














Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	600-658 N Addison Rd - Villa Park, IL 60181			Bern Realty, LLC			Drew Krisco (708) 771-7600			
	Villa Plaza 18,000 SF Retail Freestanding (Strip Center) Building Renovated in 2007 Built in 1978 - Building Notes: -									
P 1st	1,850	\$15.00-\$20.00/n	Negotiable	Vacant	As-Is	Retail/D	Bern Realty, LLC	Drew Krisco (708) 771-7600	10 Mths	N
	629-631 N Addison Rd - Villa Park, IL 60181			GC Realty & Development			Brad Bullington (630) 674-6989			
	629-631 N Addison Rd - Villa Park, IL 60181 5,500 SF Retail Freestanding Building Built in 1955 - Building Notes: -									
P 1st / Suite 631	3,000	\$9.20/mg \$2,300 per month / mg	2 yrs	Vacant		Retail/D	GC Realty & Development	Brad Bullington (630) 674-6989	27 Mths	N
	344 N Ardmore Ave - Villa Park, IL 60181			NRC Realty & Capital Advisors, LLC			Ian Walker (800) 747-3342			
	344 N Ardmore Ave - Villa Park, IL 60181 2,400 SF Retail Convenience Store Building Built in 1980 - Building Notes: -									
E 1st	2,400	Withheld	Negotiable	Negotiable		Retail/D	NRC Realty & Capital Advisors, LLC	Ian Walker (800) 747-3342	21 Mths	N



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	10 E Central Blvd - Villa Park, IL 60181		William Scavone				William Scavone (630) 751-7157			
	12,018 SF Retail Storefront Retail/Office Building Built in 1956									
	-									
Building Notes: -										
P GRND	6,000	\$10.00/+util	3-5 yrs	Vacant	Some Work	Off/Ret/D	William Scavone	William Scavone (630) 751-7157	27 Mths	N
	Tenant responsible for utilities.									
	60-80 E North Ave - Villa Park, IL 60181		First Development Corporation				V.James V. Persino (773) 775-5005			
	North Villa Park Commons									
	10,980 SF Retail (Strip Center) Building Built in 2000									
	-									
Building Notes: -										
P 1st / Suite 70	3,600	\$24.50/nnn	3-5 yrs	Negotiable		Retail/D	First Development Corporation	James V. Persino (773) 775-5005	66 Mths	N



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	200-208 E North Ave - Villa Park, IL 60181						First Western Properties	Paul Tsakiris (773) 545-2000 X80		
	36,900 SF Retail Freestanding Building Built in 1967									
	-									
	Building Notes: :: Center Size: ±36,900 SF :: Available Size: ±15,000 SF :: Asking Lease Rate: \$14.00 PSF Net :: High density market (114,036 population) :: Excellent visibility to North Ave :: High traffic count of 36,900 vpd :: Strategically positioned in close proximity to I-290 & I-355 :: Property has been recently renovated :: Signage available :: Conveniently located near Rt 83 :: Zoning: C3									
P 1st	15,000	\$16.00/nnn	Negotiable	Vacant	As-Is	Retail/D	First Western Properties	Paul Tsakiris (773) 545-2000 X80 Laryssa Moros (773) 545-2000 Marion Abramiuk (773) 545-2000	29 Mths	N
	Join Supreme Lobster, O'Reily's Auto Parts and US Renal Care in this highly visible strip center located on busy North Avenue in Villa Park. Area tenants include Target, Harley Davidson, Advanced Auto, and many more. Located just west of Villa Ave. on North Ave.									
	337-345 E North Ave - Villa Park, IL 60181						LaVere Enterprises	Frank LaVere (630) 620-7017		
	5,500 SF Retail Storefront Building Renovated in 2002 Built in 1983									
	-									
	Building Notes: -									
P 1st	1,000	\$19.20/mg	Negotiable	Vacant	As-Is	Retail/D	LaVere Enterprises	Frank LaVere (630) 620-7017	8 Mths	N
	Retail or office in active strip center with a nice tenant mix. Zoned B-4 high commercial in the city of Villa Park. Great access The center on busy North Ave. (Rte. 65) one short block West of Rte. 83. Easy access to Elmhurst, Addison, Lombard and Oak Brook.									



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
379-383 E North Ave - Villa Park, IL 60181			Sperry Van Ness				Jennifer Hopkins (312) 676-1865			
8,463 SF Retail Freestanding Building Built in 1975										
-										
Building Notes: 2 Unit Strip Center. Prime location at stoplight intersection of Villa and North Avenue.										
P 1st	1,800-2,400	Withheld	Negotiable	Vacant	As-Is	Retail/D	Sperry Van Ness	Jennifer Hopkins (312) 676-1865	72 Mths	to 1,800
4,000sf space available for lease in an 8,000sf building directly on North Avenue and immediately west of Route 83 on the border of Elmhurst. Excellent visibility with pylon and building signage available. Adjacent tenant is Play It Again Sports. This is a great opportunity for office or retail to located directly on busy North Avenue in a very busy trade area and enjoy the low taxes of Villa Park.										
										
