

Storefront Retail Space FOR LEASE

Located in the highly trafficked Hobson Road corridor serving Woodridge, Naperville, Bolingbrook, Lisle, and Seven Bridges

High Visibility Retail

3034 - 3036 Hobson Rd Woodridge, IL



Retail Opportunity Overview



Space Highlights

- Suite 3034 through 3036 offers approximately 1,200 - 2,400 square feet of highly visible retail space at Hobson Road Center in Woodridge, Illinois. This flexible commercial space is ideal for a variety of retail, medical, wellness, fitness, beauty, and professional office users seeking strong traffic counts, excellent accessibility, and a well established suburban trade area near Naperville, Bolingbrook, Lisle, and Seven Bridges.
- Ideal users include boutique fitness, yoga studio, pilates, chiropractor, dental, orthodontic, med spa, urgent care, beauty salon, skincare, cosmetics, tutoring center, insurance agency, financial services, pet supply, smoothie bar, dessert concept, bakery, coffee shop, specialty retail, technology store, gaming lounge, home décor, cellular retailer, and professional office users.
- The space offers strong storefront visibility, monument signage, ample parking, and exposure to more than 30,000 vehicles per day along Hobson Road. Hobson Road Center recently completed major exterior improvements including a new façade, roof, LED lighting, and parking lot upgrades creating a modern and attractive retail environment for tenants and customers alike.
- Located near Interstate 355 and immediately east of Seven Bridges, the center benefits from strong surrounding demographics, affluent households, and dense residential growth throughout the western suburban Chicago market.

Price / SF:	Call for Pricing
Lease Type:	NNN
Term:	Flexible Terms
Available SF:	1,200- 2,400
Lot Size:	2.92 Acres
Signage:	Monument
Frontage:	507 SF
Parking:	140 spaces
Parking Ratio:	4.25



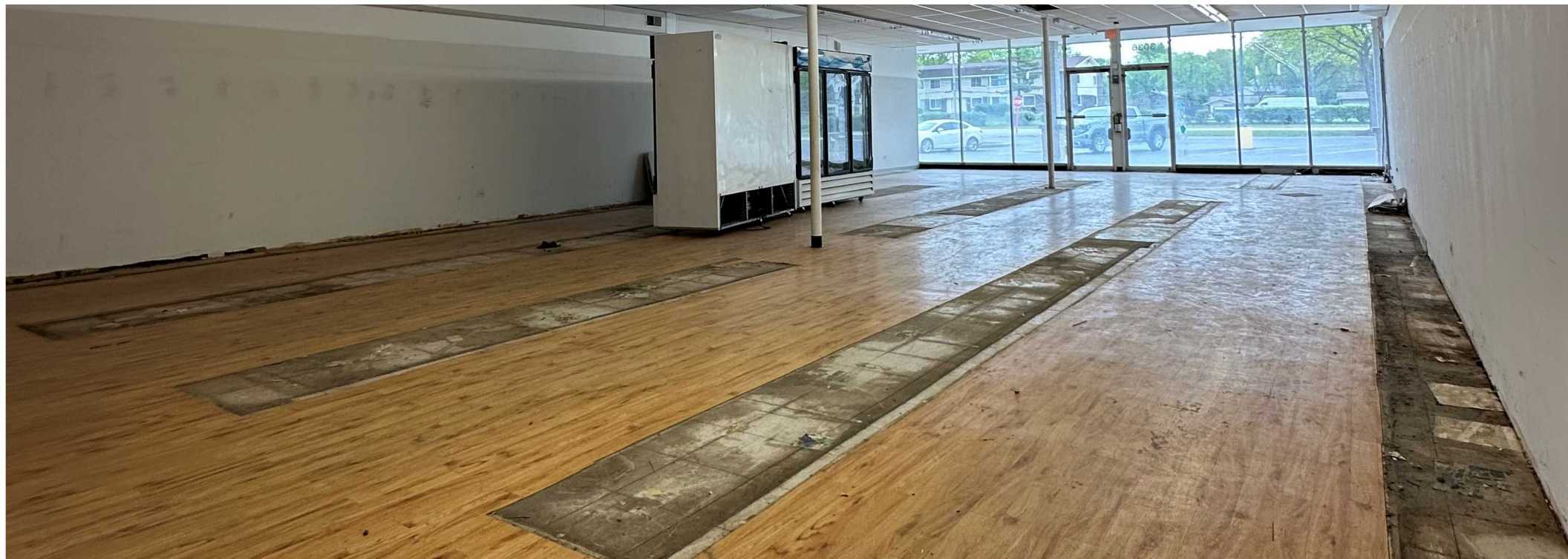
Property Overview

Hobson Road Center is a well positioned neighborhood retail shopping center located along highly trafficked Hobson Road in Woodridge, Illinois, serving the surrounding Naperville, Bolingbrook, Lisle, Downers Grove, and Seven Bridges trade areas. The property offers flexible retail, restaurant, medical, wellness, fitness, and professional office opportunities within a recently renovated commercial center featuring strong visibility, monument signage, ample parking, and exposure to more than 30,000 vehicles per day.

