2ND GEN RESTAURANT & QSR END-CAP AVAILABLE

MULTI-TENANT RETAIL BUILDING

9500-9520 WEST HIGGINS RD, ROSEMONT, IL

FOR LEASE

METRO
COMMERCIAL REAL ESTATE

CONTACT: SHARON BAR-SHALOM sbarshalom@metrocre.com 847.780.1299 // **HANNAH PERL** hperl@metrocre.com 847.840.4300

PROPERTY HIGHLIGHTS

- Premier Location in Super-Regional Corporate Corridor
- Proximity to 19 Hotels (5,488 Rooms) and 14 Fine-Dining Restaurants
- Former Starbucks End-Cap Available (1,854 SF)
- Former Restaurant w/Patio Available (8,337 SF)

DEMOGRAPHICS

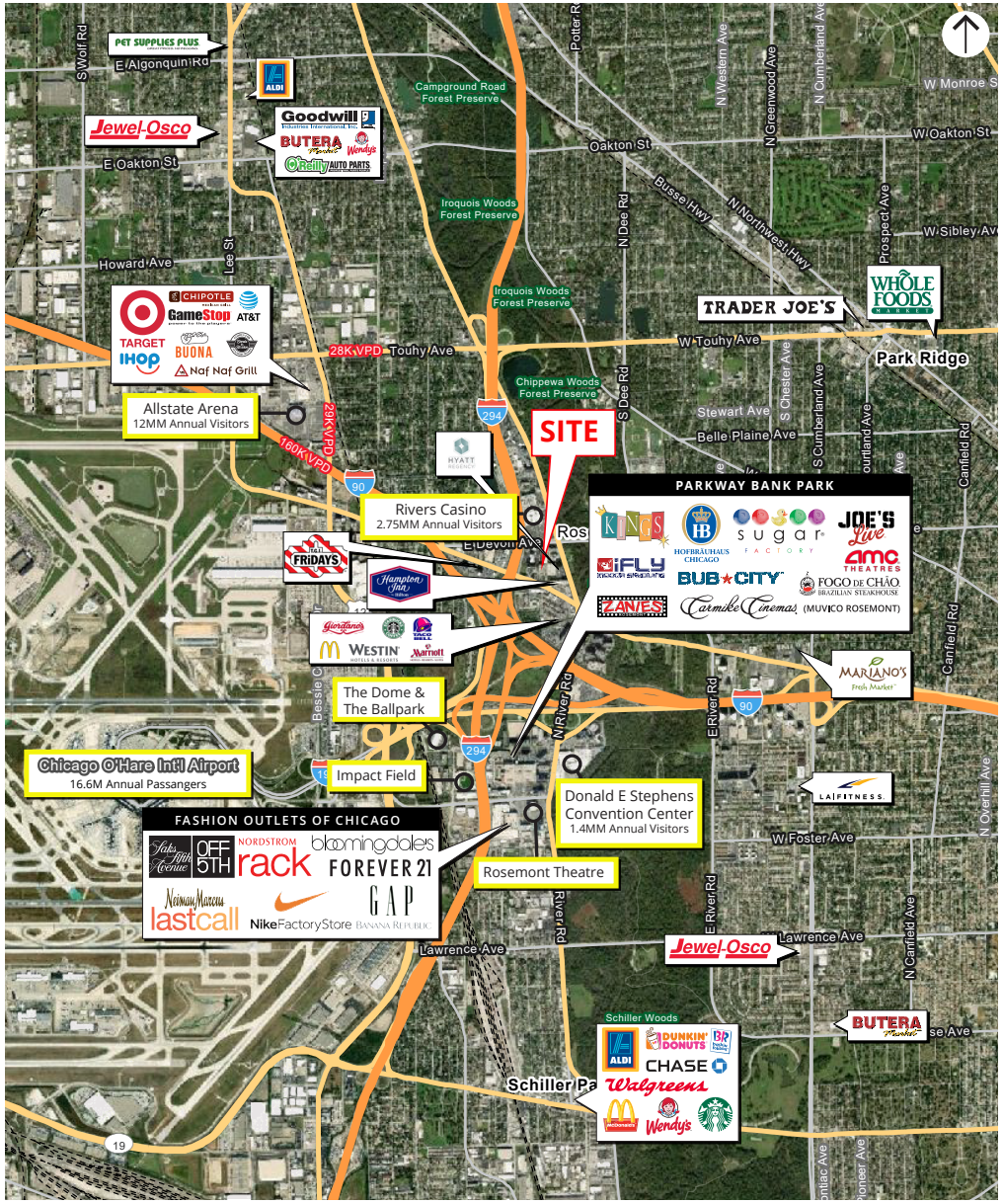
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	359,530	1,905,666	6,158,763
DAYTIME POPULATION	357,235	1,484,465	5,251,226
HOUSEHOLDS	141,787	721,643	2,410,899
AVG HH INCOME	$104,414	$112,010	$115,432