401 E North Ave - Villa Park, IL 60181			@properties Commercial				Joe Kunst (312) 506-0200			
Retail Building										
S/E/C										
10,000 SF Retail (Strip Center) Building Built in 1990										
-										
Building Notes: -										
P 1st	1,000	\$12.00/nnn	1-5 yrs	Vacant		Retail/D	@properties Commercial	Joe Kunst (312) 506-0200 Dan Stratis (312) 506-0200	22 Mths	N
DUPAGE RETAIL CENTER 401 E North Ave · Villa Park, Illinois 60181 Recent facade updates Seen by 36,900 vehicles/day Building and digital signage available Great exposure on highly traveled North Avenue Unique, multi-purpose building Convenient access to major interstates via Route 64 & Route 83 Retail 1,150 SF-\$16 psf NNN Retail 1,000 SF-\$12 psf NNN Retail 800 SF-\$14 psf NNN 2nd floor office space 10,000 SF (may be divided), \$12 psf Gross Warehouse 3,500 SF-\$8 psf Gross Cam, Taxes and Insurance estimated at \$4.00 psf. 2nd floor elevator										
P 1st	800	\$14.00/nnn	Negotiable	Vacant		Retail/D	@properties Commercial	Joe Kunst (312) 506-0200 Dan Stratis (312) 506-0200	12 Mths	N
DUPAGE RETAIL CENTER 401 E North Ave · Villa Park, Illinois 60181 Recent facade updates Seen by 36,900 vehicles/day Building and digital signage available Great exposure on highly traveled North Avenue Unique, multi-purpose building Convenient access to major interstates via Route 64 & Route 83 Retail 1,150 SF-\$16 psf NNN Retail 1,000 SF-\$12 psf NNN Retail 800 SF-\$14 psf NNN 2nd floor office space 10,000 SF (may be divided), \$12 psf Gross Warehouse 3,500 SF-\$8 psf Gross Cam, Taxes and Insurance estimated at \$4.00 psf. 2nd floor elevator										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	31 W North Ave - Villa Park, IL 60181			Mendivil Properties LLC			Andres Mendivil			
	4,000 SF Retail Freestanding Building Built in 1965									
Building Notes: -										
E 1st	4,000	\$25.50/nnn	Negotiable	Vacant		Retail/D	Mendivil Properties LLC	Andres Mendivil	66 Mths	N
	\$8,500 per month									
	250-302 W North Ave - Villa Park, IL 60181			Mosaic Properties & Development, LLC			Sherwood Blitstein (847) 498-3977			
	North Park Mall									
N/E/C										
353,000 SF Retail (Community Center) Building Built in 1980										
Building Notes: 353,000 sf located on 25.11 acres										
Approximately 1,360 surface parking spaces										
Anchor Tenants: HOBO, 5 Star Swap Mart, Furniture Values, Villa Park Fruit Mart										
Property contains two freestanding outlot buildings										
Projected Annual Rental Income (8/1/12): \$1,523,700										
2012 Taxes = \$151,252										
The subject site is a prime retail center with approximately 353,000 square feet of retail space on 25.11 acres. The property is currently leased to multiple tenants and contains two freestanding outlot buildings. The shopping center features a strong and diverse list of tenants, attracting a steady variety of customers from surrounding areas.										
The property is located in Villa Park, IL; a western suburb of Chicago. This retail site benefits from high traffic counts along Route-64/North Avenue, which averages over 46,000 vehicles per day. Another significant benefit from the property										
P 1st	20,000-120,000	Withheld	Negotiable	Negotiable	As-Is	Retail/D	Mosaic Properties & Development, LLC	Sherwood Blitstein (847) 498-3977	34 Mths	to 20,000


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible	
											
305 W North Ave - Villa Park, IL 60181							Bradley Partners	David Bradley (630) 968-6005			
4,060 SF Retail Freestanding Building Built in 1970											
-											
Building Notes: High image facility with North Avenue frontage. Close proximity to all major highways.											
E 1st	4,060	\$18.00/mg	Negotiable	Vacant	As-Is	Retail/D	Bradley Partners	David Bradley (630) 968-6005	10 Wks	N	
4100 SQ FT RETAIL SHOWROOM ON NORTH AVE. ACROSS FROM NORTH PARK MALL. RENTAL RATE INCLUDES 4100 SQ FT BASEMENT. BETWEEN RT 83 AND ADDISON ROAD ON NORTH AVENUE											
											
1011-1035 W North Ave - Villa Park, IL 60181							Gursharn Rajput				
King's Point											
14,934 SF Retail Building Built in 1987											
For Sale at \$2,289,000 (\$153.27/SF) - Active											
Caton Commercial Real Estate Group: Steve Caton (815) 436-5700, Marielee Macapagal (312) 520-1816											
Building Notes:											
Multi-Tenant Center, current tenants include Subway, Papa John's, veterinary practice & liquor store.											
Excellent location, busy North Avenue, just 1 mile East of I-355/North Avenue Interchange											
Great densities											
Many tenants have 5% yearly escalations											
Most leases NNN											
Established residential neighborhood											
New roof in Spring, 2013											
Façade painted in Summer, 2013											
1 vacancies; 1,800sf											
Investment opportunity in stable market with growth potential											
P 1st / Suite 1021	1,800	\$14.00/nnn	Negotiable	Vacant		Retail/D	Gursharn Rajput		57 Mths	N	
The available space comprises ground floor retail accommodation.											



