

Glen Ellyn Crossing

GLEN ELLYN, IL 60137

Ground Lease or Build-To-Suit

LAND



Glen Ellyn Crossing

- ▶ Pad sites available for ground lease or BTS. Hard corner of S. Exmoor Avenue & W. Roosevelt Road is available
- ▶ Building sizes from 2,000-8,000 SF
- ▶ Located in Glen Ellyn's retail corridor, just west of the I-355 interchange
- ▶ High traffic counts on Roosevelt Road (41,900 VPD)
- ▶ Co-tenancy with Starbucks, Chase Bank, Chipotle, Verizon, Jersey Mike's, Huntington Learning Center and more
- ▶ Area tenants include Trader Joe's, ALDI, Staples, Ross Dress for Less, Jewel-Osco, Dollar Tree, Binny's Beverage Depot, Ace Hardware, CVS, Panera Bread, and Oberweis

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Estimated Population	11,543	109,272	259,380
Adj. Daytime Demographics	14,151	124,416	325,208
Estimated Households	4,331	41,911	97,709
Estimated Average Household Income	\$148,083	\$120,761	\$115,728

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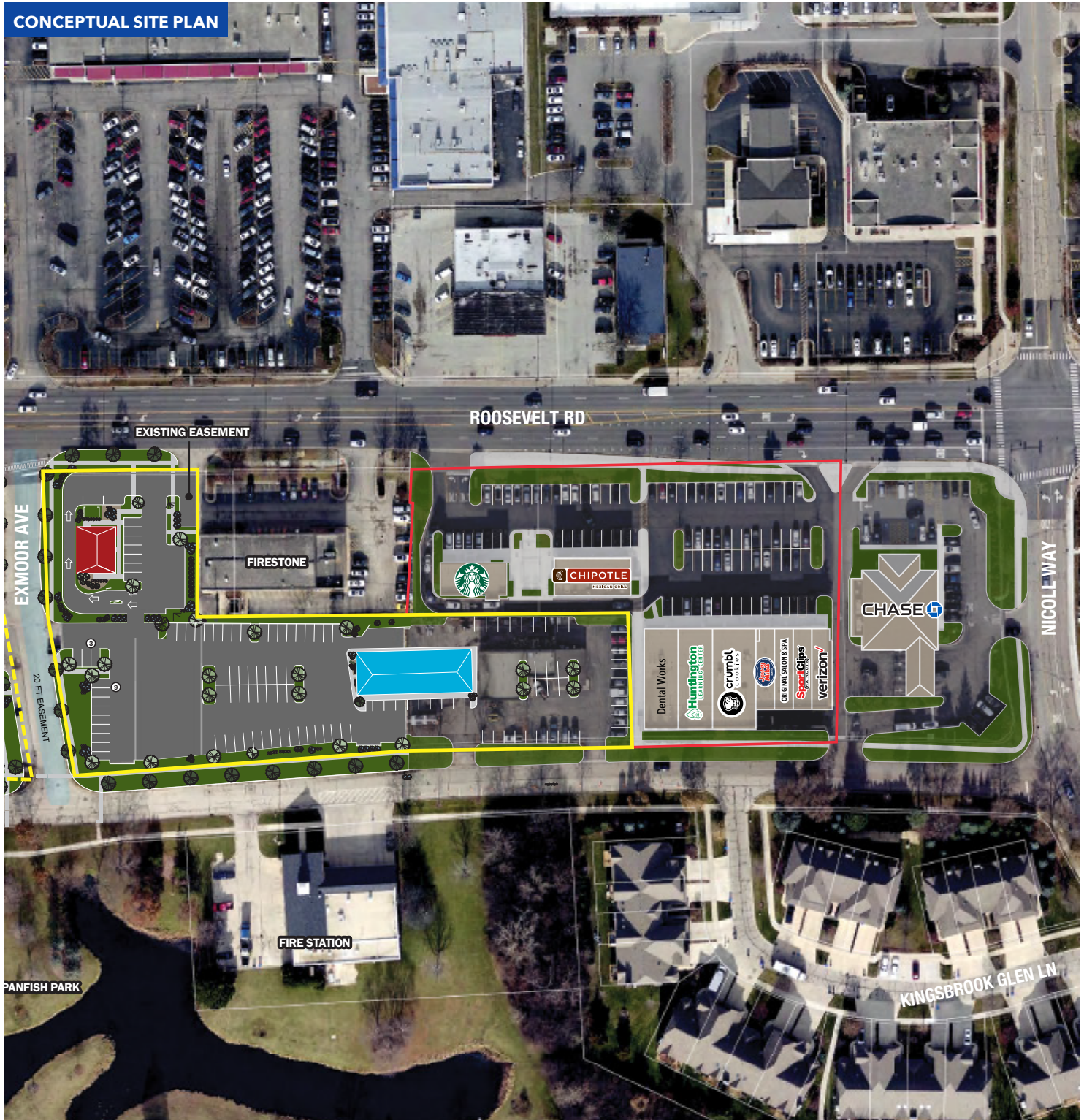
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CONCEPTUAL SITE PLAN



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