

MILLENNIUM PROPERTIES R/E

Two Storefronts For Lease Near Roosevelt and Main St.

34 & 46 W. Roosevelt Rd., Lombard, IL

\$21.50/SF MG



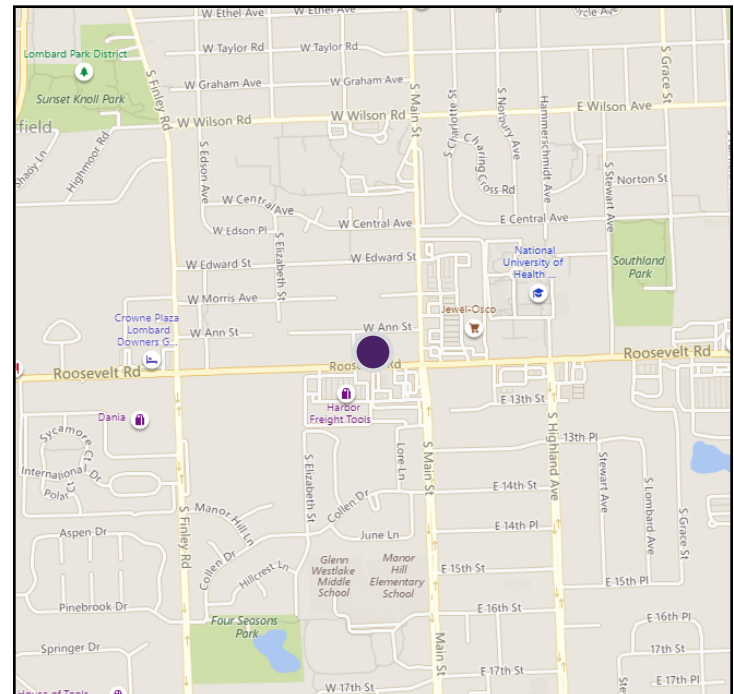
Property Highlights

- Two retail storefronts for lease
- Unit 34: 2,400 SF former cafe
 - Some FF&E available
 - 2,000 SF basement for storage
- Unit 46: 1,200 SF vanilla box
- Great location for cafe, restaurant, boutique, office and more
- Close to Main and Roosevelt
- Nearby businesses include Pizza Hut, Jewel, Xport Fitness, Hobby Lobby, Mariano's, and US Bank
- Part of 18,000 SF retail center
- Zoning: B4A, Roosevelt Corridor
- Traffic Count: 36,300 cars daily

Property Overview

Two storefronts perfect for retail or office use are available for lease on Roosevelt Rd. Unit 34 is a 2,400 square foot end cap unit that was previously used as a cafe. The space includes some FF&E and has access to a 2,000 square foot basement for additional storage. Unit 46 is a 1,200 square foot vanilla box storefront. Part of an 18,000 square foot center, these units have tons of potential for a cafe, a restaurant, a boutique or an office space.

Located just west of Main St., this property is located in the heart of the Roosevelt Rd. Retail Corridor in Lombard. This is a strong retail corridor with a variety of well-known brands including Jewel, Mariano's, Pizza Hut, Xport Fitness, Hobby Lobby, US Bank and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,703	100,342	274,665
Households	5,702	39,085	103,319
Median Income	\$70,652	\$82,934	\$81,997

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Unit 34 – 2,400 SF Available



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