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	27-31 E Park Ave - Villa Park, IL 60181						Peter & Marina Aguilera	Peter Aguilera (630) 393-1100		
	12,304 SF Retail Storefront Retail/Residential Building Built in 1928 For Sale at \$599,000 (\$48.68/SF) - Active Peter & Marina Aguilera: Peter Aguilera (630) 393-1100									
Building Notes: -										
P 1st / Suite 27	1,800	\$6.67/mg	2 yrs	Vacant		Retail/D	Peter & Marina Aguilera	Peter Aguilera (630) 393-1100	7 Wks	N
	\$1,000/ month.									
	1 E Park Blvd - Villa Park, IL 60181						L.W. Reedy Real Estate	Betty Battaglia (630) 833-1700		
	2,921 SF Retail Storefront Building Built in 1925 For Sale at \$299,900 (\$102.67/SF) - Active L.W. Reedy Real Estate: Betty Battaglia (630) 833-1700									
Building Notes: -										
P GRND	954	\$11.32/mg	1 yr	Vacant	As-Is	Off/Ret/D	L.W. Reedy Real Estate	Betty Battaglia (630) 833-1700	10 Mths	N
	AL'S SMOKE SHOP LOCATION CORNER STORE/OFFICE FOR RENT. LOCATED ON BUSY ARDMORE AV. CORRIDOR. SMOKE SHOP HAS BEEN IN THIS LOCATION FOR 100 PLUS YEARS, NOW VACANT. RENT INCLUDES TRASH PICK-UP, WATER AND HEAT. GREAT EXPOSURE FACING THE ILLINOIS PRAIRIE PATH. BRING THE STORE BACK TO IT'S GLORIOUS PAST OR MAKE IT YOUR OWN. AVAILABLE IMMEDIATELY . \$900 A MONTH RENT. 954 SQ FT.									

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	100 E Roosevelt Rd - Villa Park, IL 60181 The Courtyard Shopping Center - Courtyard Shopping Center		Comar Properties		George Kourafas (630) 590-6210					
57,438 SF Retail (Neighborhood Center) Building Built in 1980										
-										
Building Notes: FEATURES										
:: Available Unit Size ±1,200 SF to ±3,600 SF										
:: Excellent Visibility to Roosevelt Rd (40,000 ADT)										
:: ±3,600 SF Existing Restaurant Available										
:: High Daytime Population										
:: Ample Parking										
:: Surrounded by National and Regional Tenants										
:: Minutes From Over 6 Million SF of Office Space										
P 1st	1,200	Withheld	Negotiable	Vacant		Retail/D	Comar Properties	George Kourafas (630) 590-6210	4 Wks	N
	120-202 W Roosevelt Rd - Villa Park, IL 60181 Villa Oaks Shopping Center		Edgemark Commercial Real Estate Services LLC		Matthew Smetana (630) 572-5632					
129,697 SF Retail (Community Center) Building Renovated in 1989 Built in 1975										
-										
Building Notes: W-NWC Roosevelt Road & Ardmore Avenue.										
P 1st / Suite 122	1,200	Withheld	Negotiable	Vacant		Retail/D	Edgemark Commercial Real Estate Services LLC	Michael R. Wesley (630) 572-5610 Matthew Smetana (630) 572-5632	72 Mths	N
P 1st / Suite 138	10,337	Withheld	Negotiable	Vacant		Retail/D	Edgemark Commercial Real Estate Services LLC	Michael R. Wesley (630) 572-5610 Matthew Smetana (630) 572-5632	9 Mths	N
P 1st / Suite 148	7,000	Withheld	Negotiable	Negotiable		Retail/D	Edgemark Commercial Real Estate Services LLC	Michael R. Wesley (630) 572-5610 Matthew Smetana (630) 572-5632	4 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	133 W Roosevelt Rd - Villa Park, IL 60181 Lee & Associates of IL, LLC Joseph Herron (773) 355-3000 22,845 SF Retail Freestanding (Strip Center) Building Built in 1971 -									
Building Notes: -										
P 1st	6,865	\$16.75/nnn	5-10 yrs	Vacant	As-Is	Retail/D	Lee & Associates of IL, LLC	Joseph Herron (773) 355-3000	10 Mths	N
- Center recently received new facade - 6,865 SF inline - Large parking field - Excellent opportunity for a retailer to locate at a highly visible site along heavily-travelled Roosevelt Road - Pylon signage available - Roosevelt Road: 52,300 VPD - Cam \$2.81 - Tax \$1.92 - Insurance \$0.15										
	212-234 W Roosevelt Rd - Villa Park, IL 60181 Villa Oaks Shopping Center Edgemark Commercial Real Estate Services LLC Matthew Smetana (630) 572-5632 42,600 SF Retail Freestanding Building Built in 1975 -									
Building Notes: -										
P 1st / Suite 218	12,000	Withheld	Negotiable	Vacant		Retail/D	Edgemark Commercial Real Estate Services LLC	Matthew Smetana (630) 572-5632 Michael R. Wesley (630) 572-5610	49 Mths	N
P 1st / Suite 222	4,000	Withheld	Negotiable	Vacant		Retail/D	Edgemark Commercial Real Estate Services LLC	Matthew Smetana (630) 572-5632 Michael R. Wesley (630) 572-5610	17 Mths	N
P 1st / Suite 224	2,000	Withheld	Negotiable	Negotiable		Retail/D	Edgemark Commercial Real Estate Services LLC	Matthew Smetana (630) 572-5632 Michael R. Wesley (630) 572-5610	17 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
33 E Saint Charles Rd - Villa Park, IL 60181							Metro Commercial Real Estate		Jonathan Hyman (847) 412-9898 X5015	
Villa Market										
55,420 SF Retail Storefront (Neighborhood Center) Building Built in 1959										
-										
Building Notes: -										
P 1st	3,242	Withheld	Negotiable	Vacant	As-Is	Retail/D	Metro Commercial Real Estate	Jonathan Hyman (847) 412-9898 X5015 Gary A. Greenfield (847) 412-9898 X5001	30 Mths	N
End cap space										
P 1st	2,388	Withheld	Negotiable	30 Days	As-Is	Retail/D	Metro Commercial Real Estate	Gary A. Greenfield (847) 412-9898 X5001 Jonathan Hyman (847) 412-9898 X5015	30 Mths	N
End cap space										
										
