

1550 W. 75th Street, Downers Grove, IL

\$23.00/SF NNN



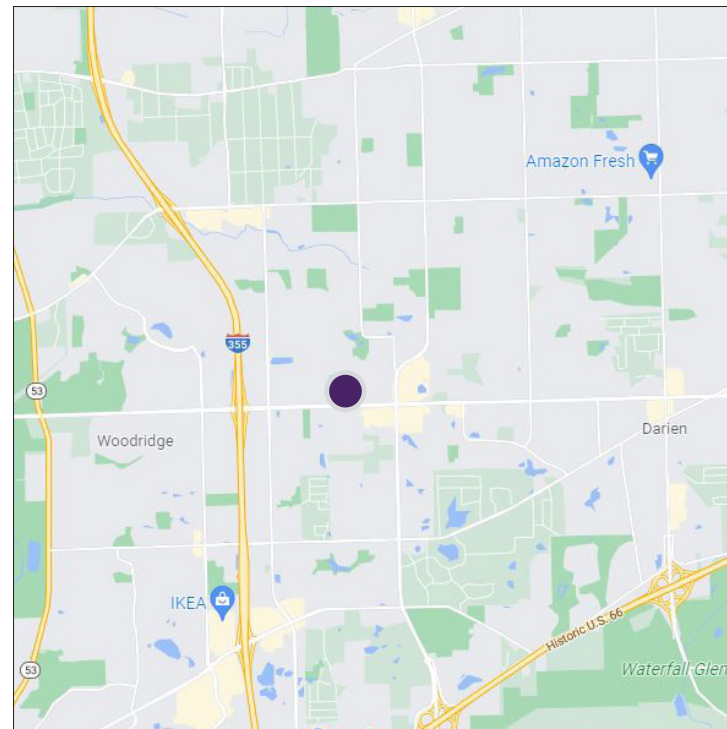
Property Highlights

- 18,500 SF outlot
 - 3,667 SF end cap unit - Leased to a national bakery
 - 3,617 SF middle unit
 - 11,469 SF unit - Leased to restaurant
- Ceiling heights -13.5' clear
- Outlot to The Grove Shopping Center with cross-access parking available
- Excellent visibility on busy 75th Street
- Located in strong retail corridor
- Close proximity to Burlington Northern-Santa Fe Railway Metra Line
- Real Estate Taxes: \$1.81/SF
- CAM: \$.50/SF
- Insurance: \$.30/SF
- Land area: 43,560 SF
- Traffic count: 31,741 vehicles daily
- Taxes (2024): \$38,270.22

Property Overview

Only one remaining unit for lease in this 18,500 SF building on busy 75th Street in the Downers Grove is available for lease. This single-story building was formerly a fitness center, Blast Fitness. The property is an outlot to The Grove Shopping Center with cross access parking. Excellent opportunity to redevelop property. Area retailers include Walmart, Kohl's, Home Depot, Ross, TJ Maxx/Home Goods, Best Buy, XSport Fitness and many more.

Located in strong retail corridor in Downers Grove, this property is just steps away from shopping, restaurants, public transportation. Downers Grove is located 20 miles from the Loop in the heart of the western suburbs. One of the major commercial corridors, 75th Street, for Downers Grove and the neighboring suburbs, this is a hub for commercial activity in the area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,428	101,956	239,561
Households	4,736	40,093	92,253
Median Income	\$87,719	\$91,610	\$93,686

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