



FOR LEASE | RETAIL

HIGH VISIBILITY RETAIL SPACE ON LAKE ST

1300-1326 W. Lake Street | Roselle, IL 60172



PRESENTED BY:

JOEL MILLER, CCIM

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PROPERTY HIGHLIGHTS

- Prominent Space with Convenient Access from Lake St
- Good Mix of National & Local Retail & Restaurants
- Anchored by Pizza Hut, Subway, and Wing Stop
- Hard Signaled Intersection
- Strong Population Density & Traffic Counts



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LEASE OVERVIEW

AVAILABLE SF:	1,200 - 2,904 SF
LEASE RATE:	\$20.00 SF/Yr (NNN)
LOT SIZE:	0.0 Acres
BUILDING SIZE:	15,639 SF
MARKET:	Chicago
SUB MARKET:	DuPage
TRAFFIC COUNT:	28,000

PROPERTY DESCRIPTION

Busy convenience retail center anchored by Pizza Hut, Subway and Wing Stop. Strong mix of national and local restaurants and service retail including fitness center, hair salon, nail salon, and medical center.. Excellent access with right-in right-out on Lake St and full access via signaled intersection at Bryn Mawr. Generous parking for any retail use.

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.



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Lease Rate: \$20.00 SF/YR (NNN)

Total Space 1,200 - 2,904 SF

Lease Type: NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1308	Strip Center	\$20.00 SF/YR	NNN	1,200 SF	Negotiable	Retail space between Wing Stop and Manilla Fiesta Restaurant. \$2,600/mo including \$6.00/sf pass thru.
1318	Strip Center	\$20.00 SF/YR	NNN	1,200 SF	Negotiable	Medical/retail space presently occupied by a chiropractic office. \$2,600/mo including \$6.00/sf pass thru.
1300	Strip Center	\$20.00 SF/YR	NNN	2,904 SF	Negotiable	Former fitness center. Ideal for convenience retail, fitness, services, and restaurant uses. \$6,292/mo including \$6.00/sf pass thru.,.



