

FOR LEASE

834 - 1,251 SF Available For Lease at the Highlands of Lombard with Co-Tenants The Dump, Potbelly, and Anytime Fitness

2770 South Highland Avenue | Lombard, IL 60148

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF
NNN's	\$12.62 SF
Available SF:	834 - 1,251 SF
Building Size:	18,055 SF
Lot Size:	3.06 Acres
Year Built:	2008
Zoning:	C
Market:	Chicago
Submarket:	Eastern East/West Corridor
Traffic Count	56,000 + VPD

PROPERTY OVERVIEW

834 - 1,251 SF of retail space available for lease at the Highlands of Lombard, a multi-tenant shopping center located on the east side of Highland Avenue at 2770 South Highland Avenue in Lombard. Excellent Opportunity for a variety of users including restaurants, retailers, and medical office users to join an established co-tenant mix including Mattress Firm and Jimmy John's among others. The Highlands of Lombard benefits from its location in Lombard just a quarter-mile north of Interstate-88 (I-88) and one (1) mile east of Interstate-355 (I-355), providing convenient access to and from the center. From a local perspective, the property lies just north of the heavily-trafficked intersection at Butterfield Road (Route 56) and Highland Avenue. The center is part of a larger development including co-tenants The Dump, Potbelly, and Anytime Fitness. Additionally, the center sits directly across the street from the Yorktown Center, a 100+ tenant super regional mall serving the western suburbs. Other neighboring retailers include Target, Best Buy, Dollar Tree, Starbucks, Dunkin, Panera Bread, The Patio, Miller's Ale House, Capital Grille, Olive Garden, McDonald's, Portillo's, and Burger King, among others

PROPERTY HIGHLIGHTS

- Pylon signage available along Highland Avenue.
- Opportunity to join co-tenants Mattress Firm and Jimmy John's in newer construction (2008).
- Visibility and exposure to over 56,000 VPD

Frontline Real Estate Partners

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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[ADDITIONAL PHOTOS](#)

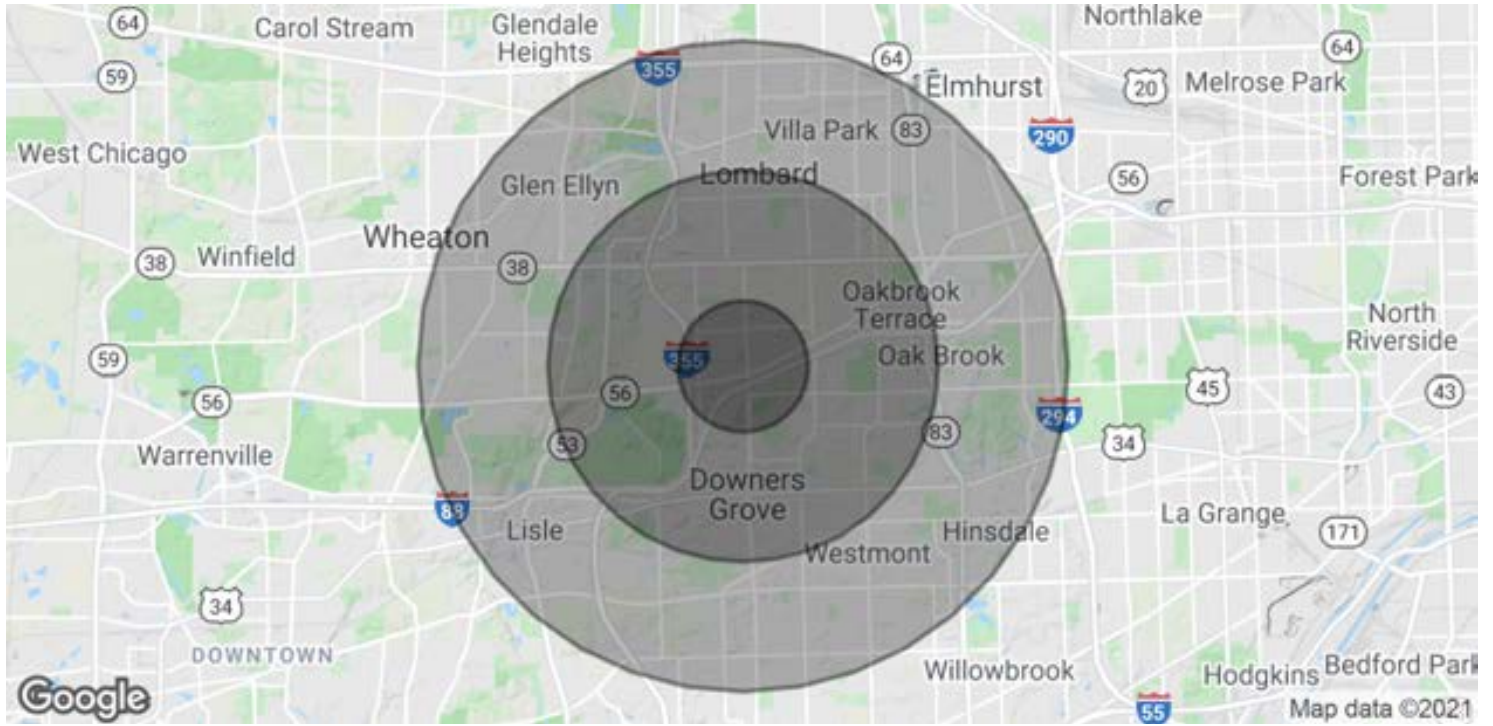


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,536	88,347	261,752
Average age	42.8	40.1	40.3
Average age (Male)	40.4	36.8	38.3
Average age (Female)	45.2	42.6	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,408	34,784	103,008
# of persons per HH	2.2	2.5	2.5
Average HH income	\$89,279	\$96,246	\$101,465
Average house value	\$450,023	\$395,233	\$407,875

* Demographic data derived from 2010 US Census

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