

## SPACE FOR LEASE

### VILLA OAKS

W-NWC Roosevelt Rd & Ardmore Ave  
Villa Park, Illinois 60181



EDGEMARK



# NEWLY RENOVATED!



## SPACE AVAILABLE FOR LEASE

|          |                              |
|----------|------------------------------|
| 2,000 SF | 7,837 SF                     |
| 2,500 SF | 20,000 SF                    |
| 7,000 SF | 43,784 SF (coming available) |

## TENANTS



## PROPERTY HIGHLIGHTS

- Strong, well positioned community center located along the Roosevelt Road retail corridor with lighted access.
- New national grocer coming soon.
- Well anchored with abundant parking.
- Pylon signage available.

## DEMOGRAPHICS

|                           | 1 MILE              | 3 MILE    | 5 MILE     |
|---------------------------|---------------------|-----------|------------|
| <b>POPULATION</b>         | 13,935              | 104,130   | 261,505    |
| <b>AVG FAMILY INCOME</b>  | \$120,149           | \$174,519 | \$193,871  |
| <b>DAYTIME POPULATION</b> | 13,625              | 110,390   | 226,936    |
| <b>TRAFFIC COUNTS</b>     | <b>ROOSEVELT RD</b> |           | 49,800 VPD |
|                           | <b>ARDMORE AVE</b>  |           | 7,000 VPD  |

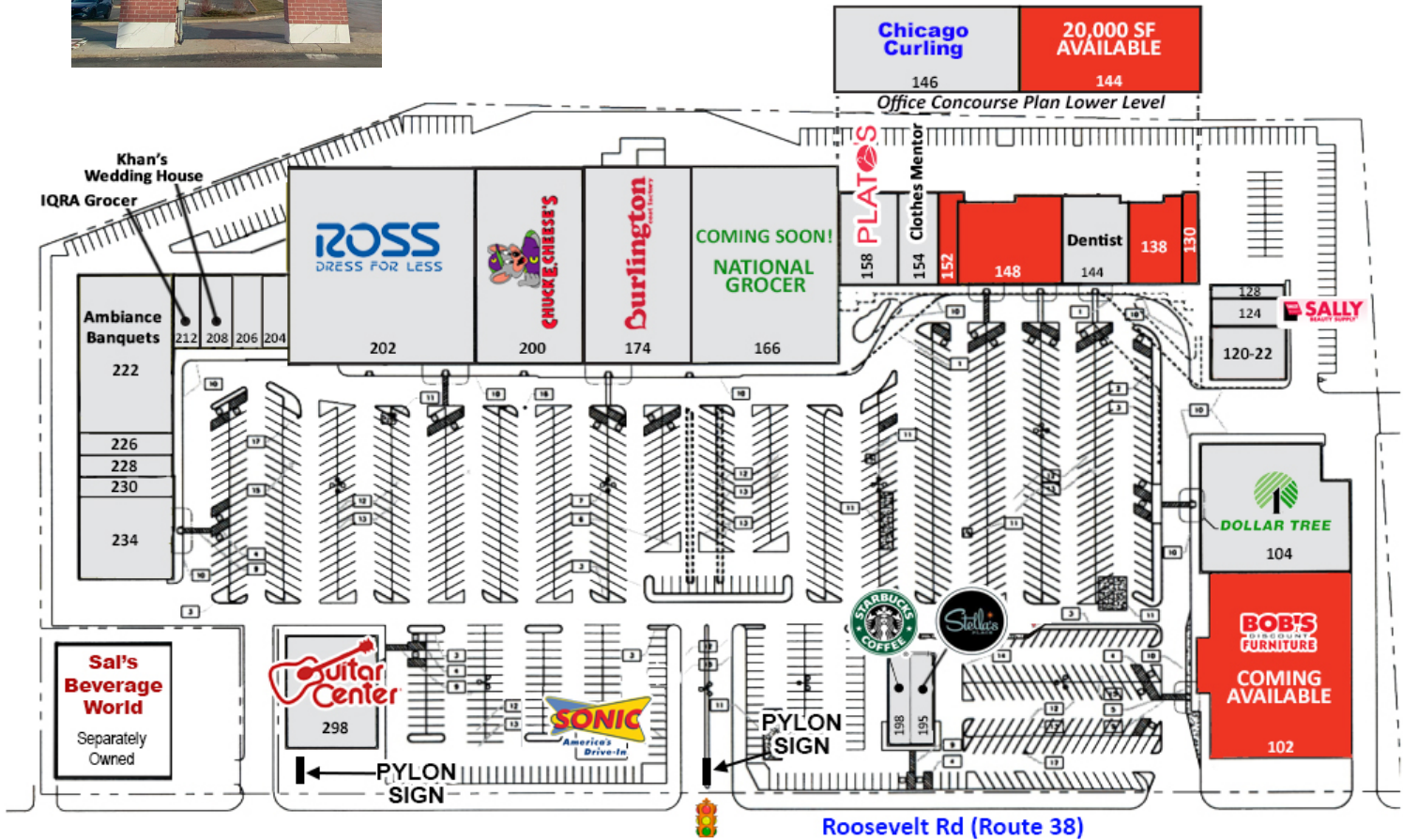
## CONTACT INFORMATION

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| SPACE  | SQ FT  | TENANT                                    | SPACE | SQ FT  | TENANT                     | SPACE                | SQ FT  | TENANT          |
|--------|--------|-------------------------------------------|-------|--------|----------------------------|----------------------|--------|-----------------|
| 102    | 43,784 | COMING AVAILABLE BOB'S DISCOUNT FURNITURE | 160   | 6,200  | Plato's Closet             | 228                  | 2,500  | Cosmo Prof      |
| 104    | 20,178 | Dollar Tree                               | 166   | 45,518 | National Grocer            | 230                  | 2,500  | Z Cuts          |
| 120-22 | 4,400  | Puerto Nuevo Seafood                      | 174   | 29,562 | Burlington Coat Factory    | 234                  | 9,500  | Tandoori        |
| 124    | 2,400  | Sally Beauty Supply                       | 200   | 16,771 | Chuck E. Cheese's          | CONCOURSE LEVEL      |        |                 |
| 128    | 1,200  | Glamour Nails                             | 202   | 22,000 | Ross Dress For Less        | 144                  | 20,000 | AVAILABLE       |
| 130    | 2,500  | AVAILABLE                                 | 204   | N/A    | Ehmans Sweets              | 146                  | 20,000 | Chicago Curling |
| 138    | 7,837  | AVAILABLE                                 | 206   | 2,000  | LEASED                     | OUTLOTS              |        |                 |
| 144    | 6,500  | Dentist                                   | 208   | N/A    | Khan's Wedding House       | 195                  | 2,455  | Stella's        |
| 148    | 7,000  | AVAILABLE                                 | 212   | N/A    | IQRA Grocer                | 198                  | 2,422  | Starbucks       |
| 152    | 2,000  | AVAILABLE                                 | 222   | 18,000 | Ambiance Banquets          | 298                  | 12,100 | Guitar Center   |
| 154    | 3,620  | Clothes Mentor                            | 226   | 2,500  | Al-Fatiha Threads & Scents | TOTAL GLA 288,682 SF |        |                 |