

226 W. St Charles Road

LOMBARD, IL 60148

For Lease

GROUND LEASE OR BUILD TO SUIT



- ▶ Ground lease available for new construction strip center
- ▶ Option to build up to 9,150 SF building with parking
- ▶ Signalized corner location at St Charles & Elizabeth
- ▶ Less than 1/4 mile from the Lombard Metra Station
- ▶ Nearby retail includes Walgreens and Fifth Third Bank
- ▶ 9,400 VPD - St Charles Road
- ▶ 1,550 VPD - Elizabeth Road

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	13,054	109,945	292,294
Adj. Daytime Population	8,709	111,758	345,712
Estimated Households	5,135	41,237	109,438
Estimated Average Household Income	\$132,845	\$131,215	\$133,320

MARK FREDERICKS

mark@baumrealty.com

312.275.3109

DOUG RENNER

doug.renner@baumrealty.com

312.275.3137



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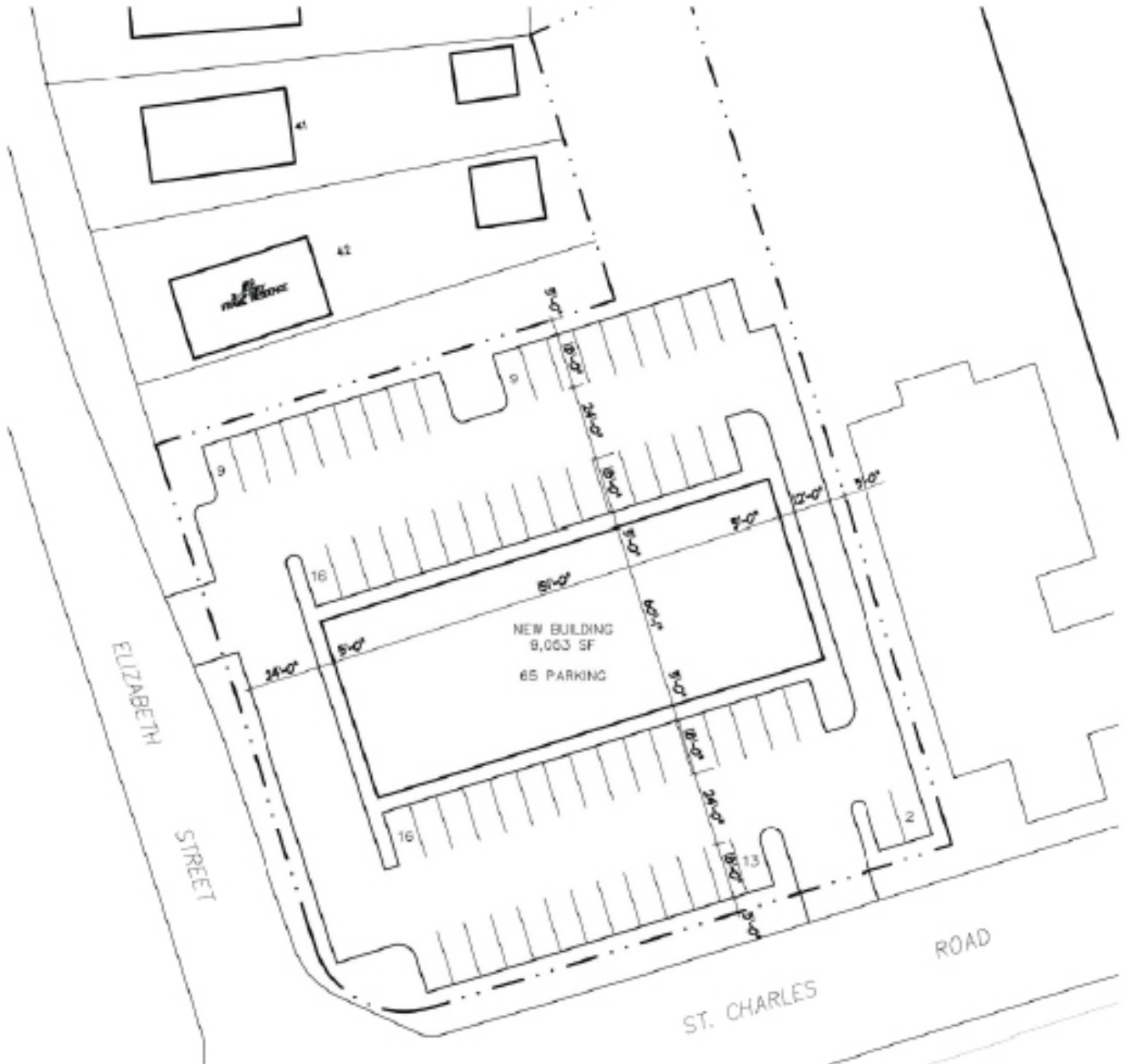
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GROUND LEASE OR BUILD TO SUIT

