



**2,000 SF RETAIL SPACE AVAILABLE**

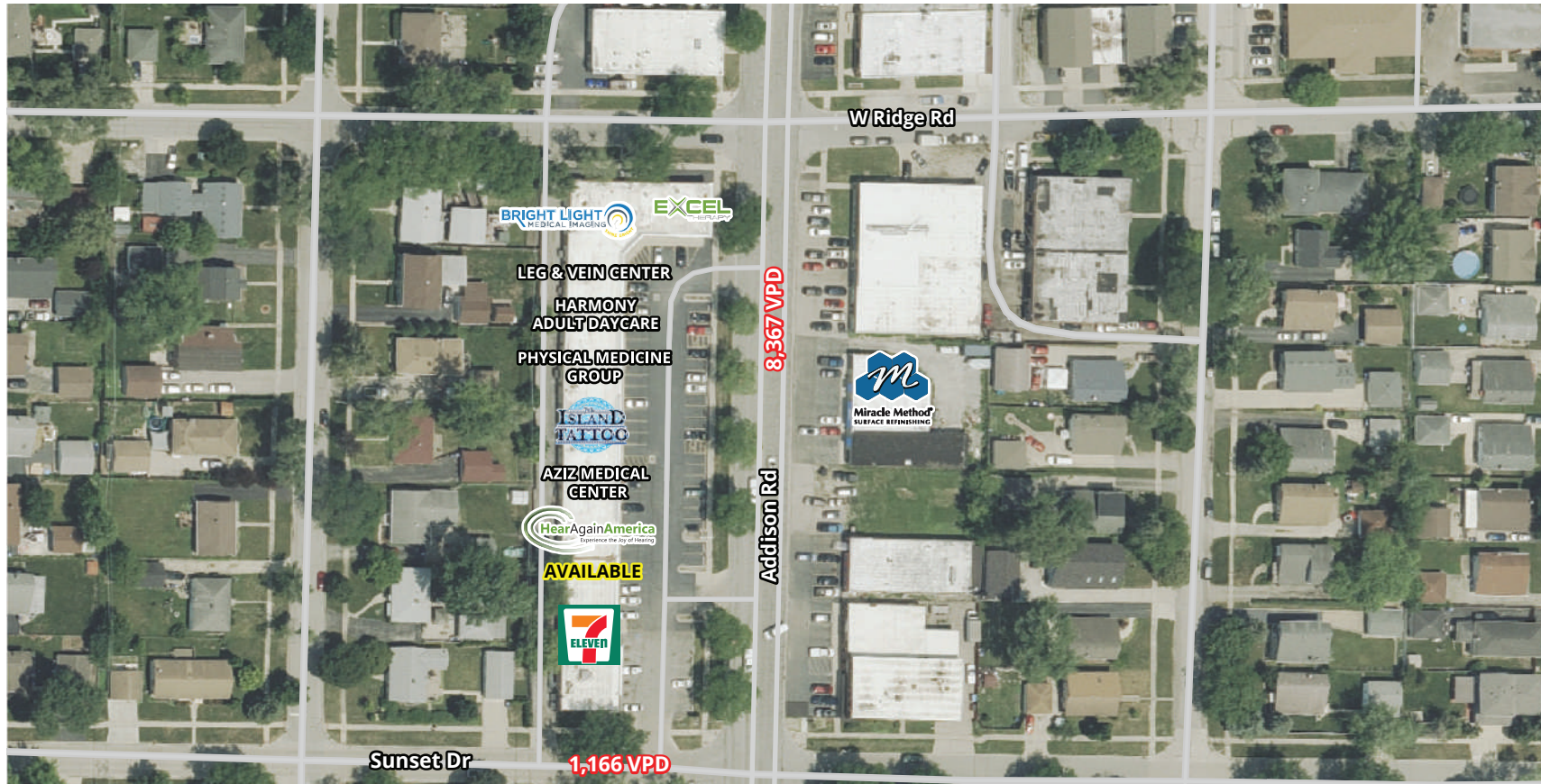
## VILLA PARK PLAZA

610-658 N ADDISON RD, VILLA PARK, IL

**FOR LEASE**



**CONTACT:** JONATHAN HYMAN jhyman@metrocre.com 224.365.8144 // HANNAH PERL hperl@metrocre.com 847.849.1026



## PROPERTY HIGHLIGHTS

- Neighborhood Medtail Center in dense Villa Park market
- Join other strong medical operators and high performing 7 Eleven
- Flexible floor plan
- Easy access with three points of ingress/egress