34 E Saint Charles Rd - Villa Park, IL 60181							Glenn H. Johnson Construction Co.		Rocky Lehman (847) 297-4700	
Villa Park Plaza										
38,000 SF Retail (Neighborhood Center) Building Renovated in 1985 Built in 1962										
-										
Building Notes: -										
P 1st	1,135	\$12.00/tbd	Negotiable	30 Days		Retail/D	Glenn H. Johnson Construction Co.	Rocky Lehman (847) 297-4700	17 Mths	N
This strip mall has great visibility and its' anchor stores include Ace Hardware and Mikes Market. This property is located near Route 83 and St. Charles Rd. We are on the corner of Villa Parke Ave and St. Charles Road										
P 1st	1,135	\$12.00/tbd	Negotiable	30 Days		Retail/D	Glenn H. Johnson Construction Co.	Rocky Lehman (847) 297-4700	17 Mths	N
This strip mall has great visibility and its' anchor stores include Ace Hardware and Mikes Market. This property is located near Route 83 and St. Charles Rd. We are on the corner of Villa Parke Ave and St. Charles Road										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	321 E Saint Charles Rd - Villa Park, IL 60181 The Villa Center			Craig/Steven Development.			David Strusiner (847) 504-8061			
	19,551 SF Retail (Strip Center) Building Built in 1985 - Building Notes: -									
P 1st / Suite B	1,297	\$18.00/nnn	Negotiable	Vacant		Retail/D	Craig/Steven Development	David Strusiner (847) 504-8061	3 Mths	N
	328-336 E Saint Charles Rd - Villa Park, IL 60181			Slone Commercial, LLC			M.Joyce M. Slone (708) 302-3570			
	6,600 SF Retail Storefront Retail/Office Building Built in 1963 - Building Notes: -									
P GRND / Suite 334	1,332	\$14.00/mg	Negotiable	Vacant	As-Is	Off/Ret/D	Slone Commercial, LLC	Joyce M. Slone (708) 302-3570	20 Mths	N
<ul style="list-style-type: none"> • One 1,332 SF Unit Available (Unit 334) • 6,600 SF Building • 17,500 SF Land Site • Built in 1963 • 24 Car Parking (total building) • Illuminated Pylon Sign and Signage above building • Totally renovated • Owner to be constructing new fascia and signage 										
	227-229 W Saint Charles Rd - Villa Park, IL 60181			Ken			Ken Barnes (630) 440-1075			
	SEC 2,990 SF Retail Storefront Retail/Residential Building - Building Notes: -									
P 1st / Suite 229	760	\$13.42/+elec \$850 per month	1-5 yrs	Vacant	As-Is	Off/Ret/D	Ken	Ken Barnes (630) 440-1075	7 Wks	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	401-425 W Saint Charles Rd - Villa Park, IL 60181						Preferred Co Realty & Investments	George Iliopoulos (630) 628-9200		
	Hi-View Center									
	15,000 SF Retail Building Built in 1964									
	-									
Building Notes: -										
P 1st / Suite 407	1,200	\$15.00/nnn	Negotiable	Vacant		Retail/D	Preferred Co Realty & Investments	George Iliopoulos (630) 628-9200	10 Mths	N
Great opportunity to move your business to a fully leased Strip Center at the intersection of St. Charles & Addison Rd., Villa Park, IL. Anchor tenants: HiView Family Restaurant & Benjamin Moore Paints. Co-tenants incl: H&R Block, Chiropractor, & #1 Nails Salon SWC St. Charles & Addison Rd.										
	201-203 St Charles Rd W - Villa Park, IL 60181						Wonomi Gorup Inc.	Vivek Pinto (855) 496-6664		
	5,037 SF Retail Storefront Retail/Residential Building Built in 1950									
	-									
Building Notes: Property is located in a central business district										
P 1st	2,000	\$12.00/fs	2-5 yrs	Vacant	As-Is	Off/Ret/D	Wonomi Gorup Inc.	Vivek Pinto (855) 496-6664	7 Mths	N
	\$2,000/month									

