

Storefront Retail Space FOR LEASE

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

High Visibility Retail

3050 - 3054 Hobson Rd Woodridge, IL



Retail Opportunity Overview



Space Highlights

- Suite 3050 through 3054 offers approximately 3,000 square feet of highly visible retail and restaurant space at Hobson Road Center in Woodridge, Illinois. Positioned within a recently renovated neighborhood shopping center near Naperville, Bolingbrook, Seven Bridges, and Interstate 355, this space is ideal for restaurant operators, cafés, coffee concepts, dessert users, ice cream shops, quick service restaurants, fast casual dining, smoothie concepts, and specialty food groups seeking strong daytime and evening traffic.
- The space provides an excellent opportunity for an indoor and outdoor dining experience with strong frontage, ample parking, monument signage, and exposure to more than 30,000 vehicles per day along Hobson Road. The surrounding trade area features dense residential demographics, strong household incomes, and established national and local retailers driving consistent customer traffic throughout the day.
- Hobson Road Center has recently undergone major property improvements including a new façade, roof, LED lighting, parking lot upgrades, and exterior enhancements, creating a modern retail environment attractive to customers and tenants alike. The center is surrounded by affluent neighborhoods and is located near major employers, schools, fitness centers, hotels, and entertainment destinations throughout

| | |
|-----------------------|------------------|
| Price / SF: | Call for Pricing |
| Lease Type: | NNN |
| Term: | Flexible Term |
| Available SF: | 3,000 |
| Lot Size: | 2.92 Acres |
| Signage: | Monument |
| Frontage: | 507 SF |
| Parking: | 140 spaces |
| Parking Ratio: | 4.25 |



Property Overview

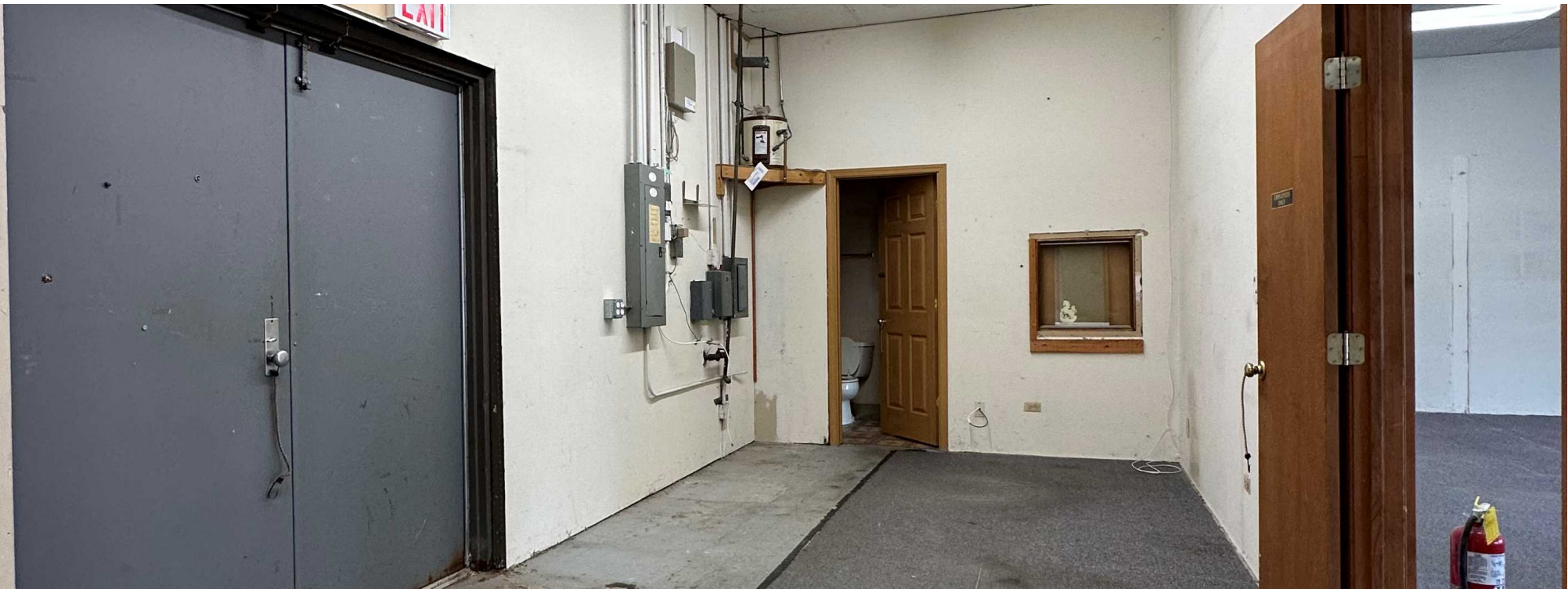
Hobson Road Center is a well positioned neighborhood retail shopping center located along highly trafficked Hobson Road in Woodridge, Illinois, serving the surrounding Naperville, Bolingbrook, Lisle, Downers Grove, and Seven Bridges trade areas. The property offers flexible retail, restaurant, medical, 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.

