



RETAIL SPACE FOR LEASE

Excellent Roosevelt Road Location

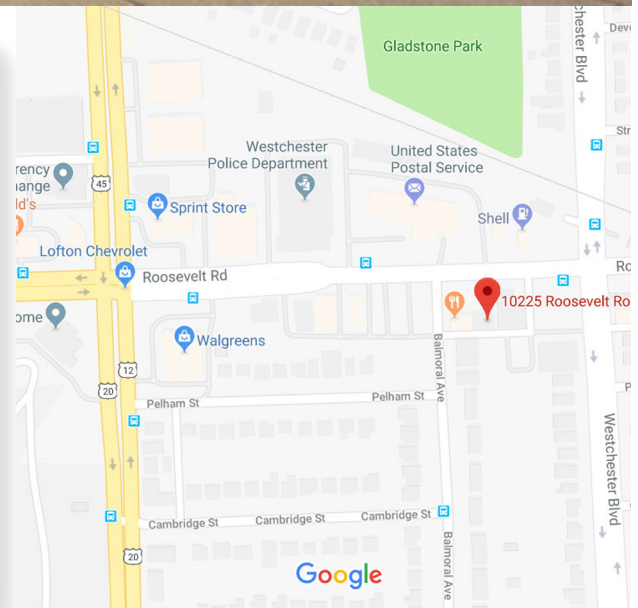
Westchester, Illinois

10225 West Roosevelt Road, Westchester, IL



- 5,000 square foot retail center
- Two 1,250 sq. ft. spaces available that can be combined to 2,500 square feet
- Located one block east of Mannheim Road in Westchester, IL
- Existing tenants are Papa John's Pizza and Olympic Westchester Cleaners
- Excellent traffic counts with 44,000 vehicles per day
- Demographics

	1 mile	3 miles	5 miles
2018 Population	14,476	128,809	388,114
2018 Avg. Household Income	\$76,439	\$79,629	\$97,251



The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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FOR LEASE

Retail Space For Lease 10225 West Roosevelt Road Westchester, Illinois

Location	Located one block east of Mannheim Road at the southeast corner of Roosevelt Road and Balmoral Avenue in Westchester, Illinois
Center Description	5,000 square foot retail center divided into four (4) 1,250 square foot units
Available Space	Two (2) contiguous 1,250 square foot units that can be combined to create one (1) 2,500 square foot unit. The available units are in the middle of the center. The two (2) end units are leased to Papa John's Pizza and Olympic Westchester Cleaners.
Space Description	1,250 square feet. Each unit has a bathroom in the rear of the space and its own HVAC unit. Landlord can deliver the unit as a "Vanilla Box" or provide a Tenant Improvement allowance.
Utilities	Gas, electric, and water are separately metered and billed directly to the tenant.
Parking	27 spaces
Signage	Tenant can have a box sign above the suite at tenant's cost and expense.
Asking Rental Rate	\$13.50 per square foot net
CAM and Taxes	\$5.00 per square foot
Comment	This center is located in a high-density, high-traffic area that has excellent retail exposure.

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