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
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221 E St Charles Rd - Villa Park, IL 60181

Coldwell Banker Residential

Mark Taylor (630) 954-4600

5,300 SF Retail Freestanding Building Built in 1963

Building Notes: -

P 1st / Suite A	1,000	\$24.00/mg	1-3 yrs	Vacant	As-Is	Off/Ret/D	Coldwell Banker Residential	Mark Taylor (630) 954-4600	44 Mths	N
		\$2,000/month								
P 1st / Suite B	250	\$19.20/mg	1-3 yrs	Vacant	As-Is	Off/Ret/D	Coldwell Banker Residential	Mark Taylor (630) 954-4600	44 Mths	N
		\$ 400 per month								
P 1st / Suite C	700	\$17.14/mg	1-3 yrs	Vacant	As-Is	Off/Ret/D	Coldwell Banker Residential	Mark Taylor (630) 954-4600	44 Mths	N
		\$1,000 per month								
P 1st / Suite G	1,000	\$12.00/mg	1-3 yrs	Vacant	As-Is	Off/Ret/D	Coldwell Banker Residential	Mark Taylor (630) 954-4600	44 Mths	N
		\$1,330 per month								
P 1st / Suite H	625	\$14.40/mg	1-3 yrs	Vacant	As-Is	Off/Ret/D	Coldwell Banker Residential	Mark Taylor (630) 954-4600	44 Mths	N
		\$750 per month								



117 W St. Charles Rd - Villa Park, IL 60181
RC's Breakfast Grill II

Coldwell Banker Commercial NRT



Nick DiBrizzi (630) 954-4600

1,663 SF Retail Freestanding Building Built in 1974

For Sale at \$359,000 (\$215.88/SF) - Active
Coldwell Banker Commercial NRT: Nick DiBrizzi (630) 954-4600

Building Notes: -

E 1st / Suite 117	1,663	\$16.00/nnn	3-5 yrs	Vacant	As-Is	Retail/D	Coldwell Banker Commercial NRT	Nick DiBrizzi (630) 954-4600	4 Mths	N
<p>* 1,663 +/- sq. ft. fast food restaurant building * Lot size: 80'x125' or 10,000 sq. ft. * Features a sit down area, wait station, kitchen line with stainless steel ex-haust hood system, kitchen preparation area & walk-in cooler, two full bath-rooms; central heating & air conditioning * Seats: 64 * Parks: 20 cars * Traffic counts: 26,400 cars per day * Zoning: C-2 * Pin#: 06-09-20-20-36 * Real Estates taxes: \$9,479 (2013) * Seller financing with 40% down</p>										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
										
1S055 Summit Ave - Villa Park, IL 60181										
Ancona Ronald & Winifred										
Robert Egan										
3,045 SF Retail Building Built in 1985 -										
Building Notes: -										
P 1st	600	\$15.00/fs	1-5 yrs	Vacant	As-Is	Office/D	Ancona Ronald & Winifred	Robert Egan	66 Mths	N
Rent is \$750 per month. Entrance in the rear of the property.										
										
