

## RETAIL / OFFICE FOR LEASE

# HILLTOP SHOPPING CENTER

132-146 E Army Trail Road , Glendale Heights, IL 60139



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,405 - 1,800 SF
<b>LEASE RATE:</b>	N/A
<b>BUILDING SIZE:</b>	31,332 SF
<b>RENOVATED:</b>	2013
<b>ZONING:</b>	C2 PUD

### PROPERTY OVERVIEW

Join Plato's Closet, Fresenius Dialysis in an active center on busy Army Trail Road.

Bustling Retail corridor. Near Bloomingdale Rd & Army Trail. High traffic count and great visibility.

Abundant parking - 187 spaces in front, side and back of building. Last Remaining Space Available

### PROPERTY HIGHLIGHTS

**KELLER WILLIAMS CHICAGO-O'HARE**  
8750 W. Bryn Mawr,  
Ste. 110E  
Chicago, IL 60631

**PATRICE MARKS**  
Senior Director & Executive Vice President  
0: 847.409.7983  
patrice@kwcommercial.com

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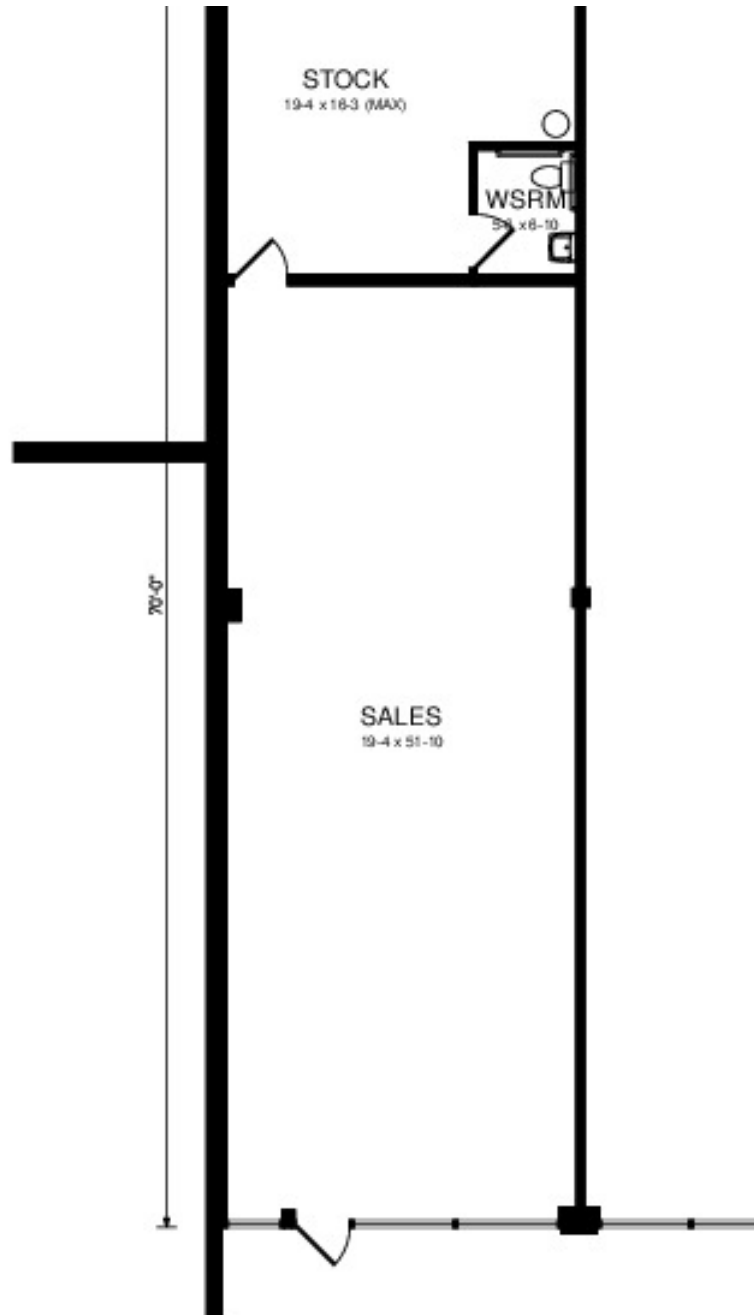
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**SUITE 132**  
1,405 SF RENTABLE

**HILLTOP CENTER**

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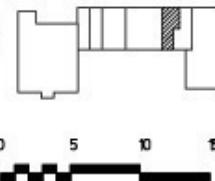
SUITE 146