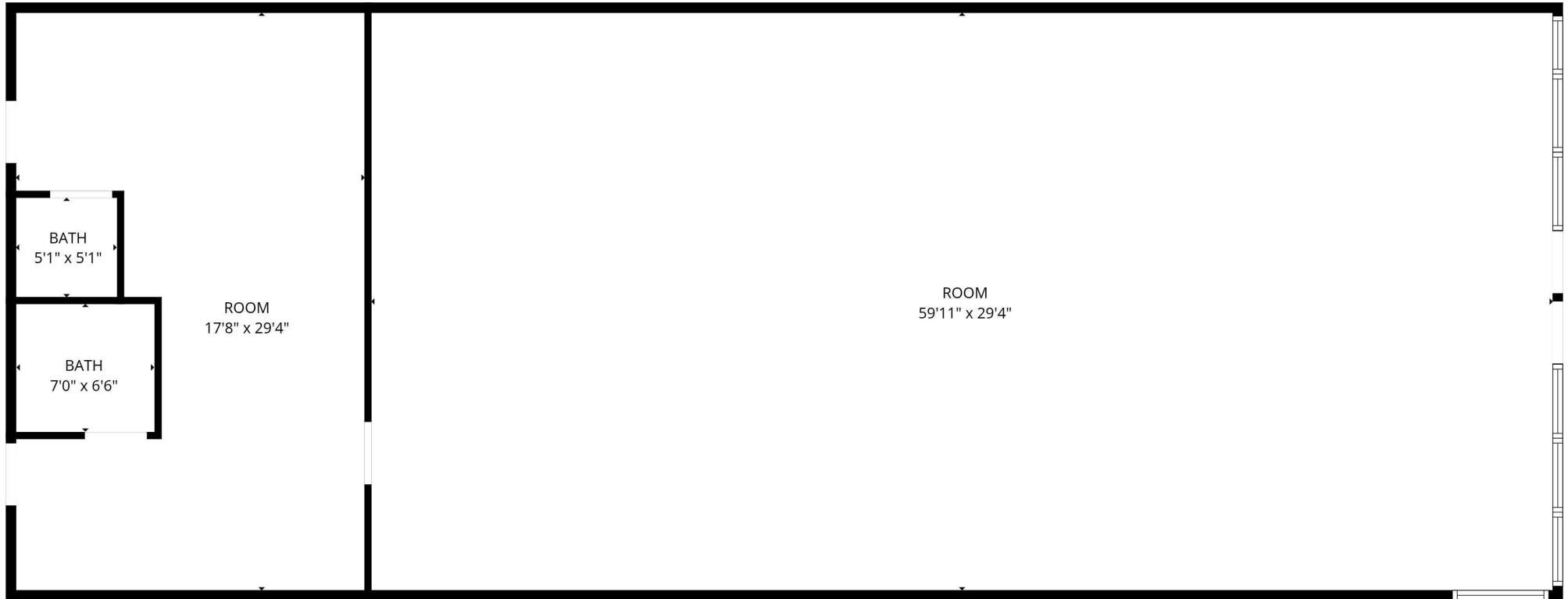
The shopping center recently completed significant exterior and property improvements including a new façade, roof, LED lighting, parking lot upgrades, and enhanced curb appeal, creating a modern retail environment attractive to both customers and tenants. Available suites can accommodate a wide range of users including restaurants, coffee shops, cafés, quick service restaurants, fitness concepts, medical office, dental, chiropractic, urgent care, med spa, beauty, wellness, specialty retail, service retail, and professional office tenants.