204 S Villa Ave - Villa Park, IL 60181										
SCGroup Real Estate										
Kanan Desai (630) 656-1347										
4,575 SF Retail Building Built in 1926 For Sale at \$300,000 (\$65.57/SF) - Active SCGroup Real Estate: Kanan Desai (630) 656-1347										
Building Notes:										
Property Description: Free Standing Retail Building										
Property Use Description: Free Standing Retail Building										
E 1st	4,575	\$9.18/fs	3 yrs	60 Days	Some Work	Retail/D	SCGroup Real Estate	Steve Stoner (630) 656-1352 Kanan Desai (630) 656-1347	16 Mths	N
Minimum 3 year lease. \$3500 per month										

600-658 N Addison Rd - Villa Plaza



Location: **Villa Plaza**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding (Strip Center)**
 Bldg Status: **Built 1978, Renov Dec 2007**
 Building Size: **18,000 SF**
 Typical Floor Size: **18,000 SF**
 Stories: **1**
 Land Area: **1 AC**
 Total Avail: **1,850 SF**
 % Leased: **89.7%**
 Total Spaces Avail: **1**
 Smallest Space: **1,850 SF**
 Bldg Vacant: **1850**

Landlord Rep: **Bern Realty, LLC**
 Developer: **-**
 Management: **Bern Realty, LLC**
 Recorded Owner: **North Star Trust Company**
 Expenses: **2013 Tax @ \$2.13/sf**

Parcel Number: **06-04-118-028**

Amenities: **Restaurant, Signage**

Parking: **72 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,850	1,850	1,850	\$15.00-\$20.00/n	Vacant	Negotiable	Direct

Bern Realty, LLC / Drew Krisco (708) 771-7600



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1955**
 Building Size: **5,500 SF**
 Typical Floor Size: **4,762 SF**
 Stories: **1**
 Land Area: **0.32 AC**
 Total Avail: **3,000 SF**
 % Leased: **45.5%**
 Total Spaces Avail: **1**
 Smallest Space: **3,000 SF**
 Bldg Vacant: **3000**

Landlord Rep: **GC Realty & Development**
 Developer: **-**
 Management: **Hometime Realty Group, LLC**
 Recorded Owner: **Kyriakopoulos Stacey**
 Expenses: **2012 Tax @ \$0.78/sf, 2013 Est Tax @ \$0.80/sf**

Parcel Number: **06-04-214-002**

Loading Docks: **None**

Ceiling Height: **10'**

Street Frontage: **95 feet on Addison Ave(with 1 curb cut)**
 Parking: **8 free Surface Spaces are available; Ratio of 1.45/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 631	3,000	3,000	3,000	\$9.20/mg	Vacant	2 yrs	Direct

GC Realty & Development / Brad Bullington (630) 674-6989
 \$2,300 per month / mg



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Convenience Store**
 Bldg Status: **Built 1980**
 Building Size: **2,400 SF**
 Typical Floor Size: **2,400 SF**
 Stories: **1**
 Land Area: **0.02 AC**
 Total Avail: **2,400 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **2,400 SF**
 Bldg Vacant: **-**

Landlord Rep: **NRC Realty & Capital Advisors, LLC**
 Developer: **-**
 Management: **-**
 Recorded Owner: **John & Elizabeth Michaels**
 Expenses: **2009 Tax @ \$2.07/sf**
 Parcel Number: **06-04-237-021**

Amenities: **Pylon Sign**
 Street Frontage: **120 feet on N Ardmore Ave**
105 feet on W Terrace St

Parking: **13 free Surface Spaces are available; Ratio of 6.43/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,400	2,400	2,400	Withheld	Negotiable	Negotiable	Direct

NRC Realty & Capital Advisors, LLC / Ian Walker (800) 747-3342



Location: **AKA 317 S Ardmore
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1956**
 Building Size: **12,018 SF**
 Typical Floor Size: **12,018 SF**
 Stories: **1**
 Land Area: **0.38 AC**
 Total Avail: **6,000 SF**
 % Leased: **50.1%**
 Total Spaces Avail: **1**
 Smallest Space: **6,000 SF**
 Bldg Vacant: **6000**

Landlord Rep: **William Scavone**
 Developer: **-**
 Management: **Jeffery Rech**
 Recorded Owner: **Belli Scavone Bldg Fund**
 Expenses: **2014 Tax @ \$2.00/sf**
 Parcel Number: **06-10-110-018**

Amenities: **24 Hour Availability, Air Conditioning, Security System, Signage**

Street Frontage: **201 feet on Central Blvd
109 feet on Ardmore Ave(with 0 curb cut)**

Parking: **20 free Surface Spaces are available; Ratio of 1.66/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	6,000	6,000	6,000	\$10.00+/util	Vacant	3-5 yrs	Direct
William Scavone / William Scavone (630) 751-7157 Tenant responsible for utilities.							



