

REDEVELOPMENT UNDERWAY



ANCHOR SPACE, INLINE RETAIL & OUTLOTS AVAILABLE

MEADOWBROOK SHOPPING CENTER

2001-2153 W 63RD ST, DOWNERS GROVE, IL

FOR LEASE

METRO
COMMERCIAL REAL ESTATE

LEASED &
MANAGED BY: **SP** STELLCO
PROPERTIES

CONTACT: **STEVEN BAER** sbaer@metrocre.com 847.412.9898 // **JONATHAN HYMAN** jhyman@metrocre.com 224.365.8144



PROPERTY HIGHLIGHTS

- Anchor Space, Inline Retail & Outlots Available
- Well Located in close Proximity to I-355 Access
- Adjacent to Target | Current Tenants Include: Planet Fitness, Dollar Tree & Dunkin'
- Complete Renovation Planned – Full Façade Renovation, New Parking Lot, New Monument Signage
- Multiple Drive-Thru Potential

AREA TENANTS INCLUDE



DOLLAR TREE

AutoZone

DUNKIN'

Walgreens

SUBWAY

usbank



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,020	105,917	252,436
DAYTIME POPULATION	8,058	77,750	223,246
HOUSEHOLDS	5,592	43,833	100,010
AVG HH INCOME	\$117,005	\$123,936	\$134,123

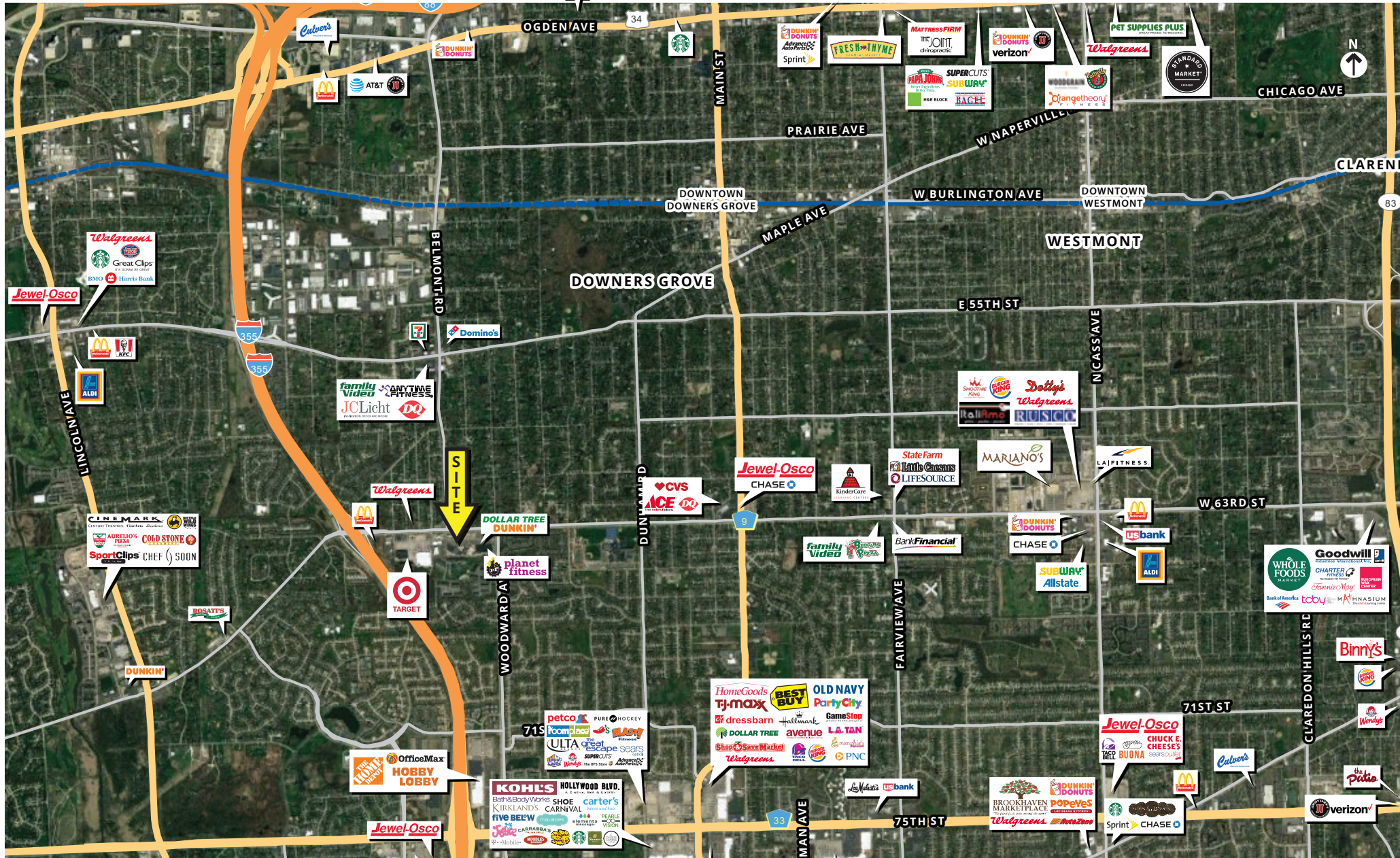
TRAFFIC COUNTS

63RD ST	37,614 VPD
I-355	72,096 VPD
WOODWARD AVE	23,059 VPD

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INFORMATION:

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56 Skokie Valley Road
Highland Park, Illinois 60035