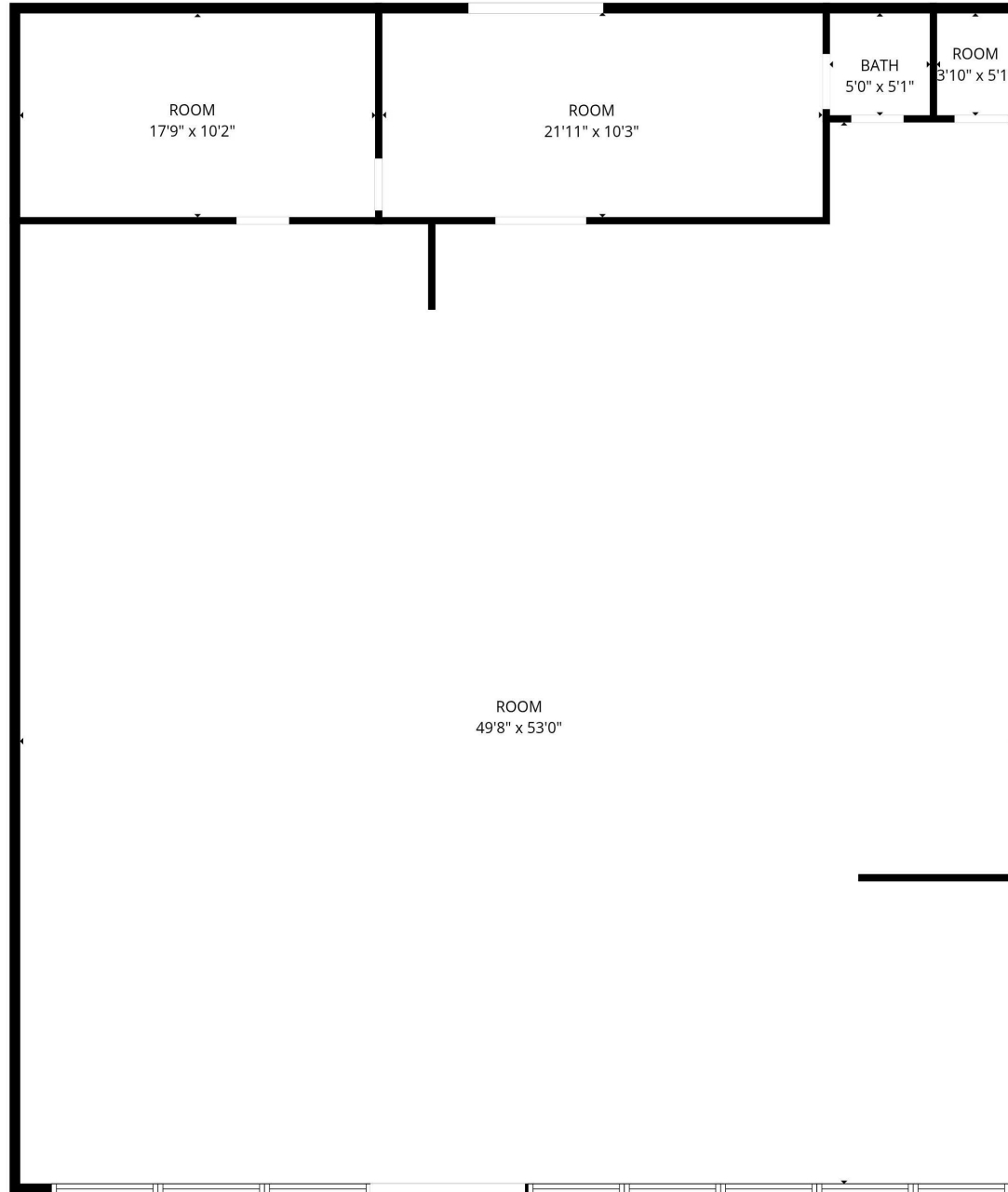
Strategically located near Interstate 355 and immediately east of Seven Bridges, Hobson Road Center benefits from strong surrounding demographics, affluent households, dense residential communities, and a growing daytime population. The center is surrounded by national retailers, hotels, restaurants, 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.



