

Storefront Retail Space FOR LEASE

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

High Visibility Retail

3042 -3044 Hobson Rd Woodridge IL



Retail Opportunity Overview



Space Highlights

- Suite 3042 through 3044 offers approximately 1,035 to 2,450 square feet of flexible retail space at Hobson Road Center in Woodridge, Illinois. The space accommodates a wide variety of retail, medical, wellness, service, restaurant, and professional office users seeking strong visibility, monument signage, convenient parking, and exposure along the highly trafficked Hobson Road corridor.
- Potential uses include boutique retail, apparel, beauty, cosmetics, nail salon, spa, med spa, dental, orthodontic, chiropractor, physical therapy, urgent care, fitness, yoga, pilates, insurance, financial services, tutoring, childcare enrichment, pet supply, bakery, dessert concept, smoothie bar, coffee shop, cell phone retailer, gaming lounge, hobby shop, home décor, and specialty service users.
- Hobson Road Center recently completed significant property improvements including a new façade, roof, LED lighting, parking lot enhancements, and exterior upgrades creating a modern shopping center environment.
- Strategically located near Naperville, Bolingbrook, Lisle, and Seven Bridges, the property benefits from strong demographics, affluent households, traffic counts exceeding 30,000 vehicles per day, and convenient access to Interstate 355.

Price / SF:	Call for Pricing
Lease Type:	NNN
Term:	Flexible Terms
Available SF:	1,035 - 2,450
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 market.



