## TREMENDOUS RETAIL OPPORTUNITY!

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



## NORTHEAST CORNER OF YORK ROAD AND CRESTVIEW 619 N. YORK ROAD ELMHURST, ILLINOIS

An exceptional retail opportunity is now available at this prominent signalized intersection site in the western Chicago suburban community of Elmhurst, Illinois. The highly visible parcel is located at a signalized intersection of the Interstate-290/York Road interchange exit and offers tremendous visibility and exposure. The quadrant also features a newly opened Mariano's Fresh Market and a new retail development under construction with LA Fitness as the anchor tenant and Starbucks (drive-thru) as one of the outlot building tenants.

## \*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

	1 mile radius	3 mile radius	5 mile radius
2015 Total Population Estimate	12,876	111,668	303,092
2015 Average Household Income	\$104,740	\$92,148	\$82,056
For Additional Information:		Contact:	



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