Location: **North Villa Park Commons**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 2000**
 Building Size: **10,980 SF**
 Typical Floor Size: **10,980 SF**
 Stories: **1**
 Land Area: **1 AC**
 Total Avail: **3,600 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **3,600 SF**
 Bldg Vacant: **-**

Landlord Rep: **First Development Corporation**
 Developer: **First Development Corporation**
 Management: **Jasper Realty Corporation**
 Recorded Owner: **North Chatham Corp.**
 Expenses: **2009 Tax @ \$1.41/sf**

Parcel Number: **03-34-301-042, 03-34-301-043, 03-34-301-044**
 CAM: **\$5.00**

Cross Street: **NWC North & Chatham Aves**
 Parking: **49 free Surface Spaces are available; Ratio of 4.46/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 70	3,600	3,600	3,600	\$24.50/nnn	Negotiable	3-5 yrs	Direct

First Development Corporation / James V. Persino (773) 775-5005



Location: **Royal Plaza**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1967**
 Building Size: **36,900 SF**
 Typical Floor Size: **36,900 SF**
 Stories: **1**
 Land Area: **2.92 AC**
 Total Avail: **15,000 SF**
 % Leased: **59.4%**
 Total Spaces Avail: **1**
 Smallest Space: **15,000 SF**
 Bldg Vacant: **15000**

Landlord Rep: **First Western Properties**
 Developer: -
 Management: -
 Recorded Owner: **First Natl Bk Tr 1065**

Expenses: **2013 Tax @ \$1.20/sf, 2009 Est Tax @ \$1.59/sf; 2008 Ops @ \$1.70/sf, 2009 Est Ops @ \$1.70/sf**

Parcel Number: **03-34-303-015**

Amenities: **Pylon Sign, Signage**

Parking: **170 free Surface Spaces are available; Ratio of 4.70/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	15,000	15,000	15,000	\$16.00/nnn	Vacant	Negotiable	Direct

First Western Properties / Paul Tsakiris (773) 545-2000 x80 / Laryssa Moros (773) 545-2000 / Marion Abramiuk (773) 545-2000

Join Supreme Lobster, O'Reily's Auto Parts and US Renal Care in this highly visible strip center located on busy North Avenue in Villa Park. Area tenants include Target, Harley Davidson, Advanced Auto, and many more. Located just west of Villa Ave. on North Ave.

Building Notes

- :: Center Size: ±36,900 SF
- :: Available Size: ±15,000 SF
- :: Asking Lease Rate: \$14.00 PSF Net
- :: High density market (114,036 population)
- :: Excellent visibility to North Ave
- :: High traffic count of 36,900 vpd
- :: Strategically positioned in close proximity to I-290 & I-355
- :: Property has been recently renovated
- :: Signage available
- :: Conveniently located near Rt 83
- :: Zoning: C3



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Storefront**
 Bldg Status: **Built 1983, Renov 2002**
 Building Size: **5,500 SF**
 Typical Floor Size: **5,500 SF**
 Stories: **1**
 Land Area: **0.72 AC**
 Total Avail: **1,000 SF**
 % Leased: **81.8%**
 Total Spaces Avail: **1**
 Smallest Space: **1,000 SF**
 Bldg Vacant: **1000**

Landlord Rep: **LaVere Enterprises**
 Developer: -
 Management: -
 Recorded Owner: **Du Page Bank & Tr 2892**
 Expenses: **2013 Tax @ \$2.16/sf**
 Parcel Number: **06-03-101-010**

Parking: **40 free Surface Spaces are available; Ratio of 7.30/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000	1,000	1,000	\$19.20/mg	Vacant	Negotiable	Direct

LaVere Enterprises / Frank LaVere (630) 620-7017

Retail or office in active strip center with a nice tenant mix. Zoned B-4 high commercial in the city of Villa Park. Great access The center on busy North Ave. (Rte. 65) one short block West of Rte. 83. Easy access to Elmhurst, Addison, Lombard and Oak Brook.



Location: **East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1975**
 Building Size: **8,463 SF**
 Typical Floor Size: **8,463 SF**
 Stories: **1**
 Land Area: **0.38 AC**
 Total Avail: **2,400 SF**
 % Leased: **71.6%**
 Total Spaces Avail: **1**
 Smallest Space: **1,800 SF**
 Bldg Vacant: **2400**

Landlord Rep: **Sperry Van Ness**
 Developer: -
 Management: -
 Recorded Owner: **Villa Invstmnt Grp Ltd**
 Expenses: **2009 Combined Tax/Ops @ \$3.33/sf**
 Parcel Number: **06-03-101-014**

Amenities: **Pylon Sign, Signage**
 Parking: **30 Surface Spaces are available; Ratio of 3.54/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,800 - 2,400	2,400	2,400	Withheld	Vacant	Negotiable	Direct

Sperry Van Ness / Jennifer Hopkins (312) 676-1865

4,000sf space available for lease in an 8,000sf building directly on North Avenue and immediately west of Route 83 on the border of Elmhurst. Excellent visibility with pylon and building signage available. Adjacent tenant is Play It Again Sports. This is a great opportunity for office or retail to located directly on busy North Avenue in a very busy trade area and enjoy the low taxes of Villa Park.