HILLTOP CENTER

130-168 E. ARMY TRAIL ROAD

GLENDAL HEIGHTS, ILLINOIS

CLOVERLEAF GROUP



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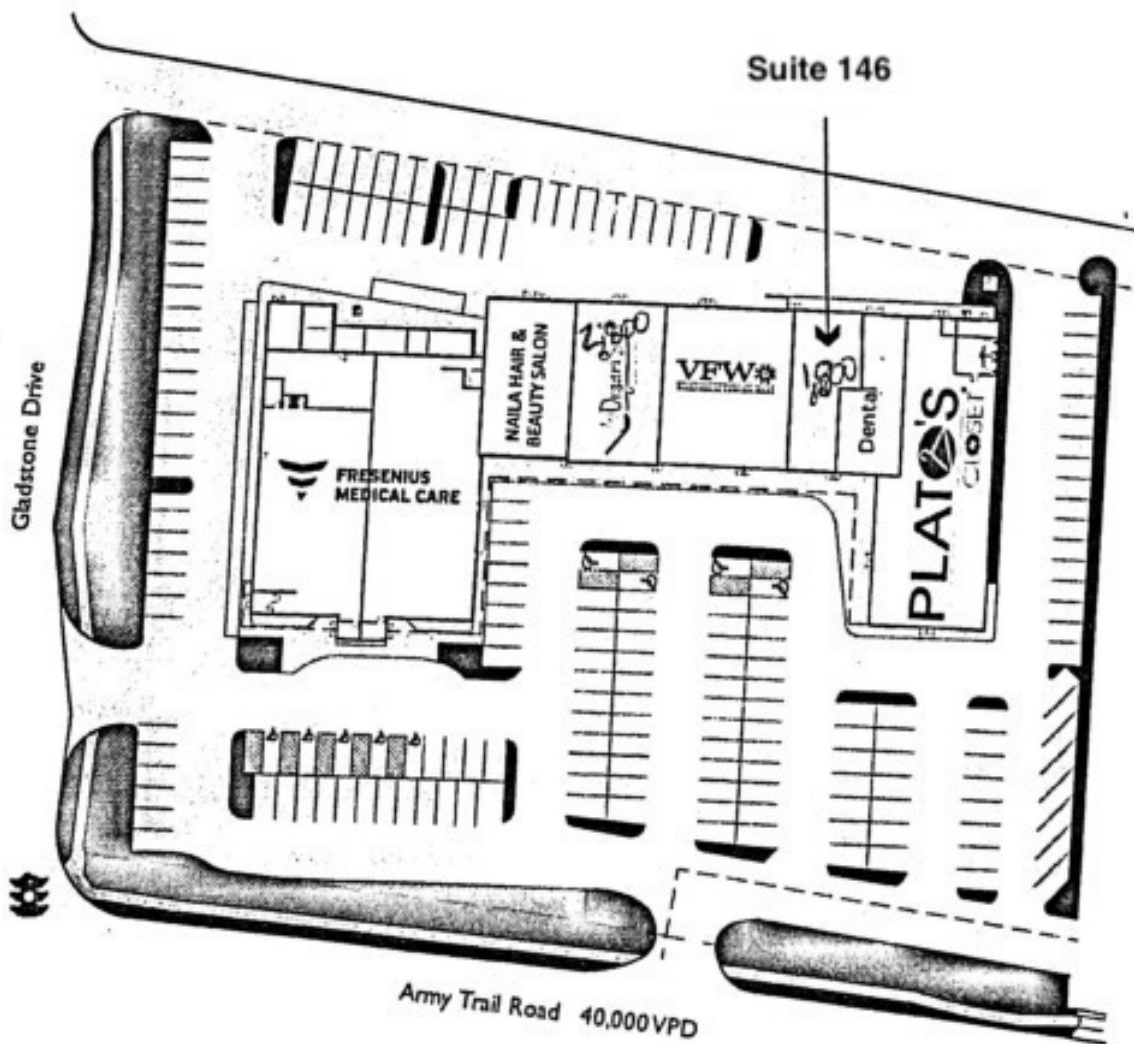
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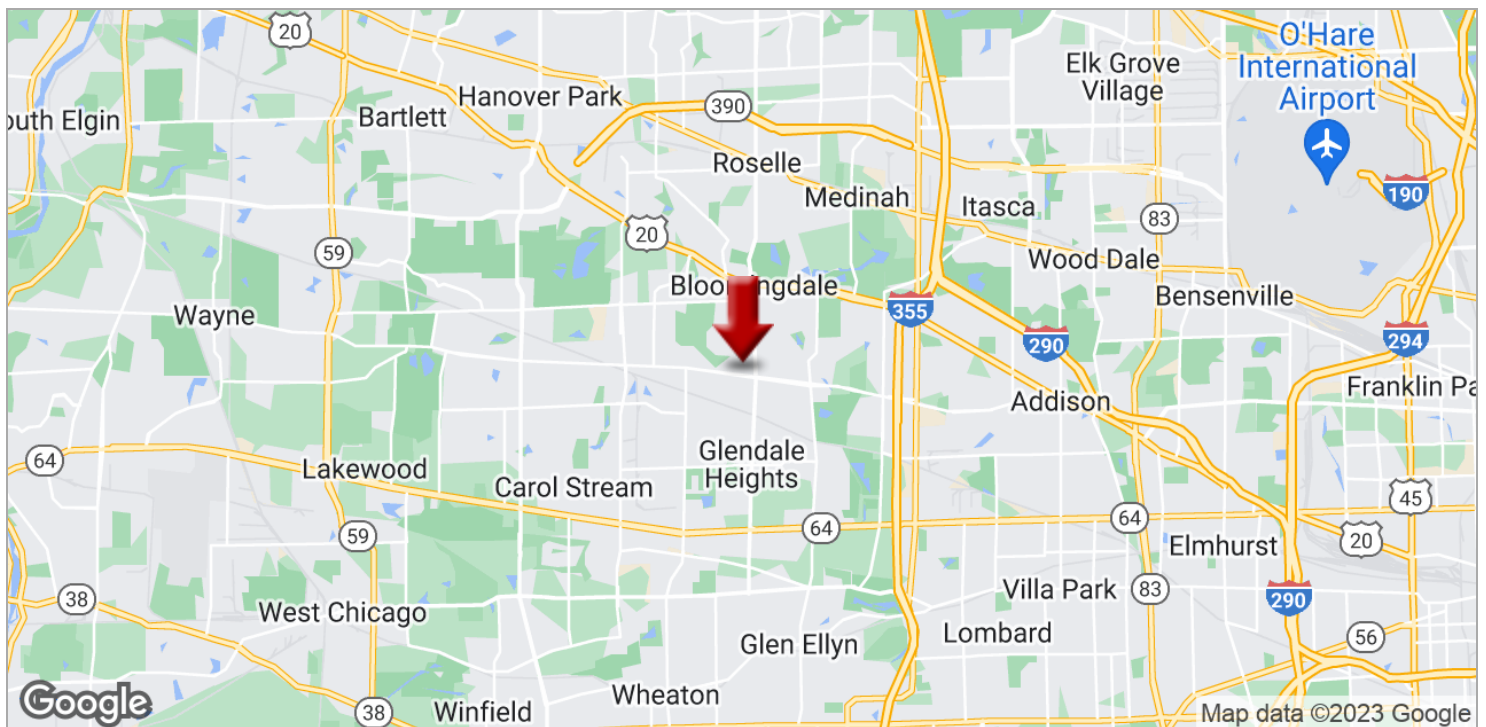
