



**2,700 SF SALON SPACE & 3,200 SF 2ND GEN FITNESS STUDIO AVAILABLE**

## **GATEWAY PLAZA**

**440-450 ARMY TRAIL RD - BLOOMINGDALE**

**FOR LEASE**



**CONTACT: JONATHAN HYMAN** [jhyman@metrocre.com](mailto:jhyman@metrocre.com) 224.365.8144 // **HANNAH PERL** [hperl@metrocre.com](mailto:hperl@metrocre.com) 847.849.1026



## PROPERTY HIGHLIGHTS

- 2700 SF salon space & 3,200 SF 2nd Gen fitness studio available
- Easy access to Army Trail Rd corridor
- Great visibility from lighted Army Trail Rd & Gary Ave intersection

## TRAFFIC COUNTS

|               |            |
|---------------|------------|
| ARMY TRAIL RD | 30,254 VPD |
| GARY AVE      | 29,028 VPD |

## DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION   | 6,853     | 105,967   | 252,054   |
| DAYTIME POPULATION | 13,927    | 81,028    | 189,376   |
| HOUSEHOLDS         | 2,682     | 37,389    | 89,364    |
| AVG HH INCOME      | \$113,568 | \$114,181 | \$119,035 |

## AREA TENANTS INCLUDE



# GATEWAY PLAZA

440-450 ARMY TRAIL RD - BLOOMINGDALE

FOR LEASE



CONTACT  
INFORMATION:

**JONATHAN HYMAN**  
jhyman@metrocre.com  
224.365.8144

**HANNAH PERL**  
hperl@metrocre.com  
847.849.1026

56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com

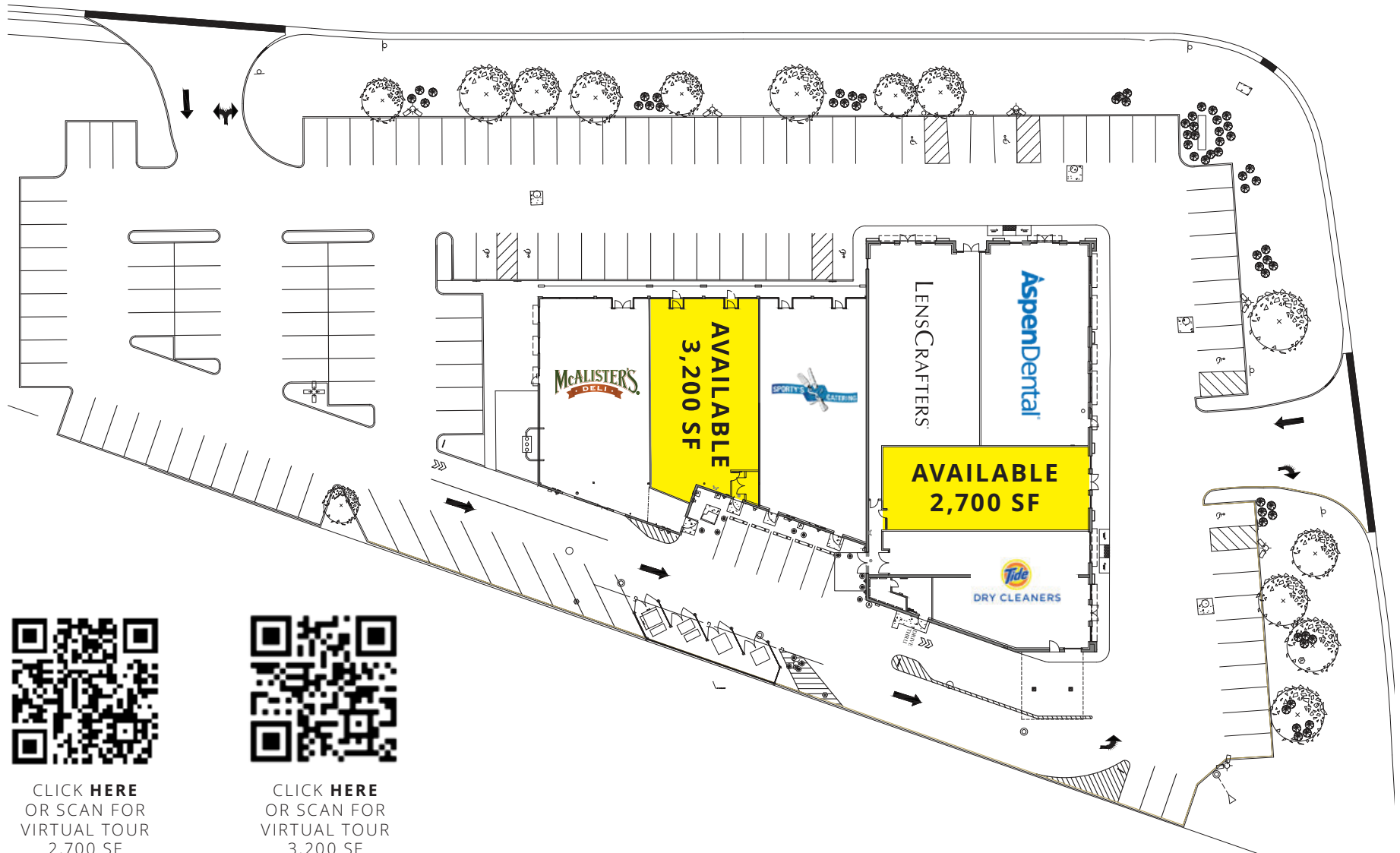


**METRO**  
COMMERCIAL REAL ESTATE

# GATEWAY PLAZA

440-450 ARMY TRAIL RD - BLOOMINGDALE

FOR LEASE



CLICK **HERE**  
OR SCAN FOR  
VIRTUAL TOUR  
2,700 SF



CLICK **HERE**  
OR SCAN FOR  
VIRTUAL TOUR  
3,200 SF

**CONTACT**  
INFORMATION:

**JONATHAN HYMAN**  
jhyman@metrocre.com  
224.365.8144

**HANNAH PERL**  
hperl@metrocre.com  
847.849.1026

56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com



**METRO**  
COMMERCIAL REAL ESTATE