Strategically located near Interstate 355 and immediately east of Seven Bridges, Hobson Road Center benefits from strong surrounding demographics, affluent households, dense residential communities, and a growing daytime population. The center is surrounded by national retailers, hotels, restaurants, schools, office users, and established residential neighborhoods, making it an ideal location for businesses seeking strong customer traffic, accessibility, and long term growth potential within the western suburban Chicago

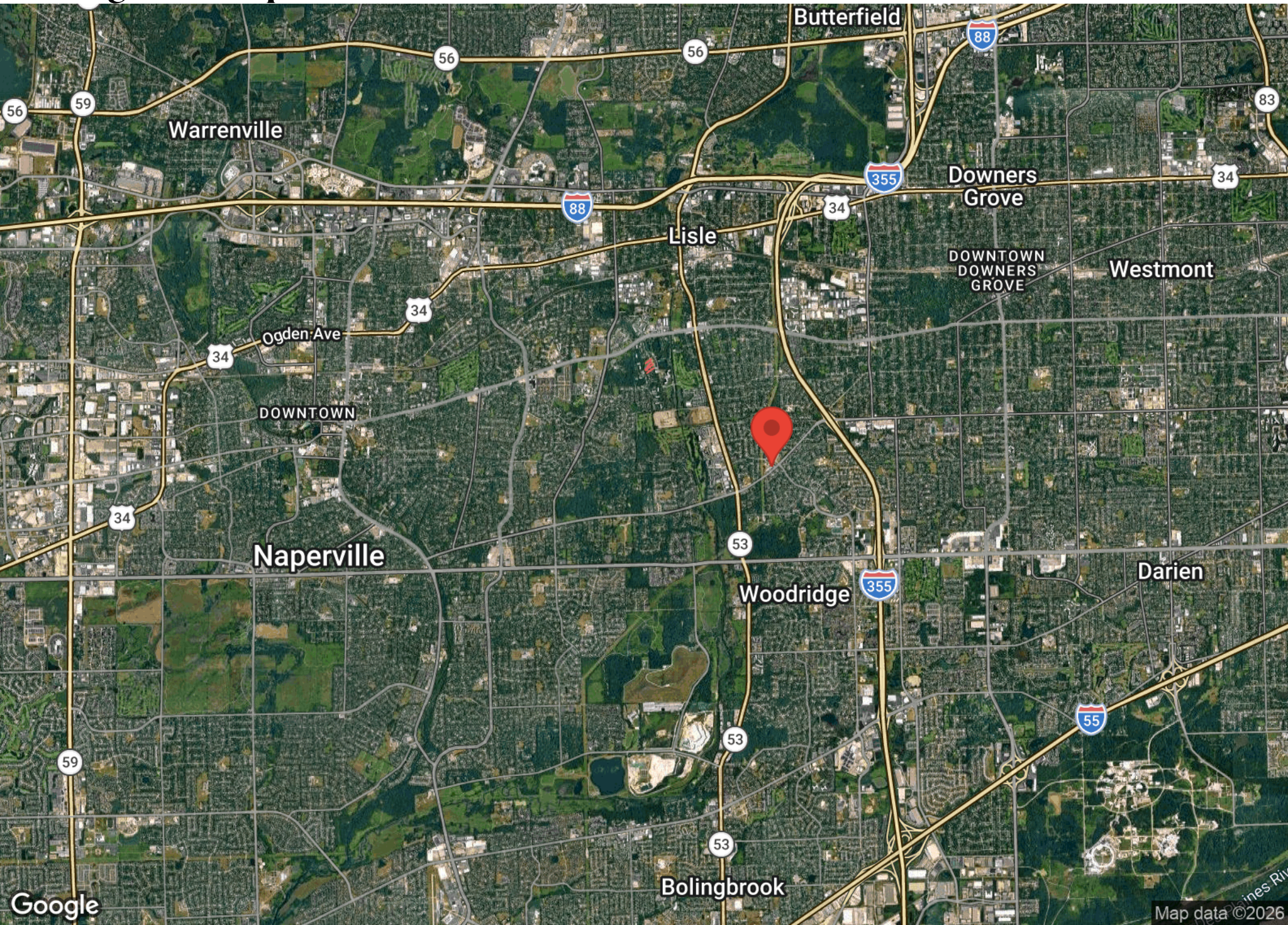
Property Photos



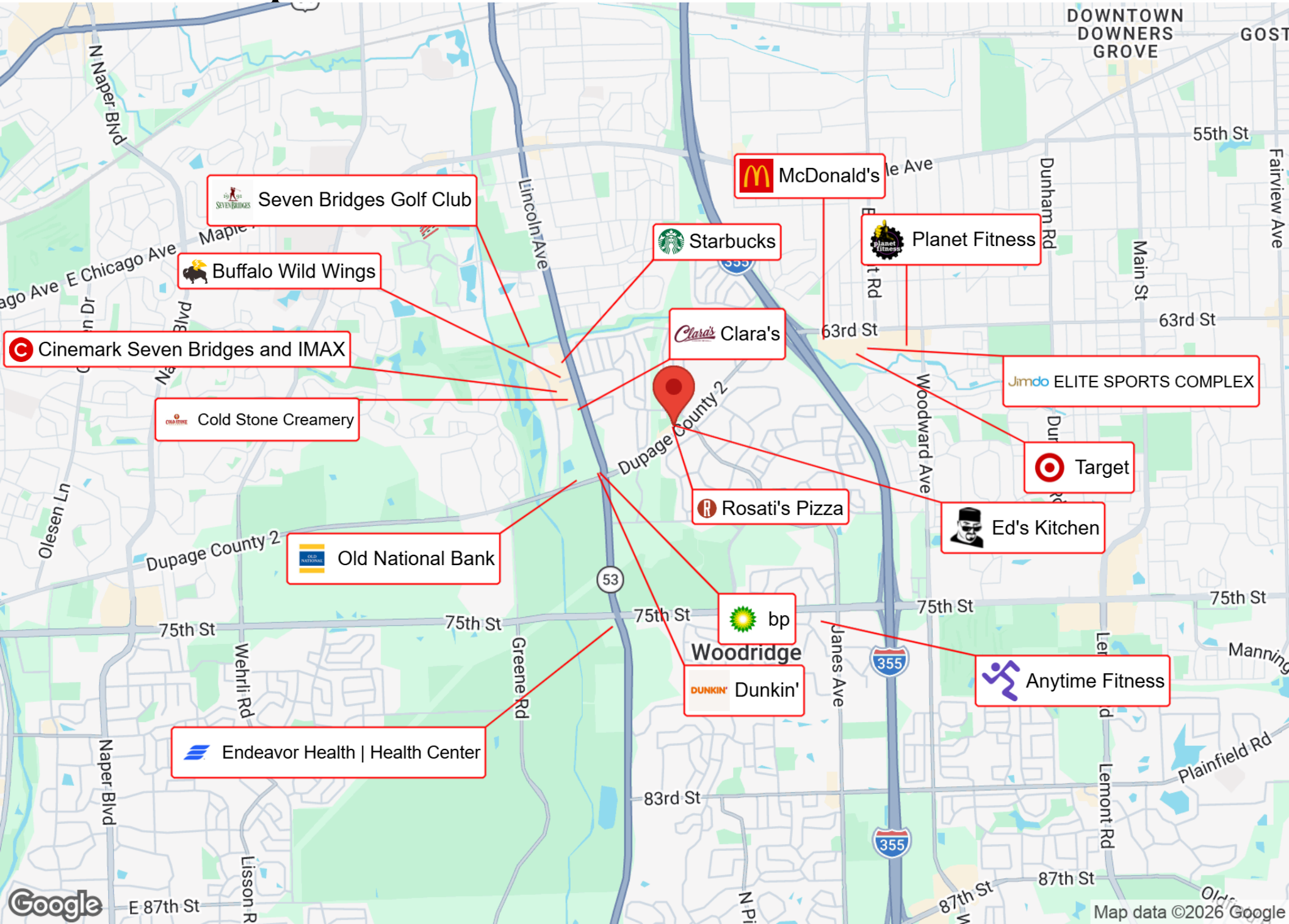
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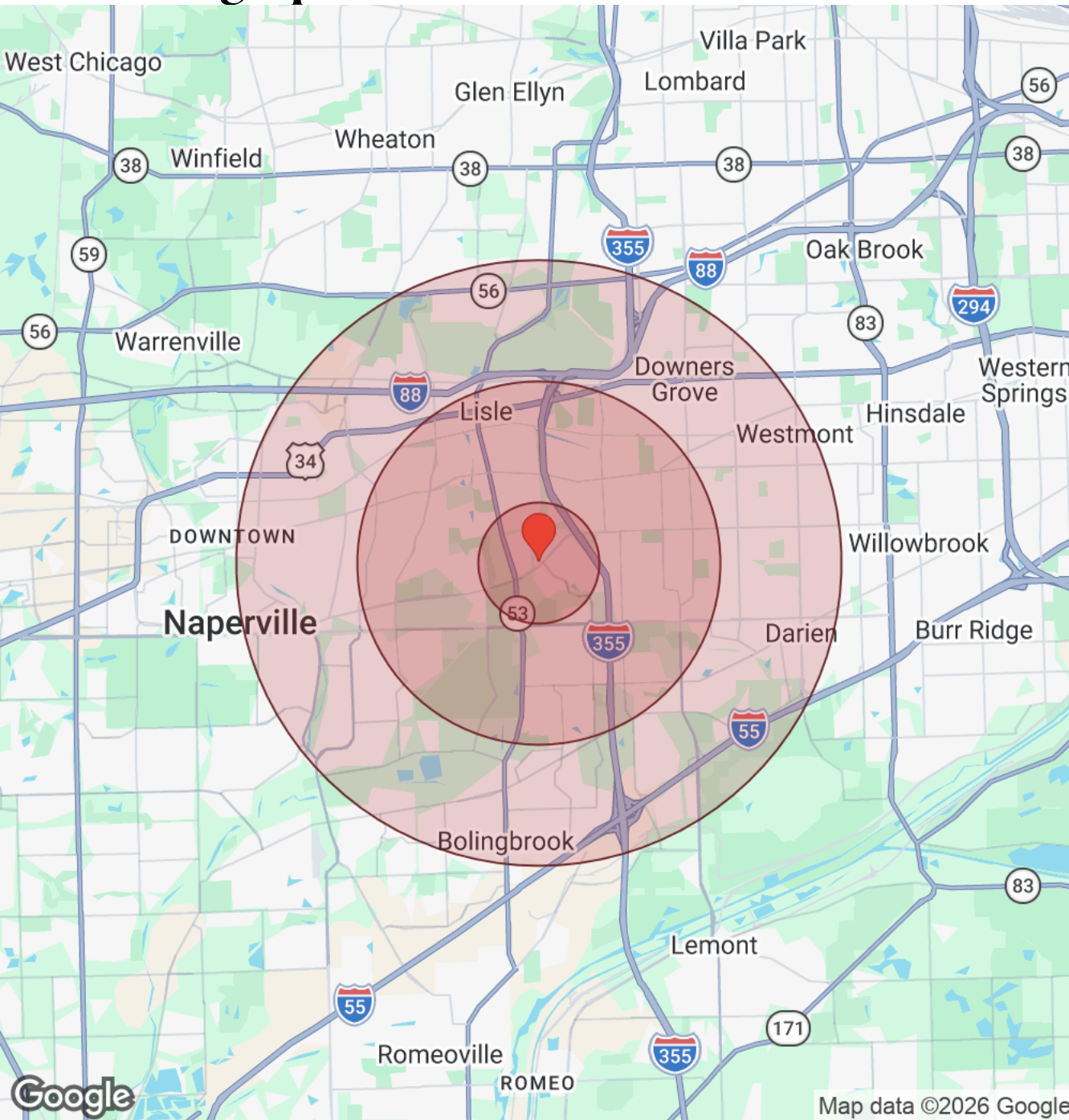
Regional Map



