

**PROMINENT CORNER LANDSITE/TRAFFIC LIGHT INTERSECTION
LOCATED AT THE NEC OF YORK ROAD AND CRESTVIEW AVENUE IN WEST SUBURBAN ELMHURST, IL
DIRECTLY AT THE I-290/YORK STREET INTERCHANGE EXIT**



IN ESTABLISHED TIF DISTRICT

- ◆ Approximate 16,000 Square Foot Landsite/Up to 3,000 SF of new Retail Possible/Build to Suit
- ◆ Prominent Traffic Light Intersection at exit ramp of the York Road/I-290 interchange
- ◆ Excellent Exposure and Visibility to York Road and to the Eisenhower (I-290) Expressway/165,00 Vehicles Daily Average
- ◆ Affluent DuPage County Community
- ◆ Ideally suited for retailers, restaurants, financial institutions, and other commercial uses
- ◆ Average Daily Traffic Counts of 23,100 Vehicles on York Road/ 150,600 Vehicles on I-290 Expressway (IDOT)
- ◆ Shadowed anchored by newly opened Mariano's Fresh Market and new LA Fitness and Starbucks development currently under construction. Numerous national and regional retailers, restaurants, and entertainment venues along York Road
- ◆ Zoned C-2 Community Shopping and Service
- ◆ Demographics

	<u>1 mile radius</u>	<u>3 mile radius</u>	<u>5 mile radius</u>
2015 Total Population Estimate	12,876	111,668	303,092
2015 Average Household Income	\$104,740	\$92,148	\$82,056



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