

226 W. St Charles Road

Lombard, IL | 60148

For Lease

Ground Lease Or Build To Suit



- ▶ Ground lease available for new construction strip center
- ▶ Option to build up to 9,150 SF building with parking
- ▶ Signalized corner location at St Charles & Elizabeth
- ▶ Less than 1/4 mile from the Lombard Metra Station
- ▶ Nearby retail includes Walgreens and Fifth Third Bank
- ▶ 14,400 VPD - St Charles Road
- ▶ 32,00 VPD - Elizabeth Road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	12,881	110,592	294,396
Adj. Daytime Population	8,441	116,024	356,210
Estimated Households	5,067	40,524	107,714
Estimated Average Household Income	\$101,088	\$106,387	\$109,865

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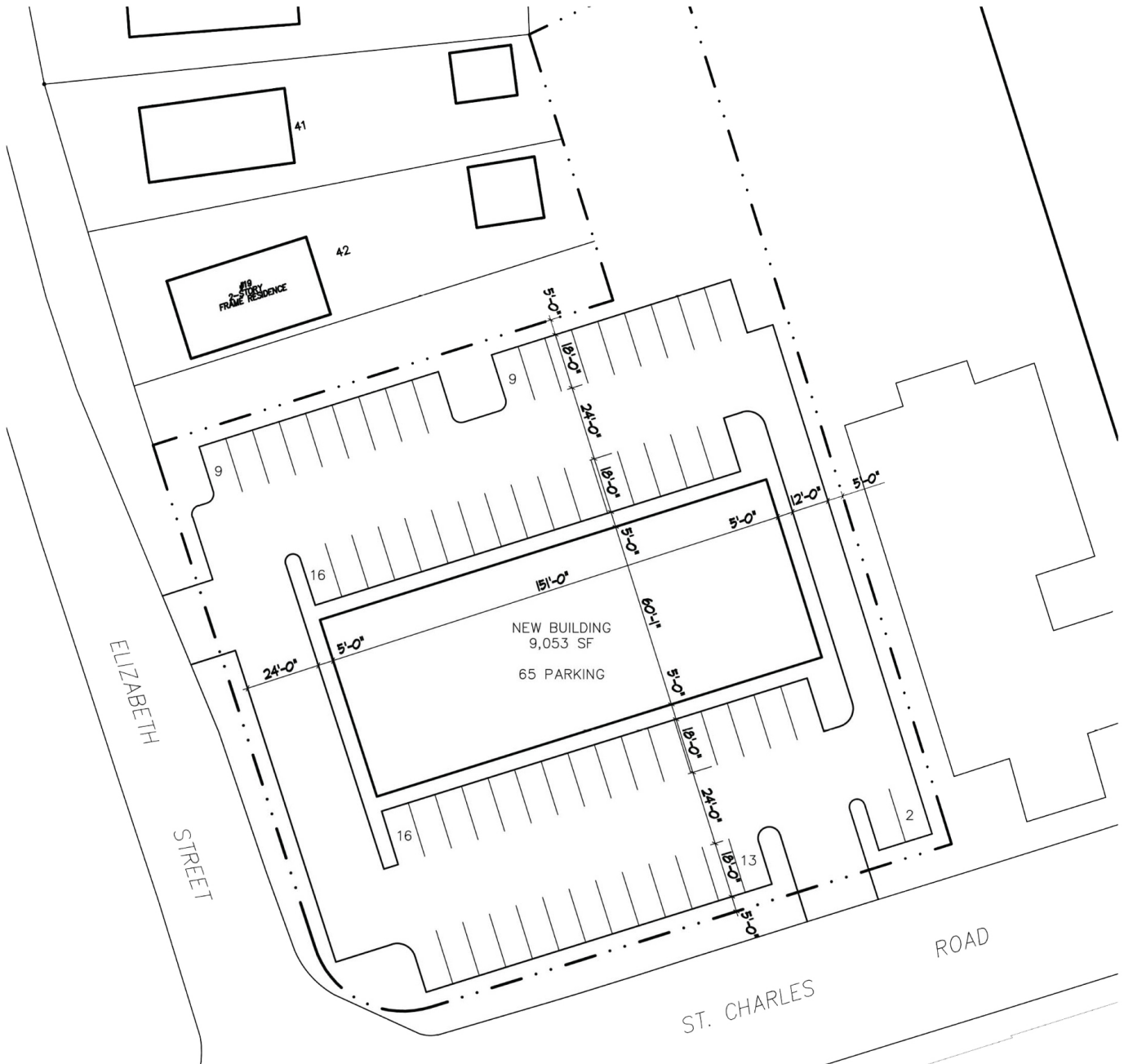
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Option 1 - 9,053 SF building with 65 parking spaces