OPTION 1 - 9,053 SF BUILDING WITH 65 PARKING SPACES



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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

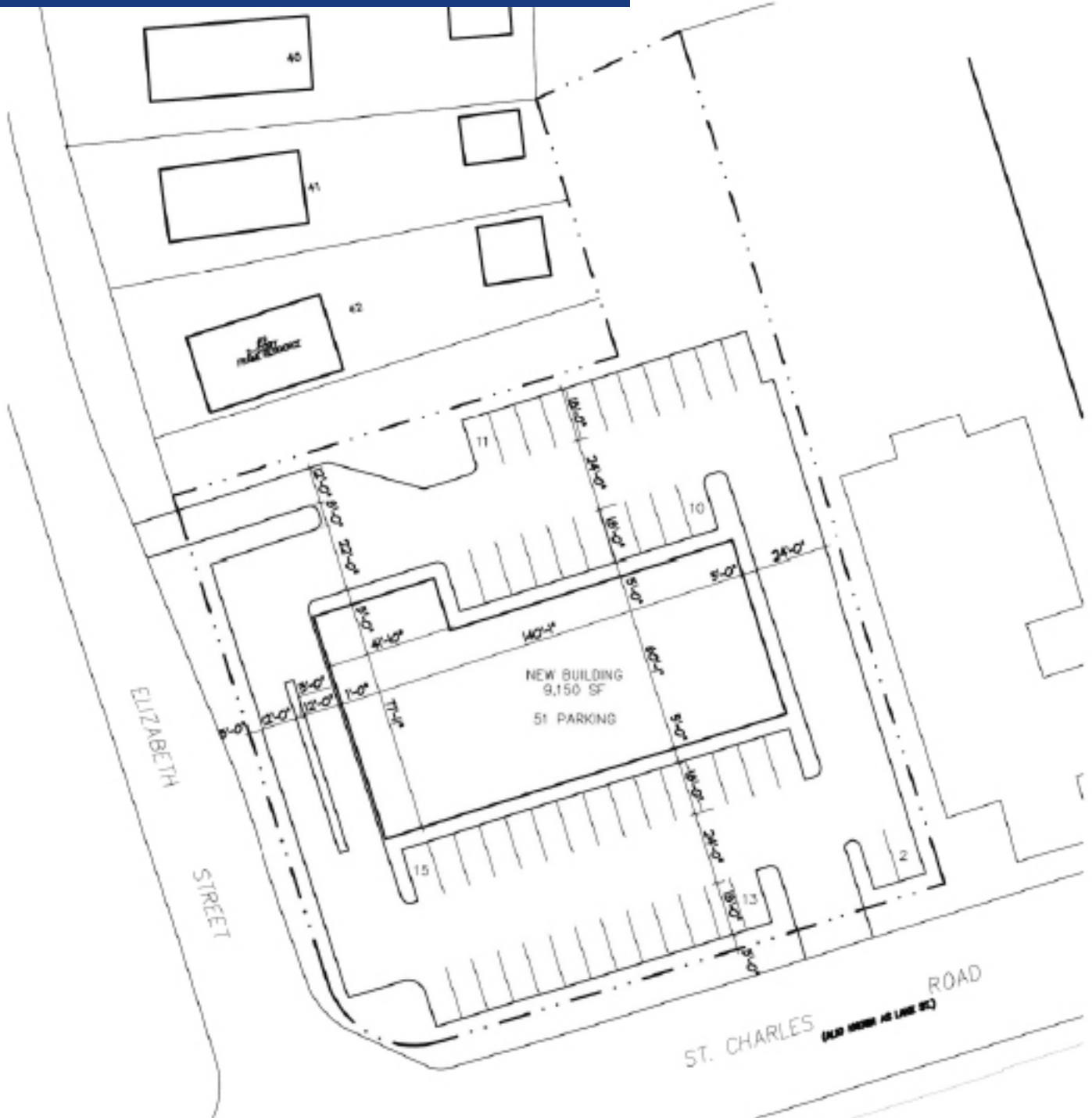
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For Lease

GROUND LEASE OR BUILD TO SUIT

OPTION 2 – 9,153 SF BUILDING WITH 51 PARKING SPACES



MARK FREDERICKS

mark@baumrealty.com

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