

FOR LEASE

Second Generation Restuarant Space Available For Lease at Highland of Lombard

2770 South Highland Avenue | Lombard, IL 60148

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF
NNN's	\$12.75 SF
Available SF:	1,684 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

1,684 SF of retail space available for lease at the Highlands of Lombard, a multi-tenant shopping center located along the east side of Highland Avenue at 2770 South Highland Avenue in Lombard. Excellent Opportunity for a variety of tenants including restaurants, retailers, and medical office to join an established co-tenant mix including Mattress Firm, Jimmy Johns, and Beauty Craft among several others. The Highlands of Lombard benefits from its location in Lombard, a quarter-mile north of Interstate-88 (I-88) and one (1) mile east of Interstate-355 (I-355), featuring convenient access to and from the center. From a local perspective, the property sits 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

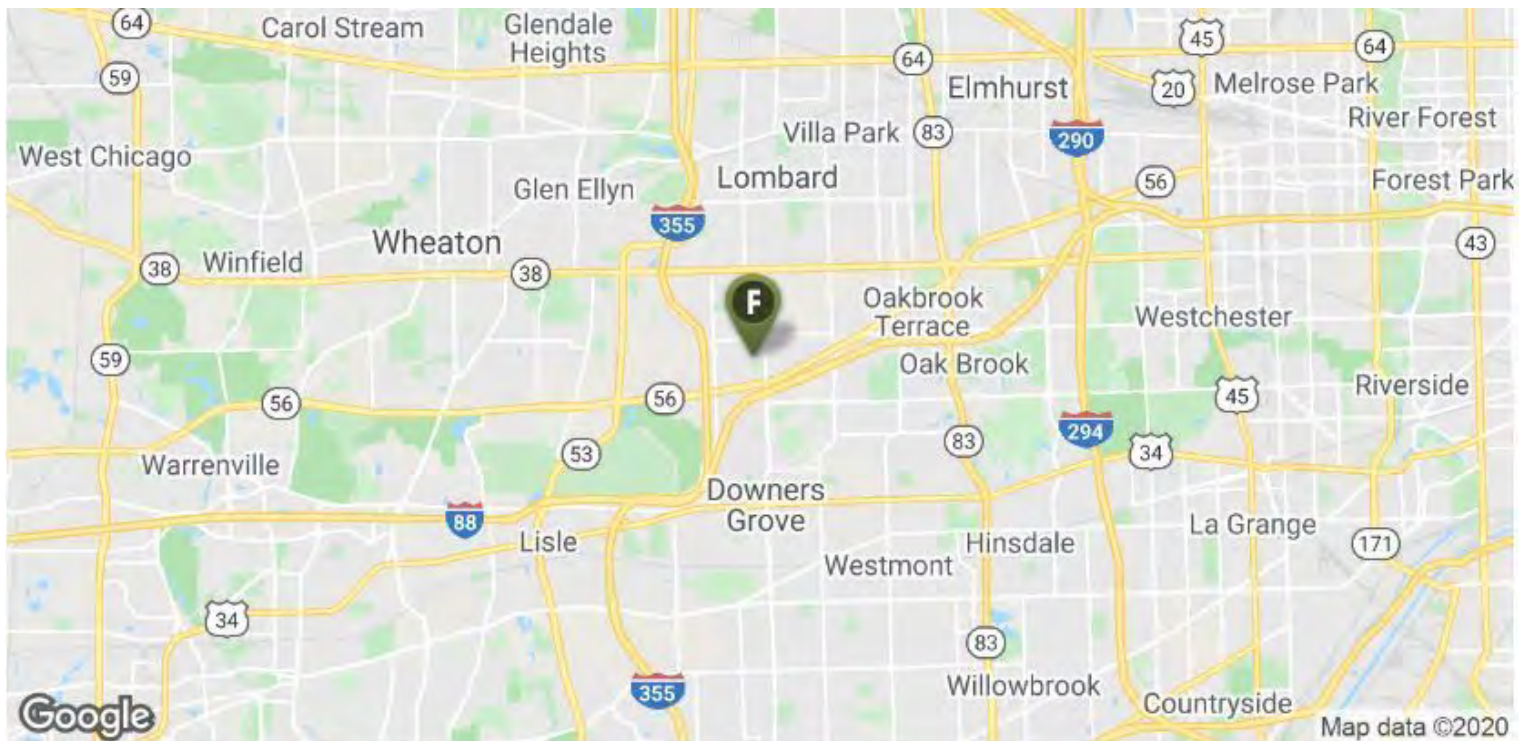
- Excellent opportunity to lease a second generation restaurant space in Lombard
- Pylon signage available along Highland Avenue featuring exposure to 56,000 VPD
- The space features an existing hood, two walk-in coolers and an ADA compliant space