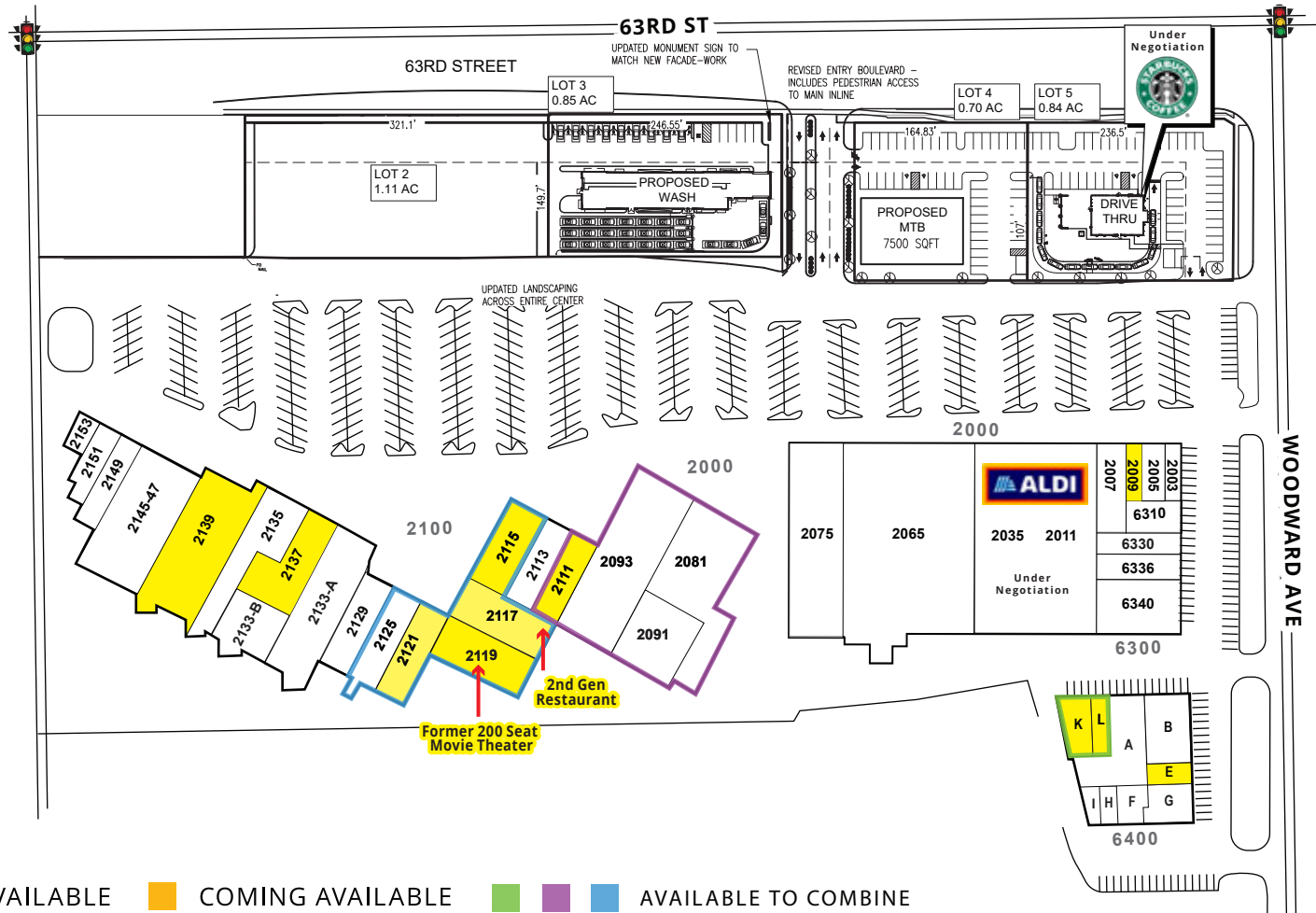
www.MetroCRE.com



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2001-2153 W 63RD ST, DOWNERS GROVE, IL

FOR LEASE



GLA = 188,497 SF

PARKING = 850 STALLS

AVAILABLE

COMING AVAILABLE



AVAILABLE TO COMBINE

6400 BUILDING			6300 - 2000 BUILDING			2000 - 2100 BUILDING		
#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
6400-A	Love N' Care	4,419	6310	Dunkin Donuts	2,160	2055	Planet Fitness	20,924
6400-B	Stop 24 Foods	3,600	6330	Android Wireless & Repair	2,275	2075	Dollar Tree Store	12,279
6400-D	Dance One	875	6336	Big D Discount	1,820	2081	Counterstrike MMA Academy	5,400
6400-E	AVAILABLE	650	6340	Soap Opera Laundromat	3,640	2091	KR Golf, Inc.	7,270
6400-F	Koller Insurance Services, Inc	1,300	2003	Maxwell's Beef	900	2093	Bombay Bazaar	12,670
6400-G	B3 Business Solutions	800	2005	Lee Nails	1,500	2111	AVAILABLE	2,555
6400-H	Meadowbrook Barber	585	2007	Molly Maid	1,200		TOTAL COMBINED SF	27,895
6400-K	AVAILABLE	1,400	2009	AVAILABLE	2,833	2113	Cury Leaves	3,078
6400-L	AVAILABLE	1,200	2011-35	Aldi (Under Negotiation)	23,363	2115	AVAILABLE	3,760
	TOTAL COMBINED SF	2,600				2117	AVAILABLE	4,000
						2119	AVAILABLE	4,600
						2121	AVAILABLE	2,375
						2125	The Suite Collection Spa & Salon Studios	3,000
							TOTAL COMBINED SF	17,735
						2129	Horizon Community Church	4,000
						2133-A	Ultimate Treasures	15,023
						2133-B	Ultimate Treasures	3,588
						2135	Friendly Stitches	2,700
						2137	AVAILABLE	1,200
						2139	AVAILABLE	6,600
						2145-47	Q Pub and Grill	9,930
						2149-53	Beaches for Dogs	5,025