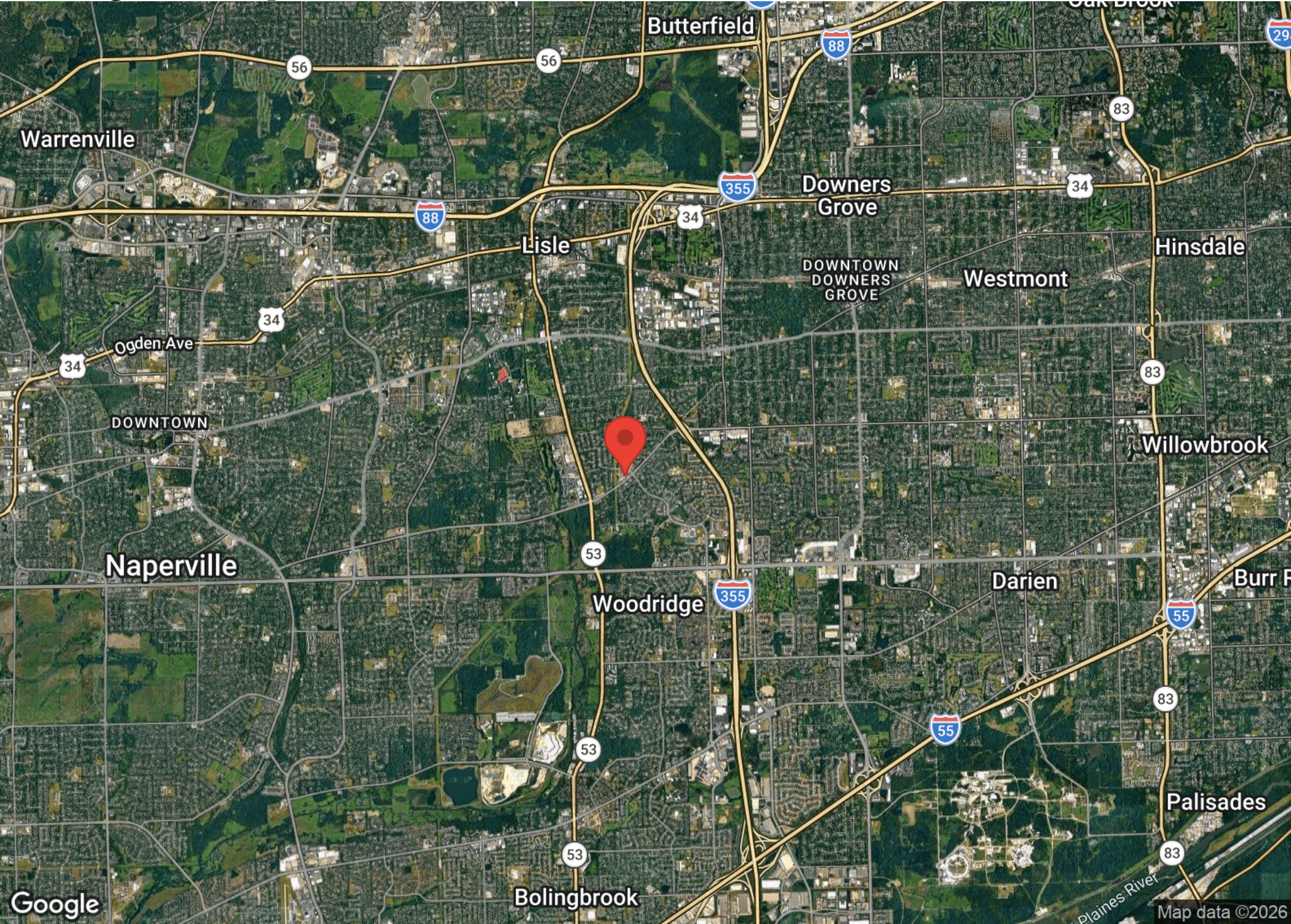
Property Photos



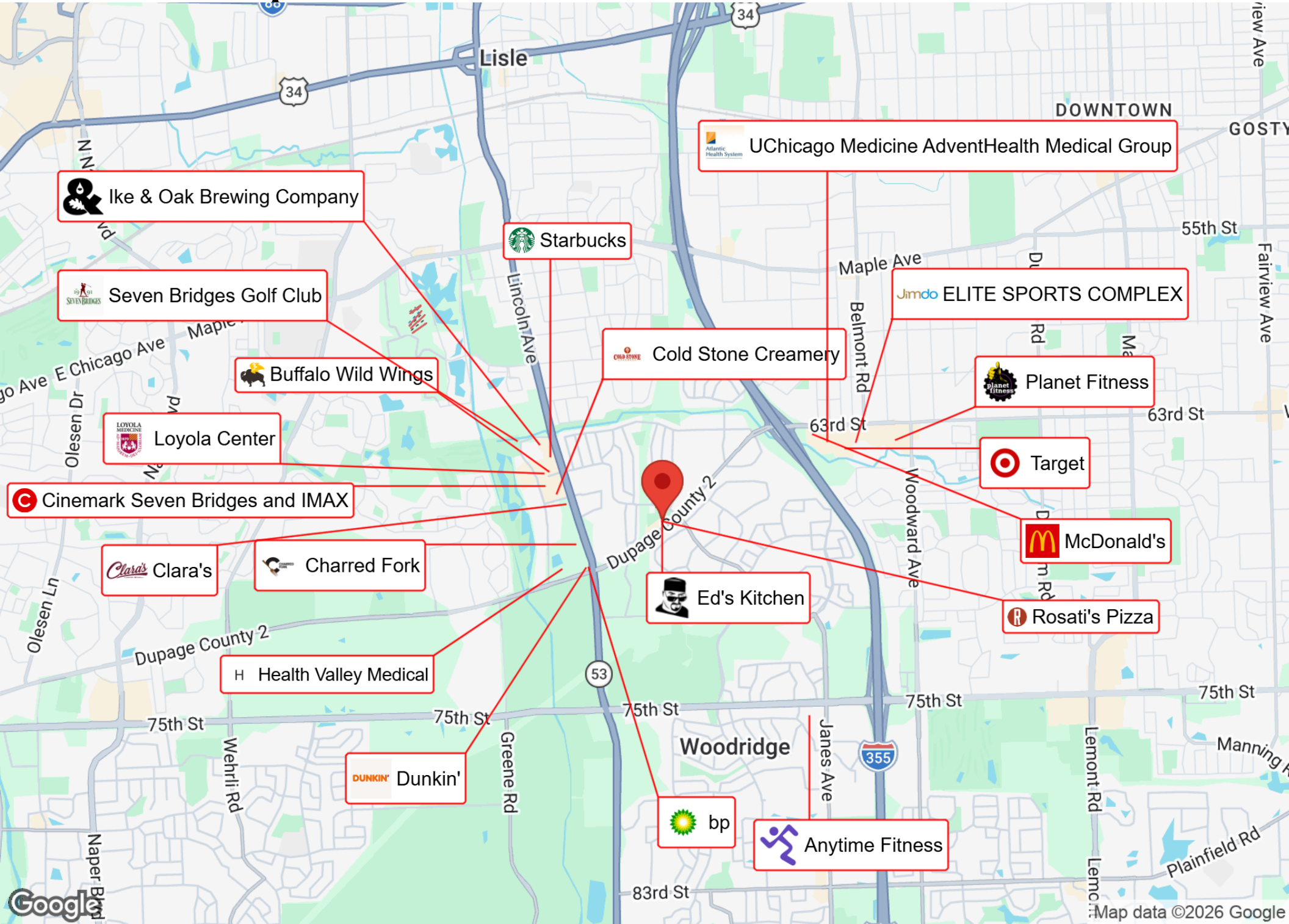
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