

RETAIL SPACE FOR LEASE

FAIRVIEW PLAZA

402 - 460 W 75TH STREET, DOWNERS GROVE, IL 60516



LEASE RATE

\$21 SF/YR

OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$21 SF/yr (NNN)
Lot Size:	18.0 Acres
Year Built:	1979
Building Size:	43,898 SF
Renovated:	2003
Zoning:	B3 General Services
Market:	Chicago
Submarket:	East/West Corridor

PROPERTY OVERVIEW

Fairview Plaza is a Prominent 43,898 SF shopping center located in Downers Grove at the northwest corner of 75th St and Fairview Ave. The property's diverse mix of tenants includes Lou Malnati's, One Main Financial, State Farm, and Fast Signs among other national and regional tenants. The surrounding area has strong Demographics and Traffic Counts.

Area tenants include The Home Depot, Walmart, O'Reilly Auto Parts, PetSmart, and Aldi.

PROPERTY HIGHLIGHTS

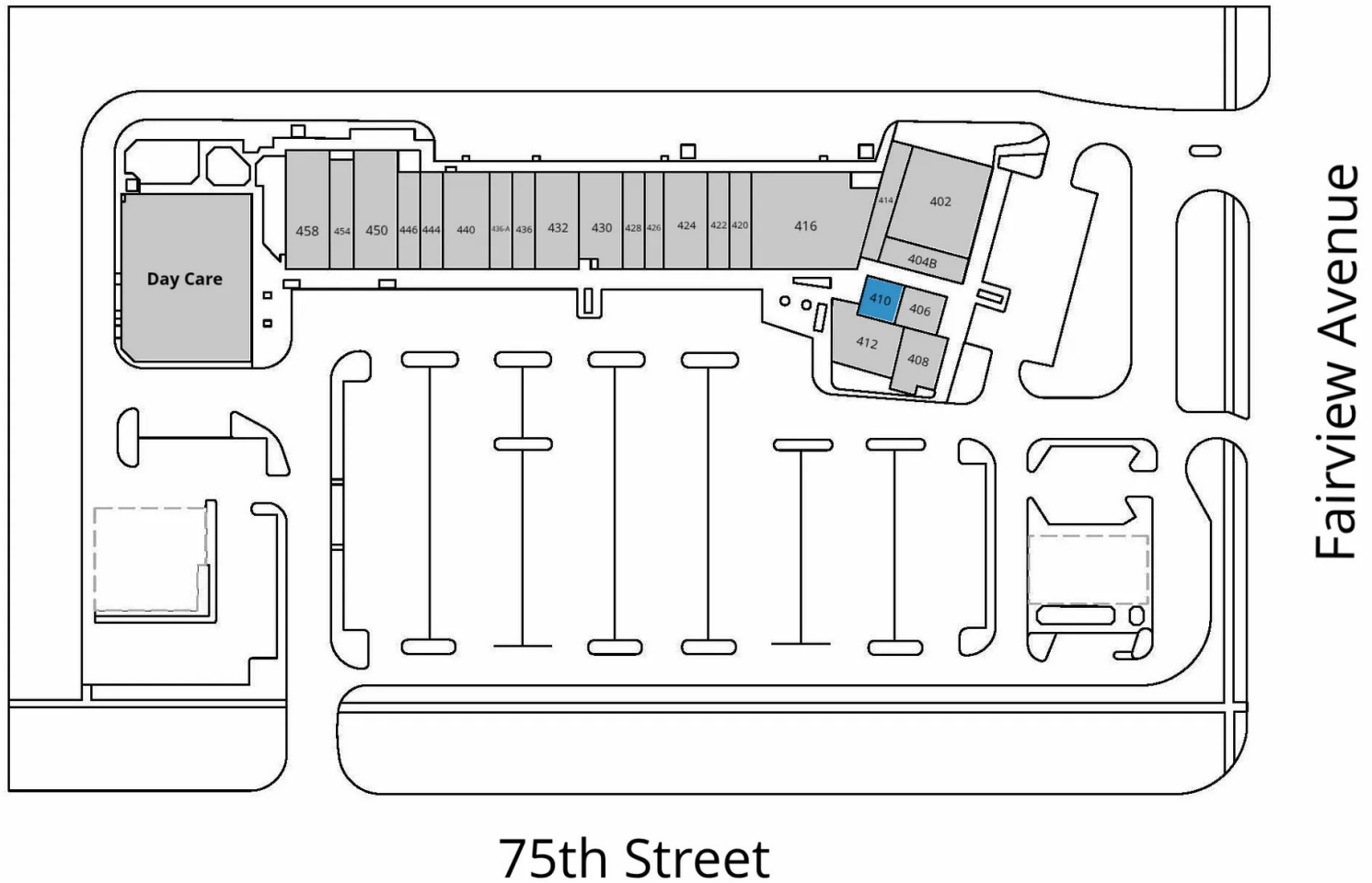
- Highly visible from 75th street
- Aggressive leasing rates
- Strong mix of national and regional tenants
- Strong demographics
- Signalized Intersection along 2 major thoroughfares
- Proximity to destination retail and employment centers
- Ingress/egress along both Fairview and 75th
- 75th Street - 40.188 vpd

