	32,590	109,310
# of persons per HH	2.7	2.8	2.9
Average HH income	\$91,087	\$87,307	\$84,607
Average house value	\$344,127	\$317,382	\$289,721
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	12.9%	12.8%	17.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	82.3%	75.3%	73.0%
Black	4.6%	4.9%	3.8%
Asian	9.4%	14.5%	14.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.0%	0.6%	0.4%
Other	2.4%	3.2%	6.4%

* Demographic data derived from 2020 ACS - US Census