

4152 ROOSEVELT ROAD

HILLSDALE, IL 60162

PROPOSED MEDICAL OFFICE/RETAIL BUILDING



OFFERING SUMMARY

Available SF:	1,209 - 4,953 SF
Year Built:	TBD
Parking Ratio:	7.0/1,000 SF Ratio
VPD:	29,000
Utilities:	Separately Metered
Lease Rate:	\$15.00 PSF (NNN)

PROPERTY HIGHLIGHTS

- New Construction - Accommodating Medical, Office, & Retail
- Less than 1 Mile to I-290 Full Interchange
- One block from Mannheim Road
- Ability for Drive-Thru

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,787	44,464	121,736
Total Population:	13,235	129,535	350,386
Average HH Income:	\$68,606	\$71,259	\$88,610

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NEW CONSTRUCTION - ACCOMMODATING MEDICAL, OFFICE, & RETAIL



LOCATION DESCRIPTION

Located one block west of the Mannheim / Roosevelt Road intersection with over 29,000 VPD. Flexible Floor plans and layouts. Drive-thru can be built.

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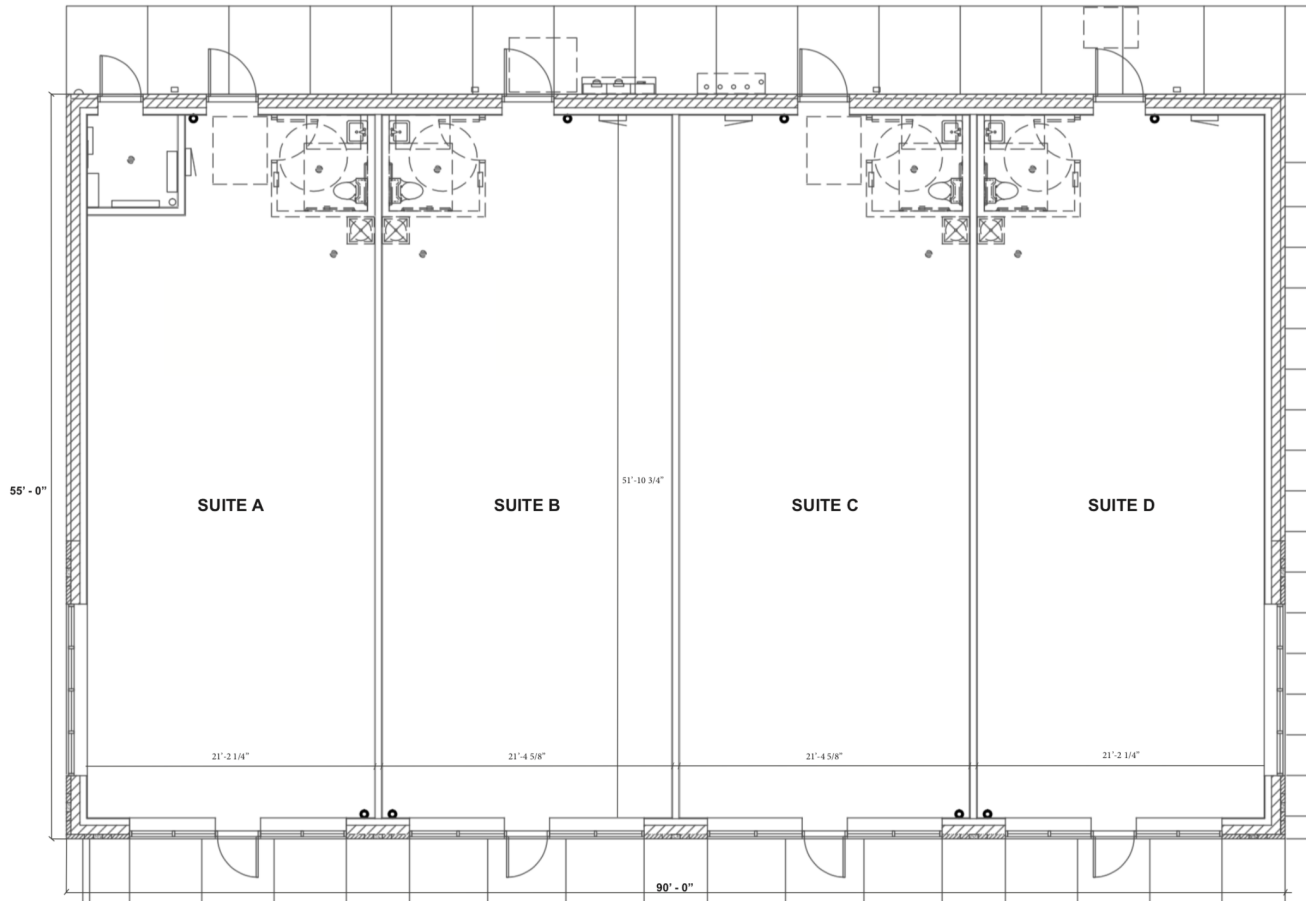
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PROPOSED DEMISED PREMISES



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	\$15.00 PSF	NNN	1,209 SF	Negotiable	
Suite B	\$15.00 PSF	NNN	1,227 SF	Negotiable	
Suite C	\$15.00 PSF	NNN	1,227 SF	Negotiable	
Suite D	\$15.00 PSF	NNN	1,290 SF	Negotiable	
Entire Building	\$15.00 PSF	NNN	4,953 SF	Negotiable	

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LOCATION MAPS