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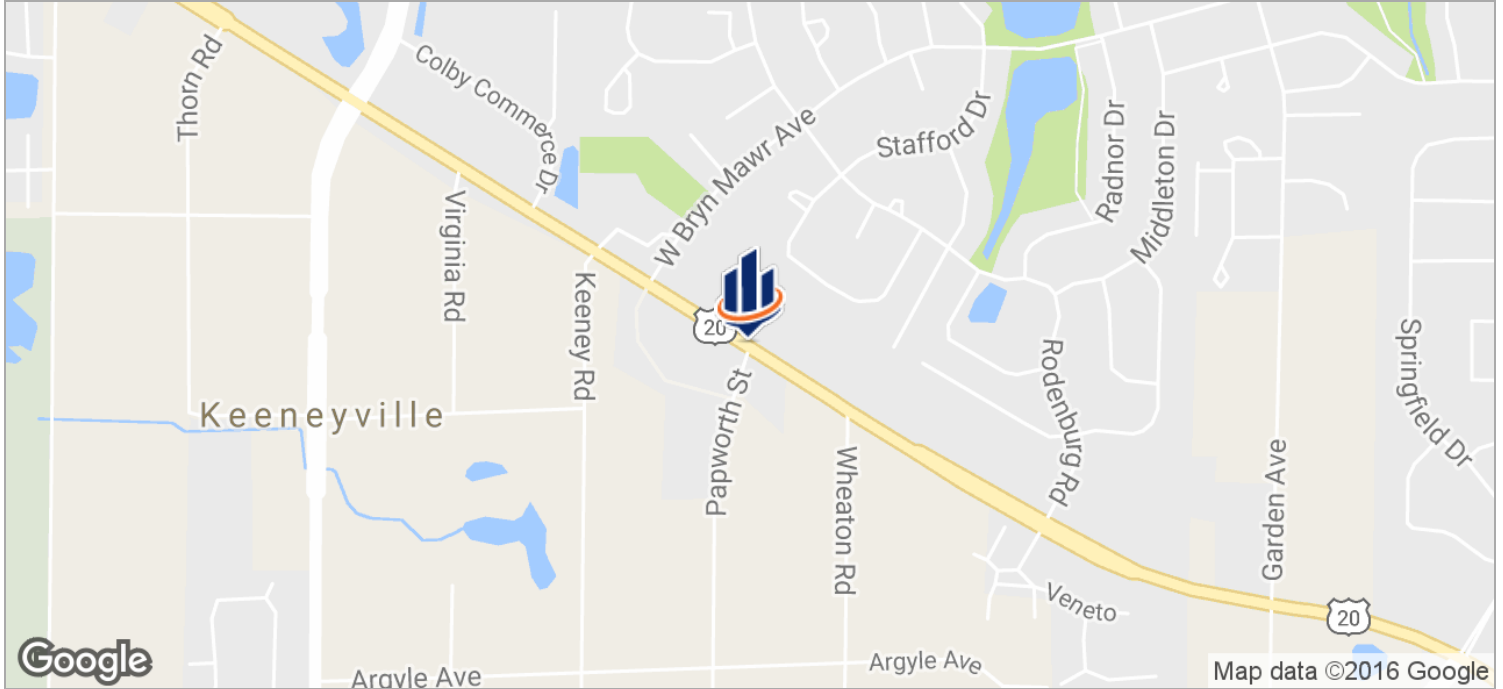
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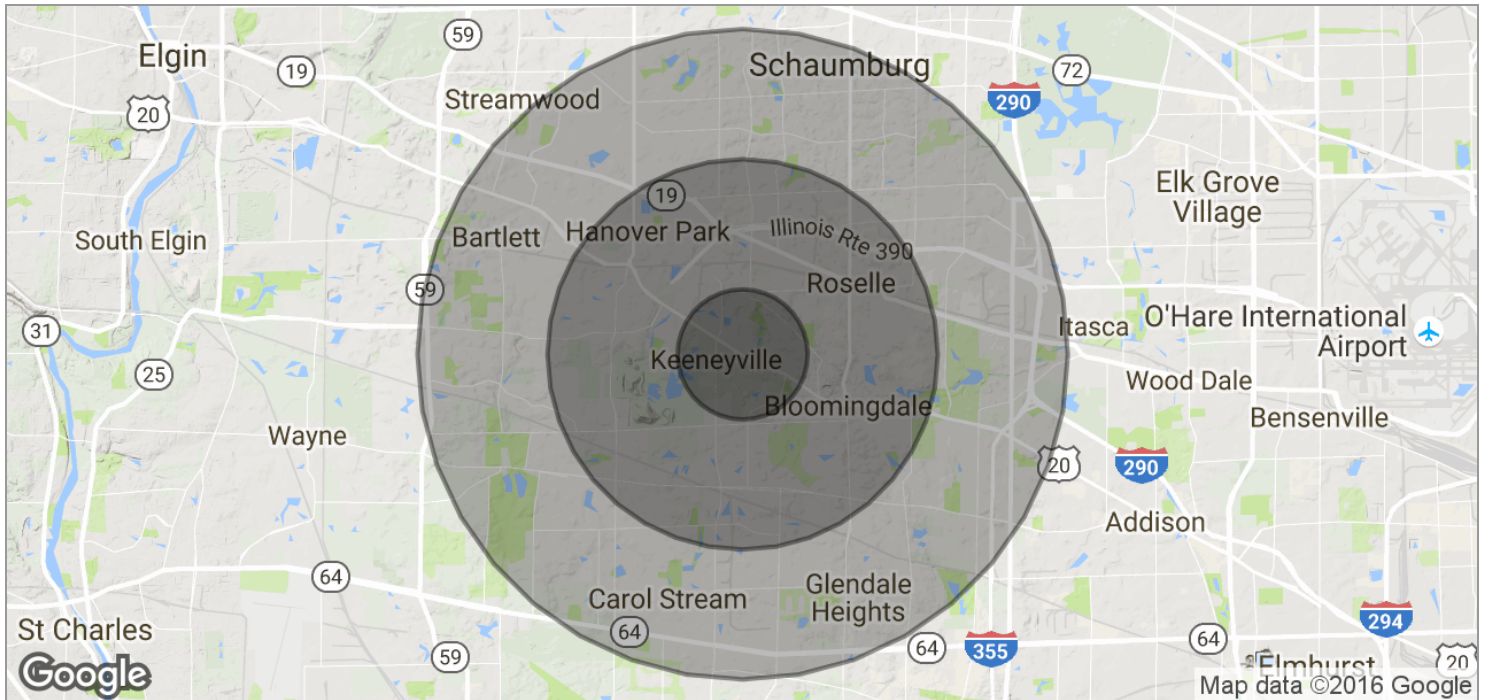
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,650	90,102	312,107
MEDIAN AGE	35.7	36.2	36.1
MEDIAN AGE (MALE)	31.8	35.3	34.9
MEDIAN AGE (FEMALE)	39.8	37.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,545	32,590	109,310
# 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



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