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ADDITIONAL PHOTOS



Frontline Real Estate Partners

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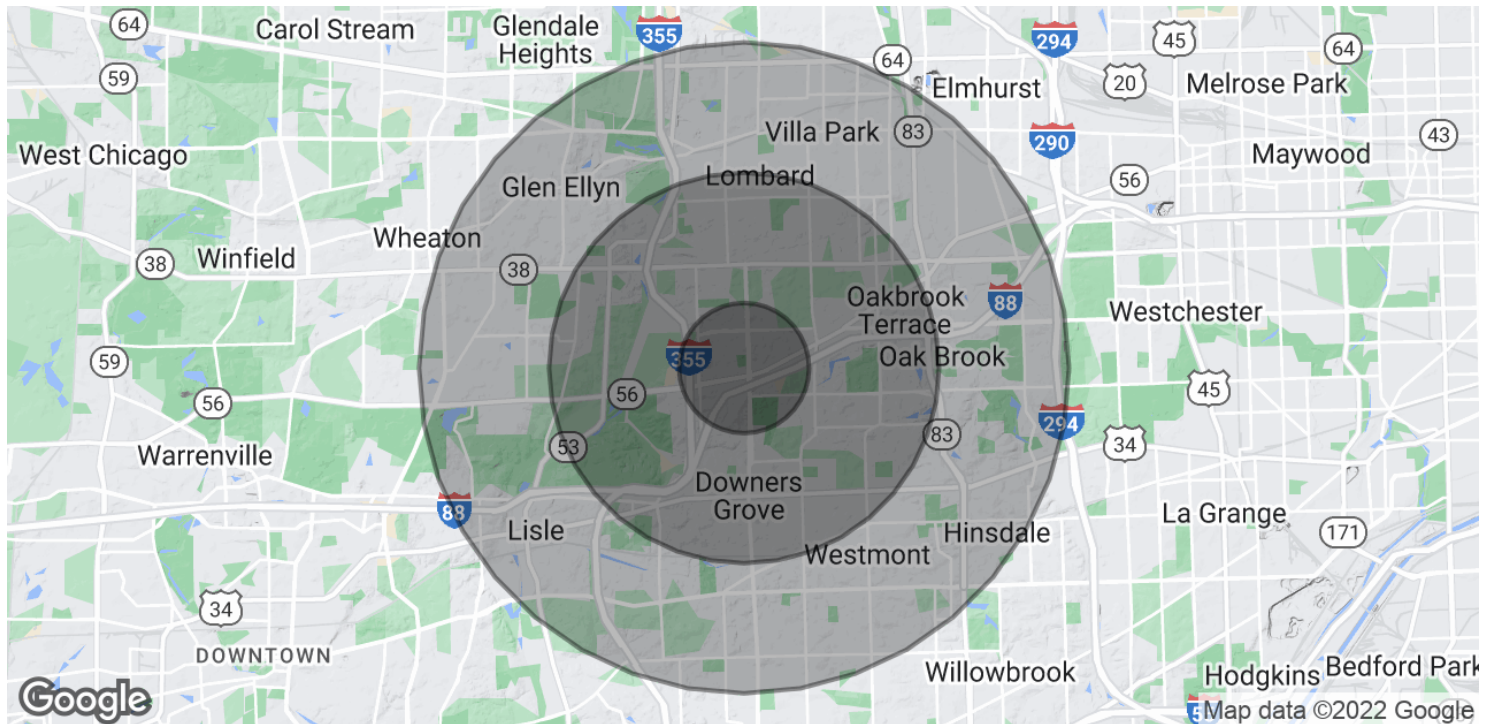
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DEMOGRAPHICS MAP & REPORT



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 2020 ACS - US Census*

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