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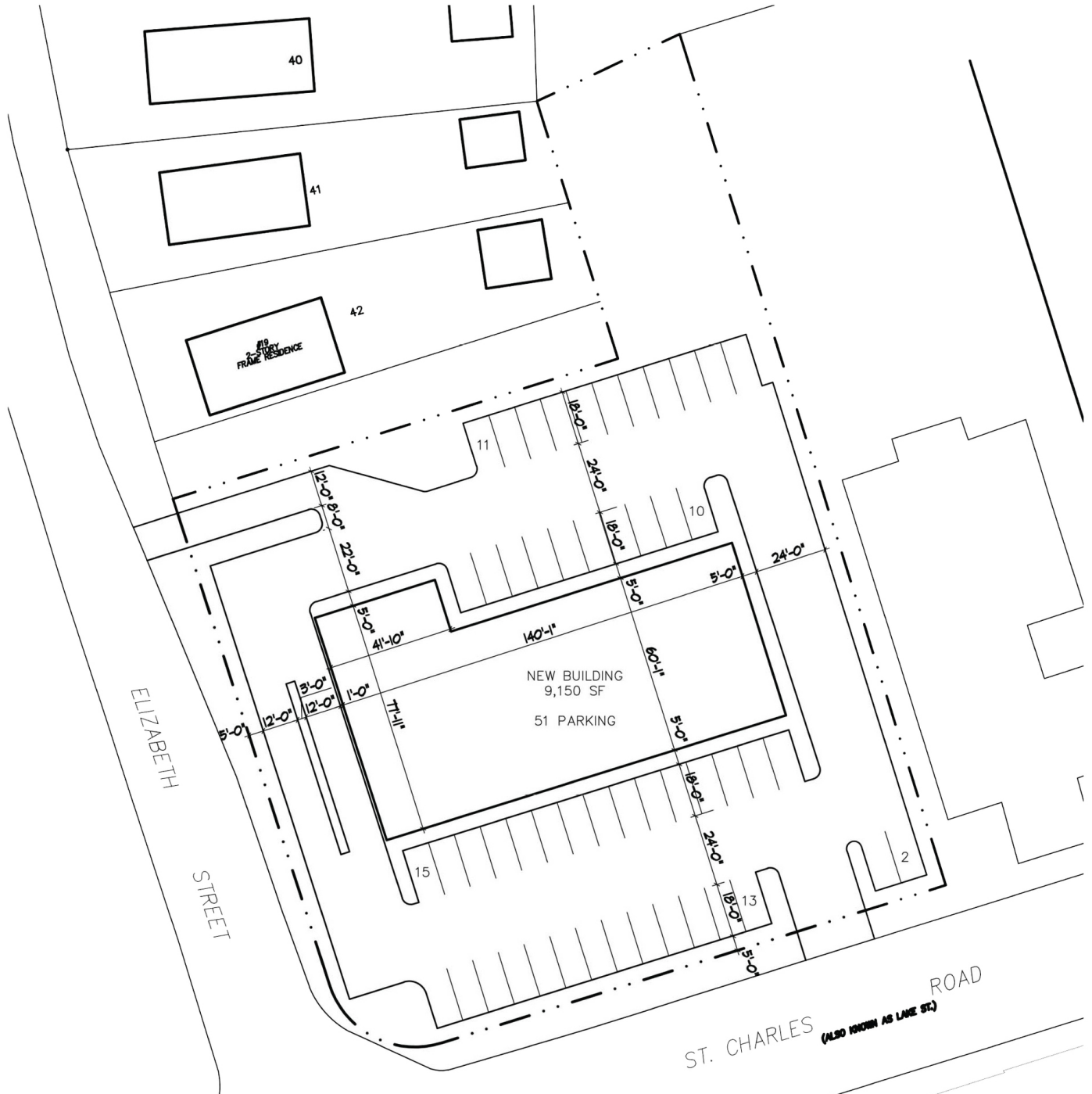
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Option 2 - 9,153 SF building with 51 parking spaces

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Walgreens

BILLY BRICKS



MARQUETTE
Kitchen & Tap



DUNKIN'

LAUD & JAMES
ESTROGO

FIFTH THIRD BANK

PRAGA
Benton

WB WEST
SUBURBAN
BANK

Google

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