Business Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	5,097	46,792	131,398
Female	5,268	47,558	133,057
Total Population	10,365	94,350	264,455

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,992	61,186	168,960
Black	576	6,671	19,623
Am In/AK Nat	4	47	106
Hawaiian	1	9	53
Hispanic	1,261	11,539	35,701
Asian	1,314	13,030	34,802
Multiracial	209	1,793	4,972
Other	6	75	212

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,561	40,252	107,377
Occupied	4,434	38,984	104,067
Owner Occupied	3,110	26,839	74,221
Renter Occupied	1,324	12,145	29,846
Vacant	127	1,268	3,309

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,650	15,671	45,190
Ages 15 - 24	1,026	10,491	31,530
Ages 25 - 54	4,208	36,885	100,494
Ages 55 - 64	1,454	12,833	35,296
Ages 65+	2,027	18,470	51,945

Income	1 Mile	3 Miles	5 Miles
Median	\$111,145	\$116,725	\$119,233
Under \$15k	184	1,791	5,184
\$15k - \$25k	144	1,491	3,517
\$25k - \$35k	96	1,206	3,752
\$35k - \$50k	343	2,827	6,749
\$50k - \$75k	679	5,543	13,508
\$75k - \$100k	547	3,969	11,420
\$100k - \$150k	924	7,513	19,117
\$150k - \$200k	672	5,763	14,708
Over \$200k	845	8,882	26,112

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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Exclusively Listed by

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