

**FOR SALE**  
**STRONG DEVELOPMENT SITE**  
**181 E Roosevelt Rd**  
**West Chicago, IL**



**PROPERTY HIGHLIGHTS**

Property located at 181 E Roosevelt Rd, West Chicago, IL, which is the NE of corner of Roosevelt Rd & Joliet St. Roosevelt Rd has traffic counts in excess of 23,000 VPD. Other users at this area include Jewel-Osco, Shell, Dunkin Donuts, Midas, Pizza Hut, Republic Bank. Site represents a strong retail area in West Chicago.

<b>BUILDING SF</b>	90	<b>SIGNAGE TYPE</b>	Polygon
<b>LAND SF</b>	39,602	<b>1-MILE (POP.)</b>	9,532
<b>YEAR BUILT</b>	1983	<b>3-MILE (POP.)</b>	46,385
<b>PARKING</b>	Spaces	<b>MED. INCOME</b>	\$72,733
<b>TRAFFIC COUNTS</b>	23,000 VPD	<b>SPACE USE</b>	Retail/Fast Food



**JEFF SCHEIDEGGER**  
 Account Contact  
 +1 314-384-8662  
 Jeff.scheidegger@cushwake.com

**DAN FLANAGAN**  
 FLANAGAN REALTY, LLC  
 +1 630 388 8522  
 dan@flanaganland.com



**FOR SALE**  
**STRONG DEVELOPMENT SITE**  
**181 E Roosevelt Rd**  
**West Chicago, IL**

**MARKET OVERVIEW**

Retail market rents have declined -1.9% over the past year, with the largest declines seen in the beleaguered mall segment. Rents are forecasted to move further downward over the coming quarters before a strong rebound in late 2021 and early 2022 in conjunction with a rebounding retail physical sales environment.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	04-15-117-022
<b>2019 RE TAXES</b>	\$31,429.80
<b>ZONING</b>	B-3

**RESTRICTIONS**

Property will be restricted against uses competitive with petroleum and/or convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

**JEFF SCHEIDEGGER**  
 Account Contact  
 +1 314-384-8662  
 Jeff.scheidegger@cushwake.com

**DAN FLANAGAN**  
 FLANAGAN REALTY, LLC  
 +1 630 388 8522  
 dan@flanaganland.com