ADDITIONAL PHOTOS

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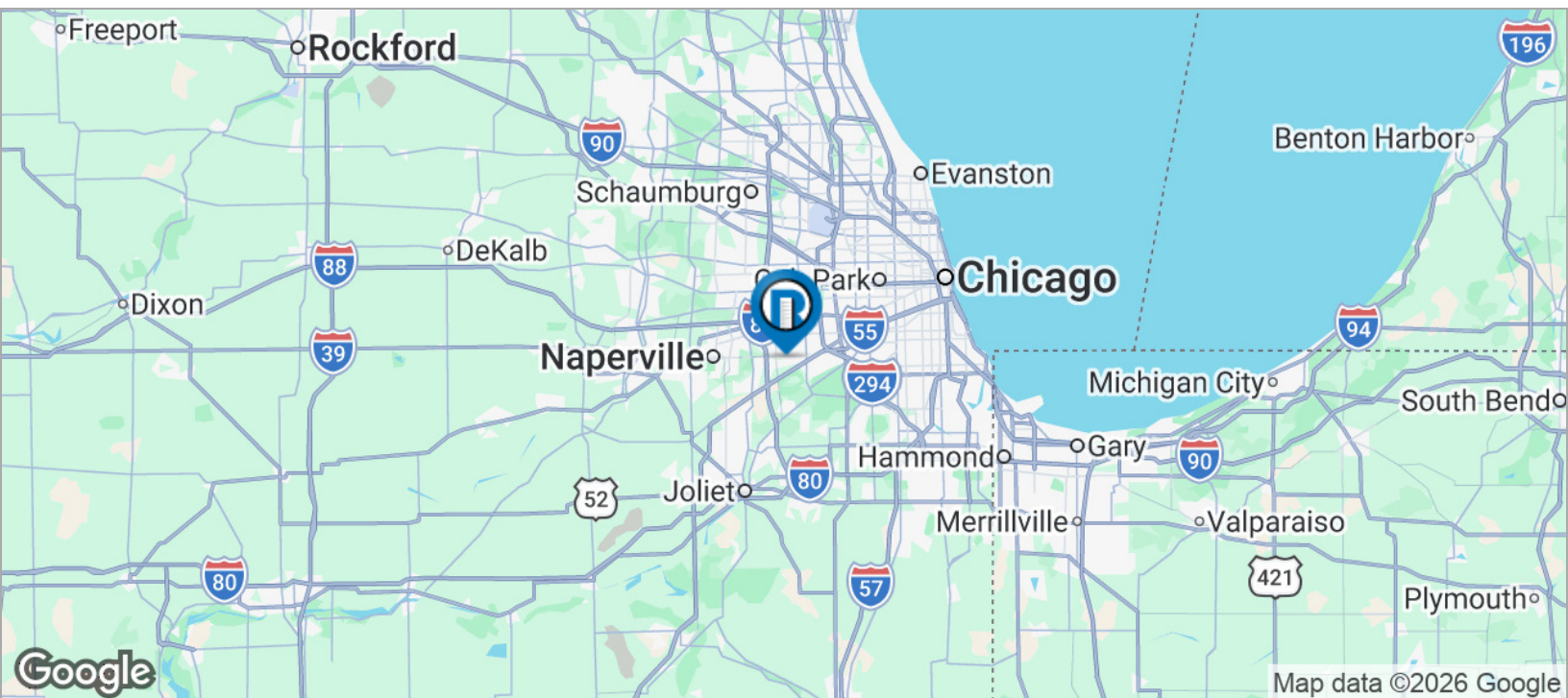
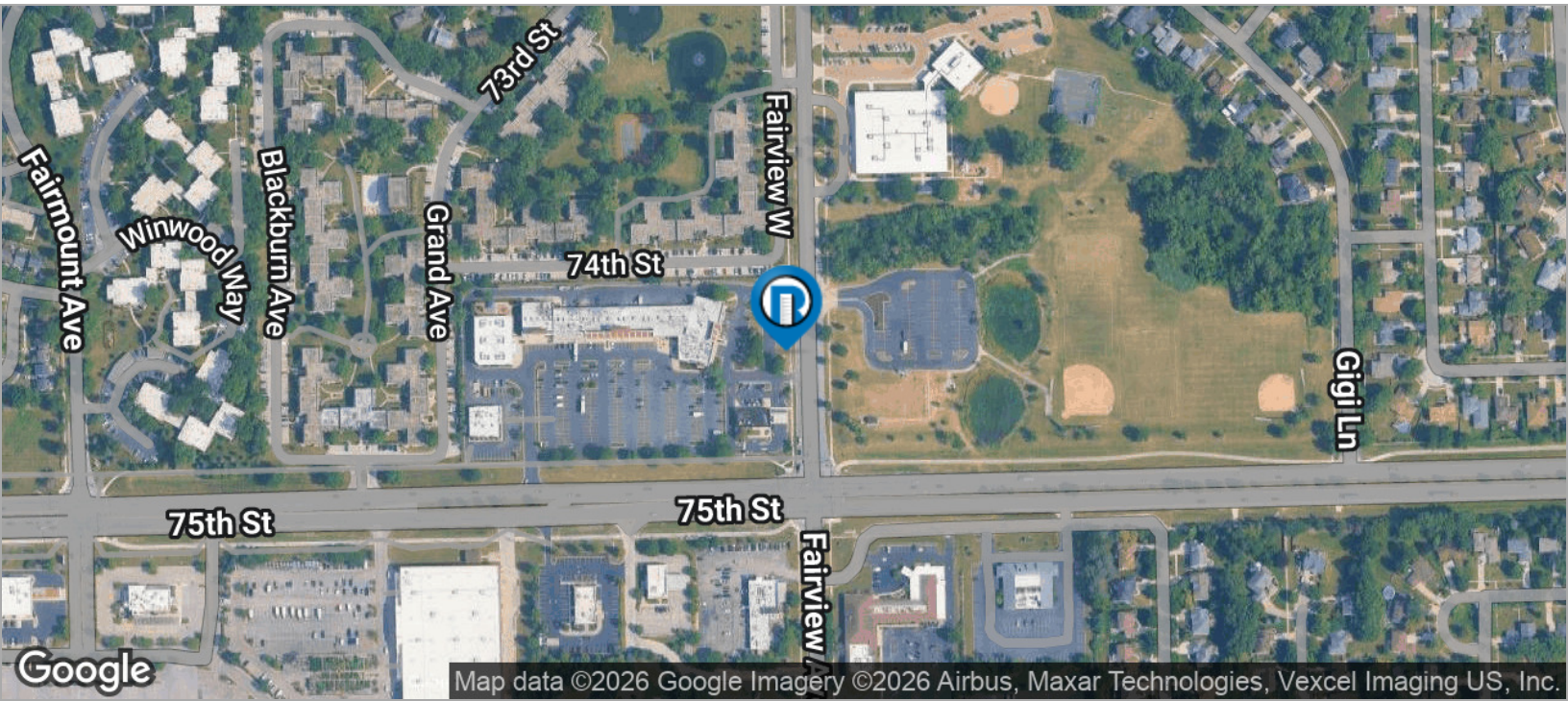