## NEAR-BY AREA TENANTS



## DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION   | 14,101    | 110,389   | 289,133   |
| DAYTIME POPULATION | 13,553    | 90,005    | 296,257   |
| HOUSEHOLDS         | 5,044     | 40,194    | 107,632   |
| AVG HH INCOME      | \$114,098 | \$158,555 | \$296,257 |

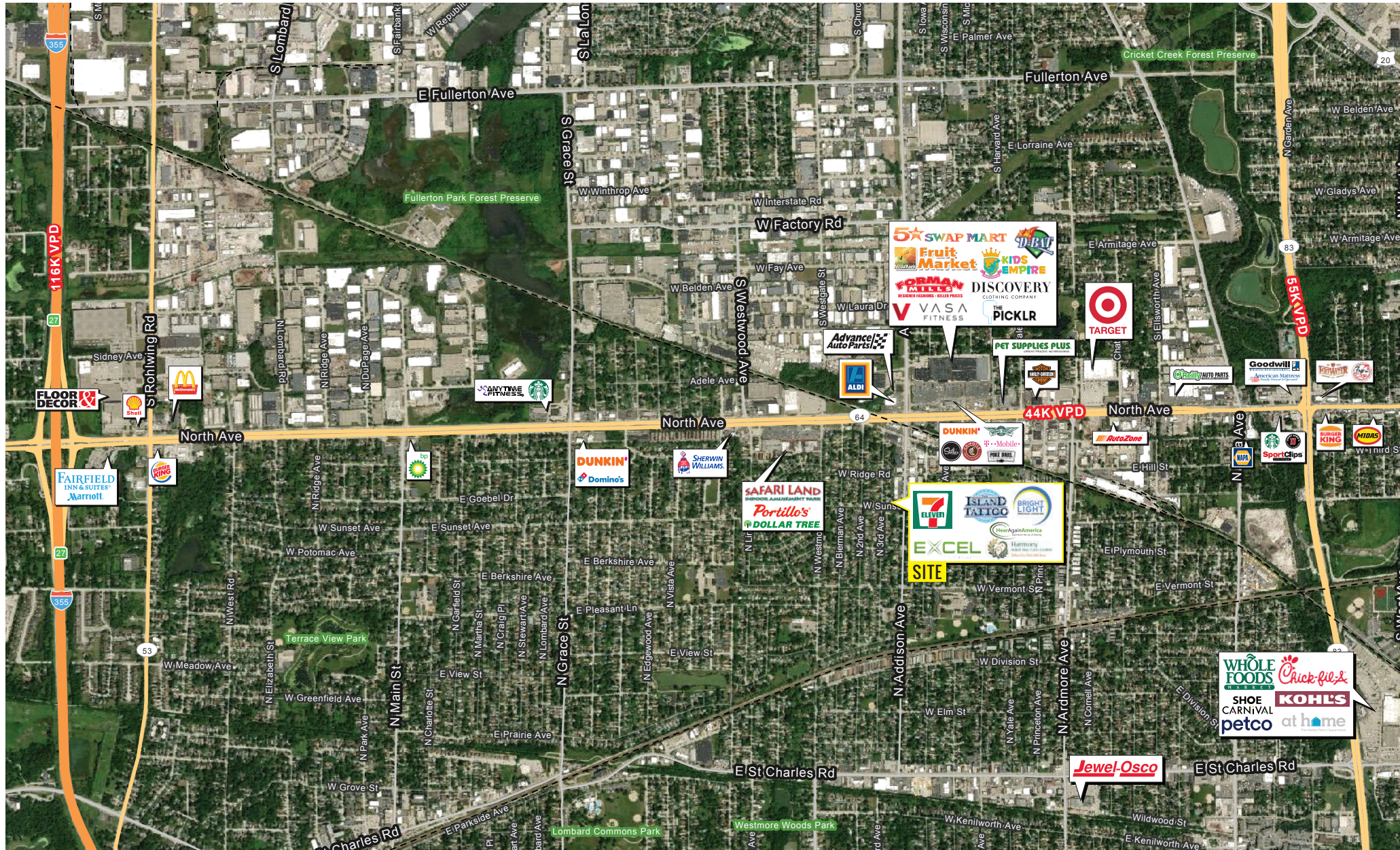
## TRAFFIC COUNTS

|            | COUNT     |
|------------|-----------|
| ADDISON RD | 8,367 VPD |
| SUNSET DR  | 1,166 VPD |

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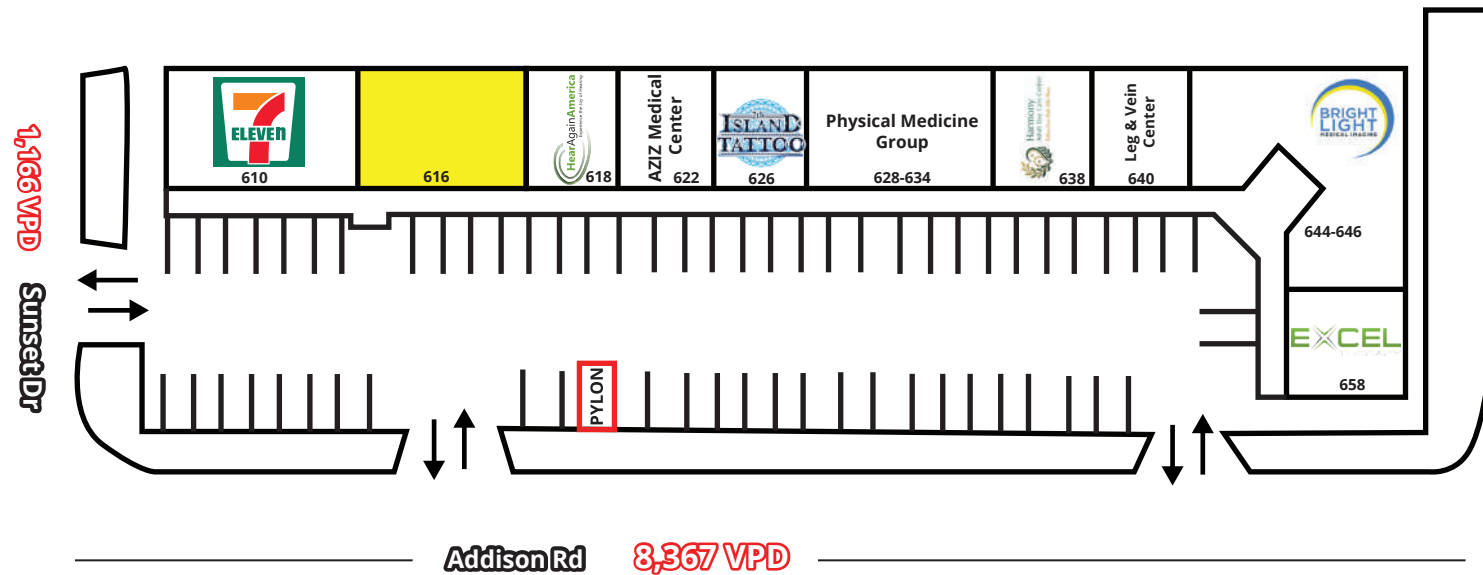
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| #       | TENANT                       | SF    |
|---------|------------------------------|-------|
| 610     | 7-Eleven                     | 2,400 |
| 616     | AVAILABLE                    | 2,000 |
| 618     | Hear Again America           | 1,200 |
| 622     | Aziz Family Medical Center   | 1,200 |
| 626     | 7th Island Tattoo            | 1,200 |
| 628-634 | Physical Medicine Group      | 2,400 |
| 638     | Harmony Adult Daycare        | 2,400 |
| 640     | Leg & Vein Center            | 1,200 |
| 644-646 | Bright Light Medical Imaging | 2,950 |
| 658     | Excel Therapy                | 1,850 |



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