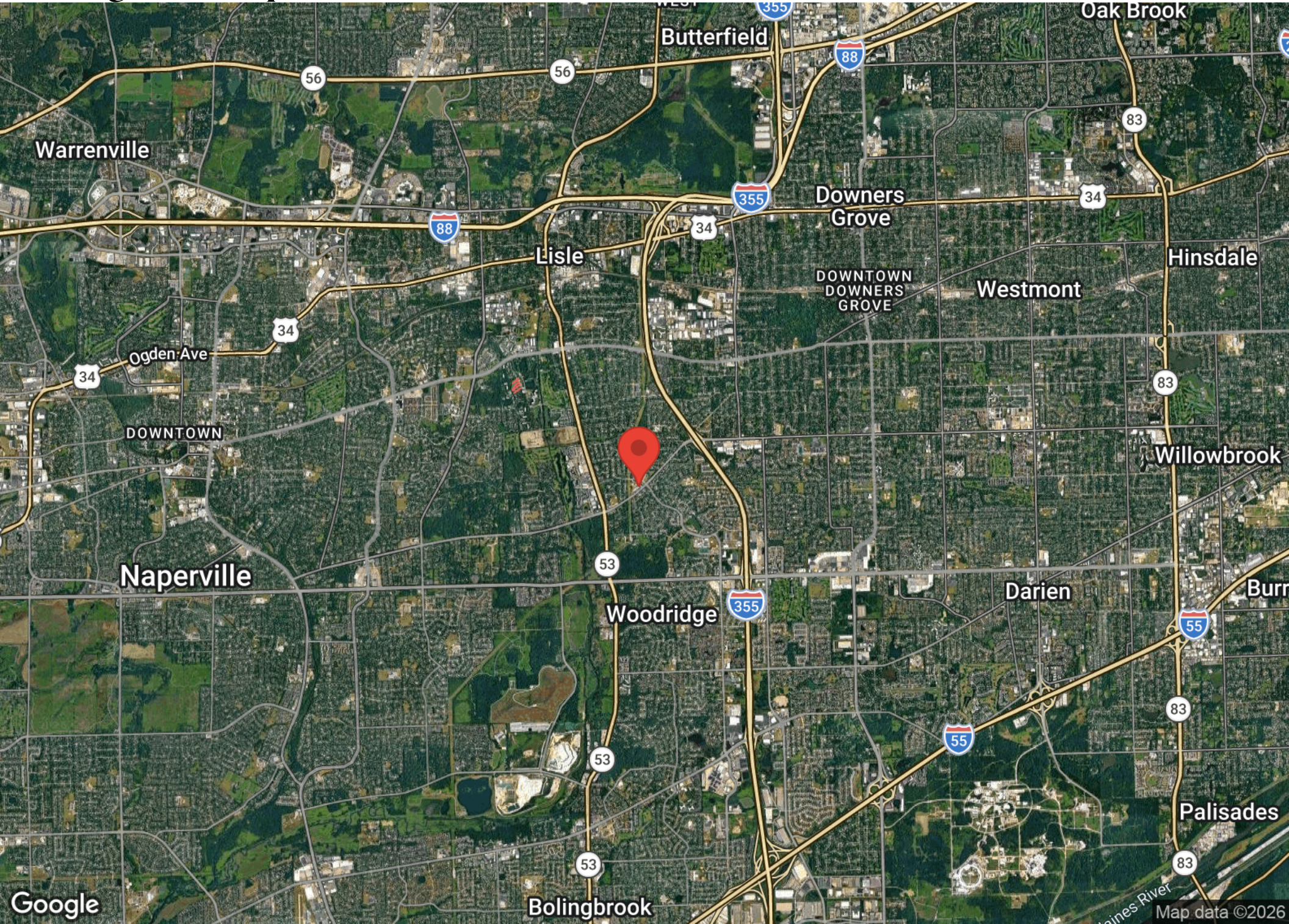
Property Photos



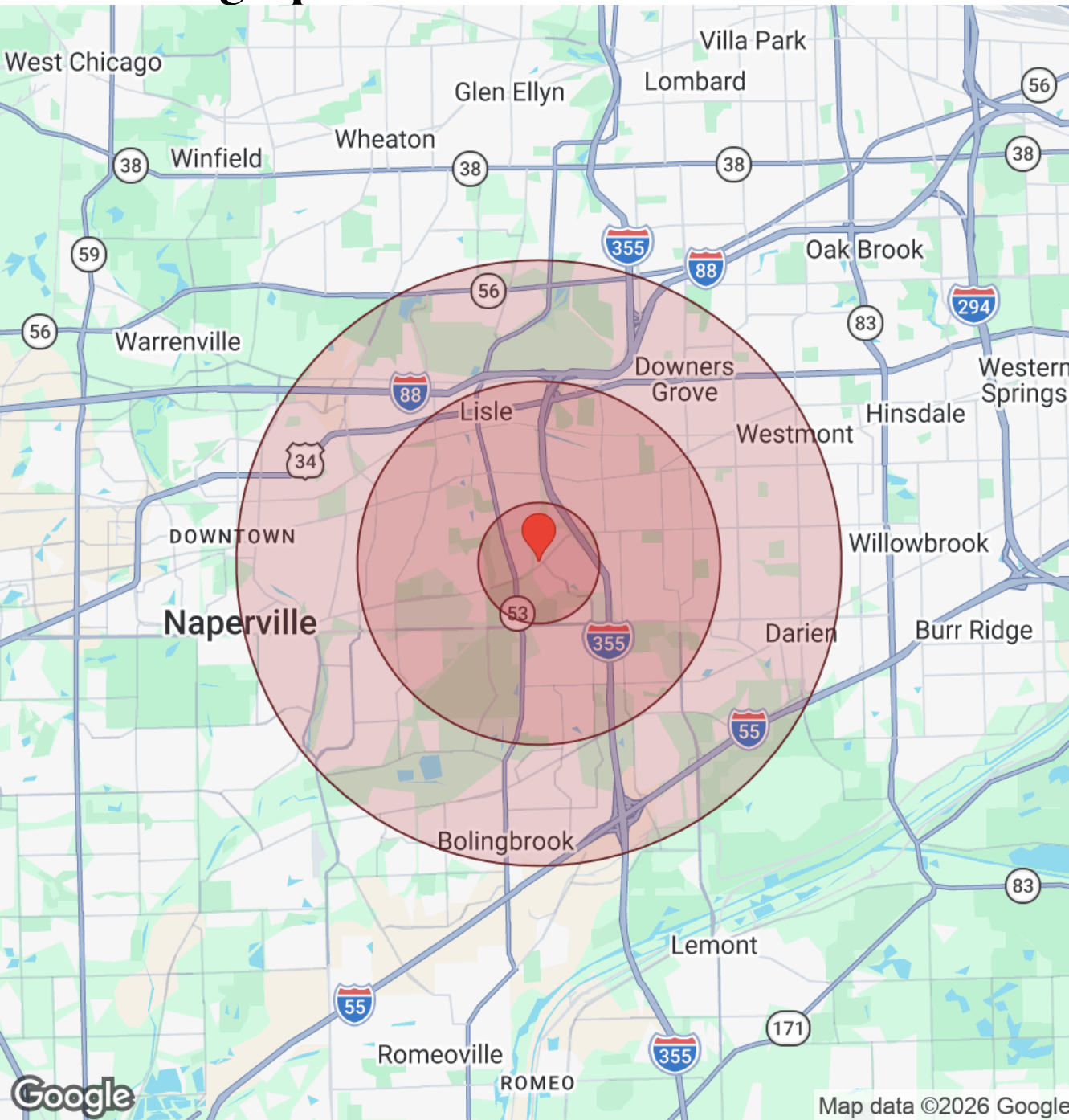
Property Photos



Regional 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: ● 1Mile ● 3Miles ● 5Miles

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