



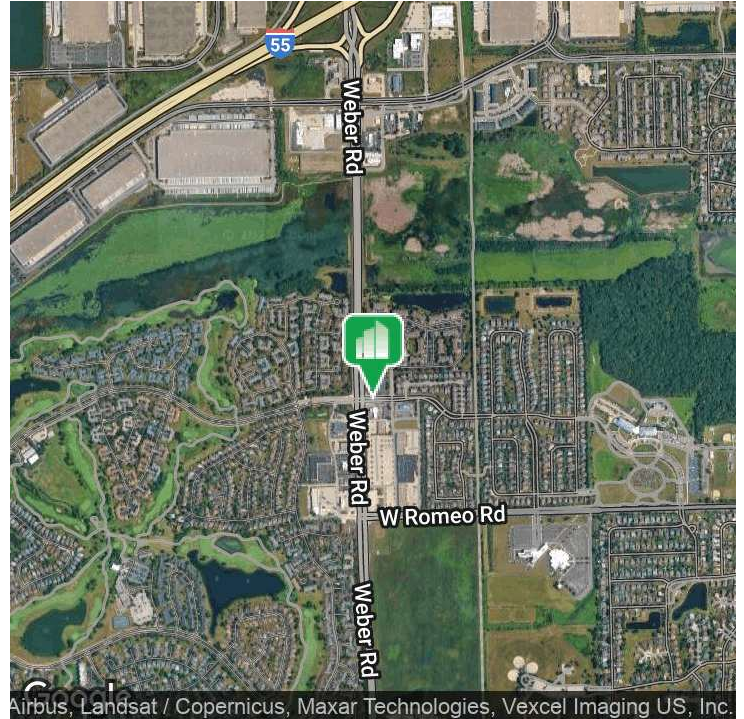
Retail Property For Sale/Lease



FREESTANDING FORMER BANK BUILDING

495 NORTH WEBER ROAD, ROMEOVILLE, IL 60544

FREESTANDING FORMER BANK BUILDING



OFFERING SUMMARY

Sale Price:	Contact Broker
Available SF:	2,510 - 5,258 SF
Lease Rate:	\$40/SF NNN
Building Size:	5,258 SF
Lot Size:	1.4 Acres

PROPERTY OVERVIEW

This impressive 5,258 SF freestanding building with a drive-thru stands prominently on a hard corner, offering exceptional visibility and accessibility. Boasting the potential for subdivision, the property presents a versatile option for retail or office use. The planned full access signalized intersection on Weber Road and the convenient access from multiple high-traffic routes position this property as a prime location for businesses seeking maximum exposure. With a diverse roster of established tenants including ATI Physical Therapy, H&R Block, The UPS Store, and more, this property presents an attractive and lucrative investment for retail/free standing building investors.

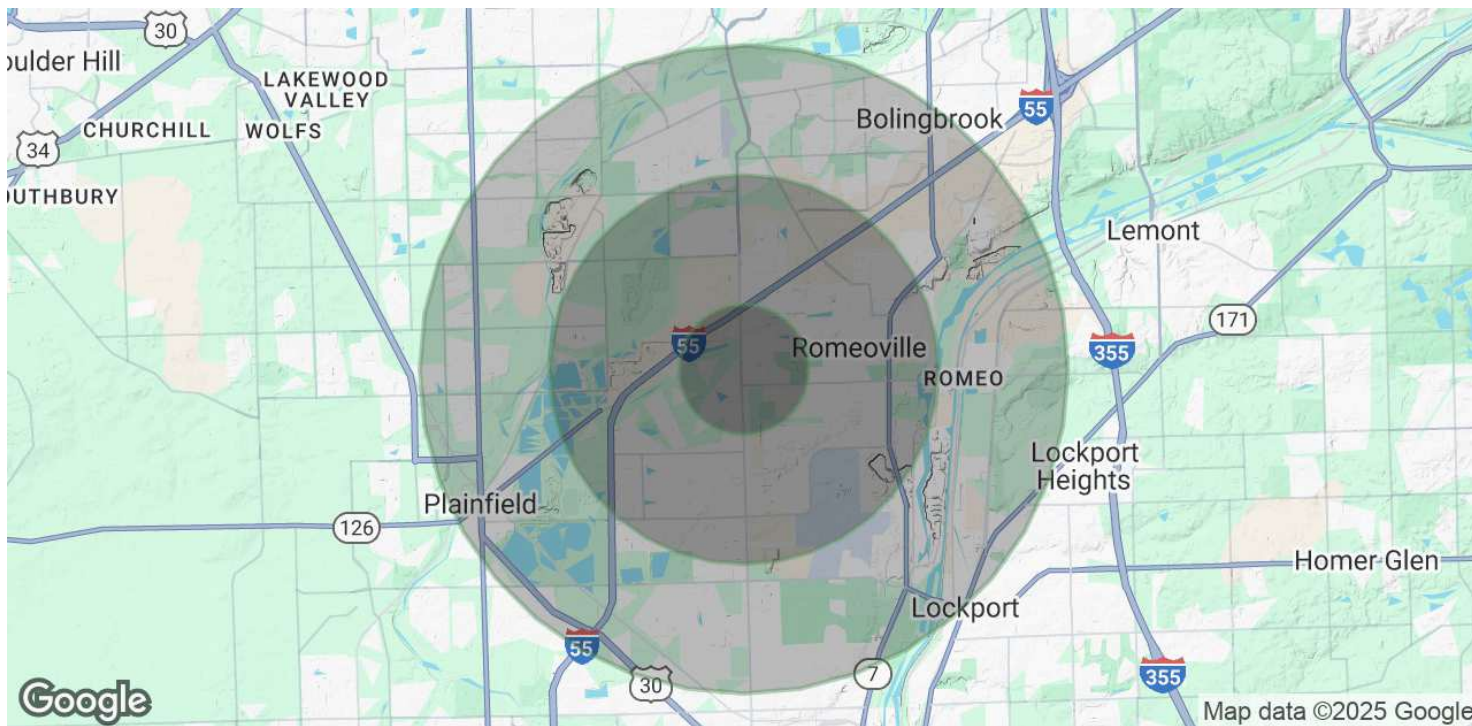
PROPERTY HIGHLIGHTS

- 5,258 SF freestanding building with drive-thru on hard corner
- Can be subdivided
- Full access signalized intersection planned for Weber Road
- Access from Weber (38,200 vpd), 135th Street (10,350 vpd) and Grand Blvd (2,350 vpd)
- Current tenants include ATI Physical Therapy, H&R Block, The UPS Store, Valley View Dental, Subway, Rosati's Pizza, and Athletic

FREESTANDING FORMER BANK BUILDING



FREESTANDING FORMER BANK BUILDING



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,184	61,391	148,977
Average Age	49	39	39
Average Age (Male)	48	38	39
Average Age (Female)	51	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,260	20,748	49,152
# of Persons per HH	2.2	3	3
Average HH Income	\$98,303	\$126,800	\$141,295
Average House Value	\$278,048	\$308,324	\$340,792

Demographics data derived from AlphaMap