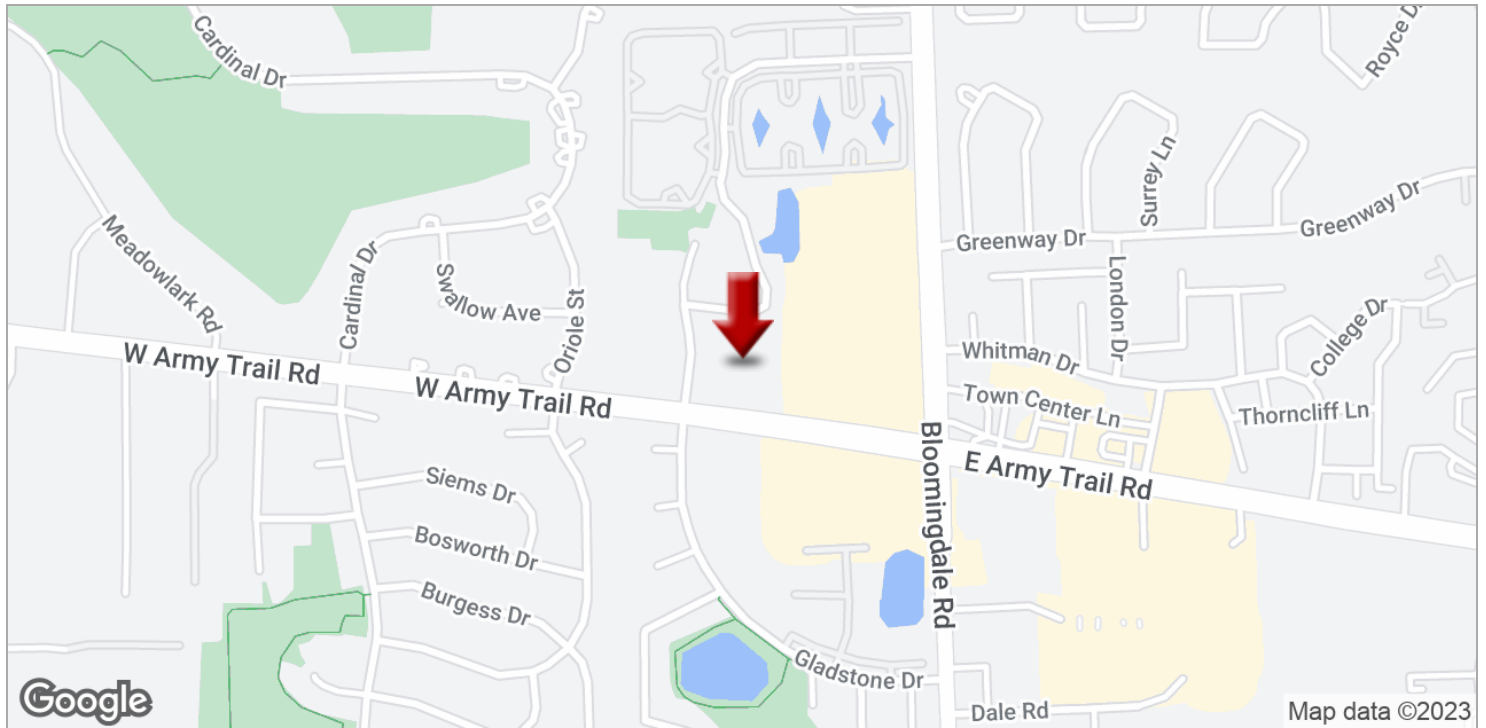
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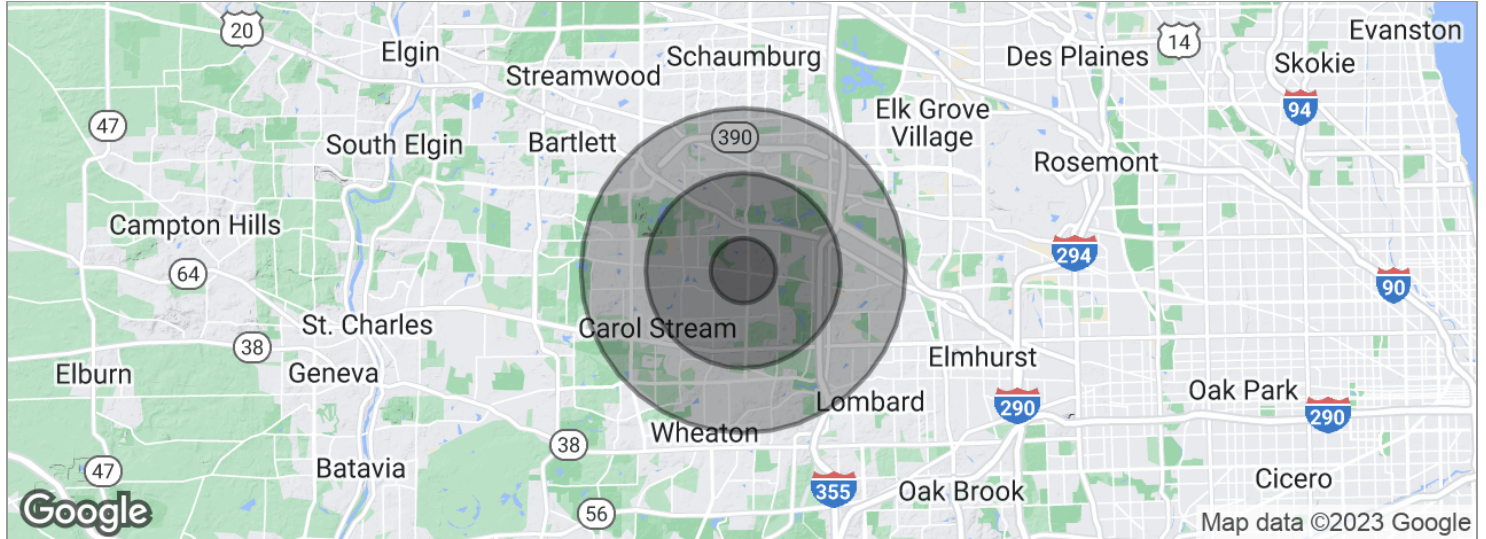
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,835	99,651	265,179
Median age	35.3	36.1	36.2
Median age (male)	36.5	35.0	35.4
Median age (Female)	33.7	36.9	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,697	36,074	93,723
# of persons per HH	2.8	2.8	2.8
Average HH income	\$84,746	\$80,783	\$90,285
Average house value	\$217,898	\$268,040	\$354,742

\* Demographic data derived from 2020 ACS - US Census

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