**AVAILABLE SPACES**

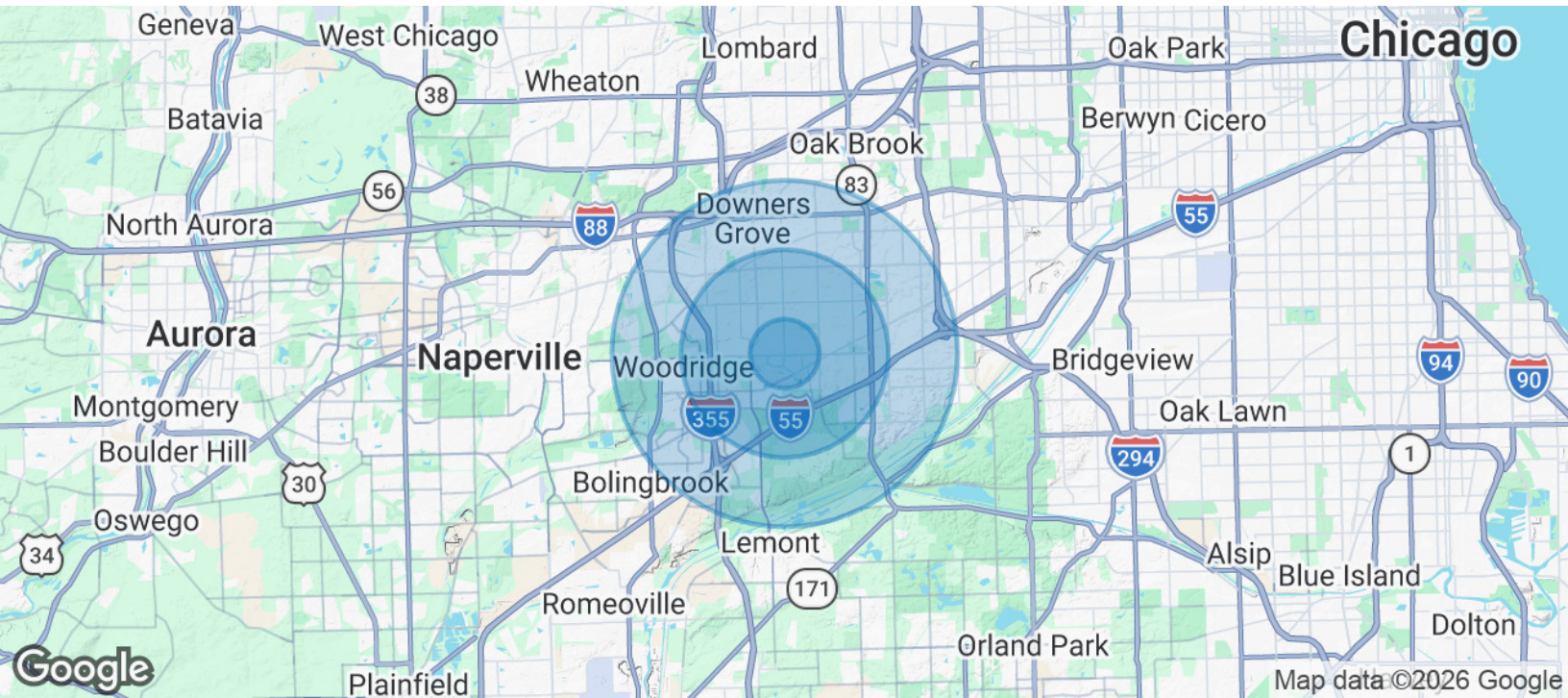
SUITE	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
410 W 75th Street	900 SF	NNN	\$21.00 SF/yr	Former Salon Space Corner Unit Ideal for Salon, Retail, or Professional Uses	-

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,839	100,951	237,563
Average age	44.4	41.6	40.3
Average age (Male)	43.0	40.2	38.8
Average age (Female)	46.2	43.0	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,775	40,367	91,737
# of persons per HH	2.5	2.5	2.6
Average HH income	\$95,160	\$92,820	\$102,823
Average house value	\$349,788	\$390,319	\$427,968

* Demographic data derived from 2020 ACS - US Census