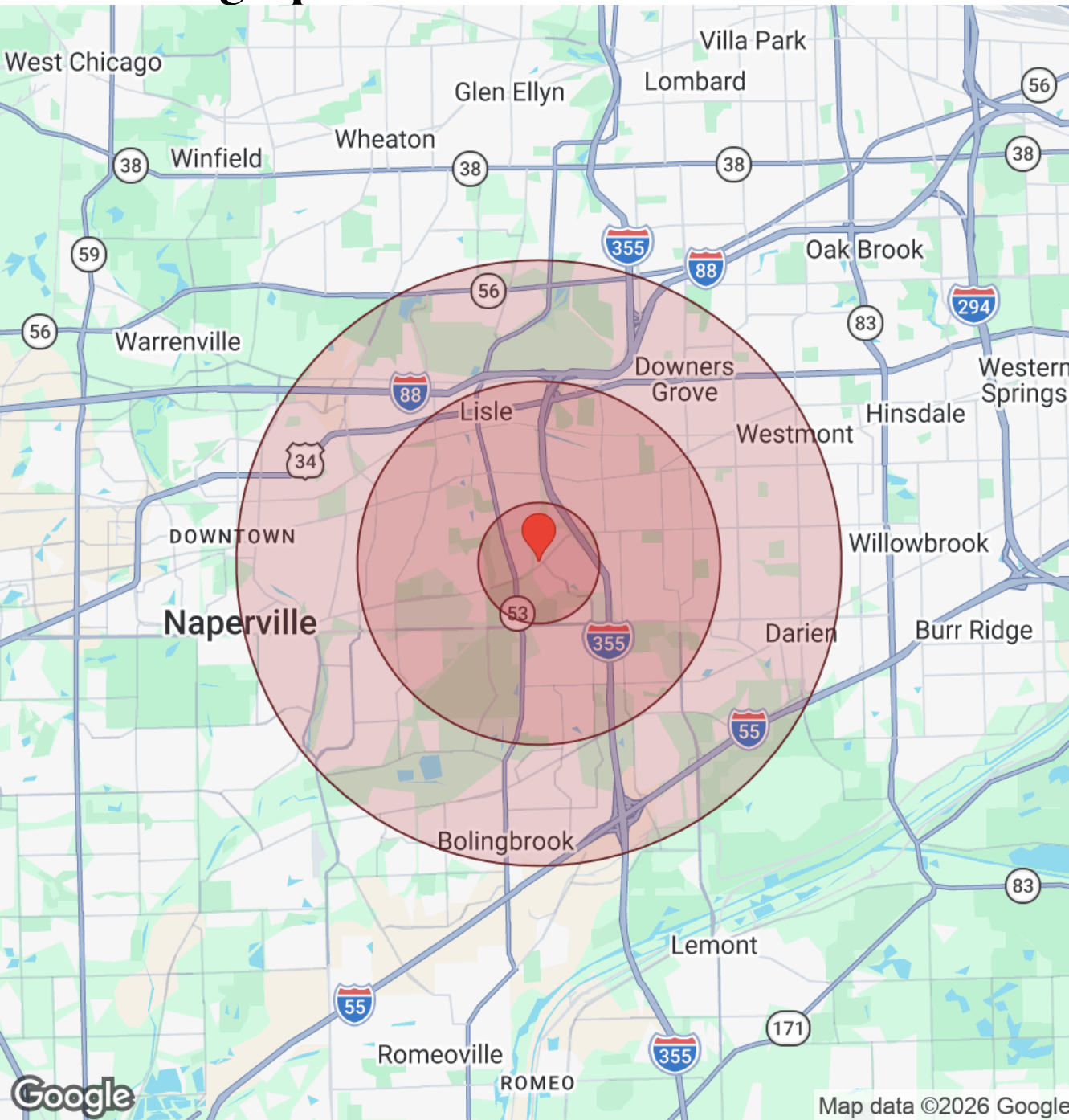
Regional Map



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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