TRAFFIC COUNTS

I-294 NORTHBOUND	85,226 VPD
I-294 SOUTHBOUND	71,425 VPD
W HIGGINS RD	34,542 VPD
N RIVER RD	22,361 VPD

AREA TENANTS INCLUDE

RIVERS CASINO · Allstate · O'HARE INTERNATIONAL AIRPORT · DONALD E. STEPHENS CONVENTION CENTER · PARKWAY BANK Park · Marriott HOTELS · RESORTS · SUITES · FASHION OUTLETS CHICAGO · WESTIN HOTELS & RESORTS · HYATT · Hilton HOTELS & RESORTS · COURTYARD BY MARRIOTT · Hampton Inn by Hilton



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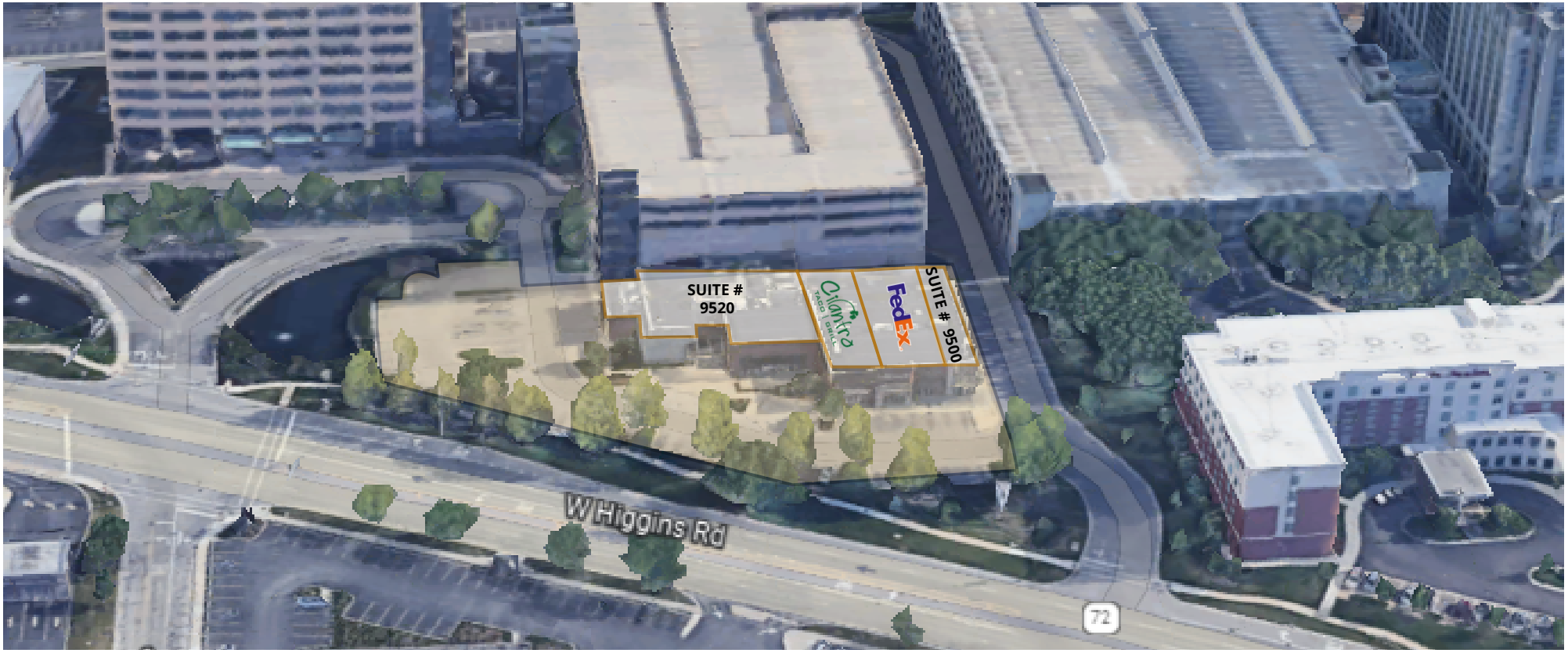

Suite #	SF
#9520 (2nd Gen Restaurant)	8,337
#9500 (2nd Gen QSR)	1,854

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