Building Notes

2 Unit Strip Center.
 Prime location at stoplight intersection of Villa and North Avenue.

401 E North Ave - Retail Building



Location: **Retail Building**
S/E/C
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 1990**
 Building Size: **10,000 SF**
 Typical Floor Size: **10,000 SF**
 Stories: **1**
 Land Area: **1.96 AC**
 Total Avail: **1,800 SF**
 % Leased: **82.0%**
 Total Spaces Avail: **2**
 Smallest Space: **800 SF**
 Bldg Vacant: **1800**

Landlord Rep: **@properties Commercial**
 Developer: -
 Management: -
 Recorded Owner: **401 Llc**
 Expenses: **2014 Combined Tax/Ops @ \$3.38/sf**

Parcel Number: **06-03-200-014**

Loading Docks: **None**

Ceiling Height: **20'**

Amenities: **Signage, Signalized Intersection**

Cross Street: **N Villa Ave**
 Street Frontage: **172 feet on North Ave**
431 feet on Villa Ave

Parking: **99 free Surface Spaces are available; Ratio of 4.17/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000	1,000	1,000	\$12.00/nnn	Vacant	1-5 yrs	Direct

@properties Commercial / Joe Kunst (312) 506-0200 / Dan Stratis (312) 506-0200

DUPAGE RETAIL CENTER 401 E North Ave · Villa Park, Illinois 60181 Recent facade updates Seen by 36,900 vehicles/day Building and digital signage available Great exposure on highly traveled North Avenue Unique, multi-purpose building Convenient access to major interstates via Route 64 & Route 83 Retail 1,150 SF-\$16 psf NNN Retail 1,000 SF-\$12 psf NNN Retail 800 SF-\$14 psf NNN 2nd floor office space 10,000 SF (may be divided), \$12 psf Gross Warehouse 3,500 SF-\$8 psf Gross Cam, Taxes and Insurance estimated at \$4.00 psf. 2nd floor elevator

401 E North Ave - Retail Building(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	800	800	800	\$14.00/nnn	Vacant	Negotiable	Direct

@properties Commercial / Joe Kunst (312) 506-0200 / Dan Stratis (312) 506-0200
 DUPAGE RETAIL CENTER 401 E North Ave · Villa Park, Illinois 60181 Recent facade updates Seen by 36,900 vehicles/day Building and digital signage available Great exposure on highly traveled North Avenue Unique, multi-purpose building Convenient access to major interstates via Route 64 & Route 83 Retail 1,150 SF-\$16 psf NNN Retail 1,000 SF-\$12 psf NNN Retail 800 SF-\$14 psf NNN 2nd floor office space 10,000 SF (may be divided), \$12 psf Gross Warehouse 3,500 SF-\$8 psf Gross Cam, Taxes and Insurance estimated at \$4.00 psf. 2nd floor elevator



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1965**
 Building Size: **4,000 SF**
 Typical Floor Size: **3,559 SF**
 Stories: **1**
 Land Area: **0.29 AC**
 Total Avail: **4,000 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **4,000 SF**
 Bldg Vacant: **4000**

Landlord Rep: **Mendivil Properties LLC**
 Developer: -
 Management: -
 Recorded Owner: **Mendivil Properties LLC**
 Expenses: **2013 Tax @ \$2.86/sf**
 Parcel Number: **06-04-204-007**

Parking: **100 free Covered Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,000	4,000	4,000	\$25.50/nnn	Vacant	Negotiable	Direct
<i>Mendivil Properties LLC / Andres Mendivil</i> \$8,500 per month							



Location: **North Park Mall**
N/E/C
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Landlord Rep: **Mosaic Properties & Development, LLC**
 Developer: -
 Management: **North Park Mall**
 Recorded Owner: **Mosaic Villa Park, LLC**
 Expenses: **2012 Tax @ \$0.44/sf**

Parcel Number: **03-33-418-018**

Building Type: **Retail/(Community Center)**
 Bldg Status: **Built 1980**
 Building Size: **353,000 SF**
 Typical Floor Size: **353,000 SF**
 Stories: **1**
 Land Area: **25.18 AC**
 Total Avail: **120,000 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **20,000 SF**
 Bldg Vacant: -

Anchor Tenant(s): **Villa Park Fruit Market**
 Amenities: **Banking, Enclosed Mall, Pylon Sign, Restaurant, Signage, Temporary Tenants**

Street Frontage: **1,261 feet on North Ave**
969 feet on Addison Rd

Traffic Count: **46,500 cars per day on North Ave; 18,500 cars per day on Addison Rd**
 Parking: **1,351 free Surface Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	20,000 - 120,000	120,000	120,000	Withheld	Negotiable	Negotiable	Direct

Mosaic Properties & Development, LLC / Sherwood Blitstein (847) 498-3977

Building Notes

353,000 sf located on 25.11 acres
 Approximately 1,360 surface parking spaces



Anchor Tenants: HOBBS, 5 Star Swap Mart, Furniture Values, Villa Park Fruit Mart

Property contains two freestanding outlot buildings

Projected Annual Rental Income (8/1/12): \$1,523,700

2012 Taxes = \$151,252

The subject site is a prime retail center with approximately 353,000 square feet of retail space on 25.11 acres. The property is currently leased to multiple tenants and contains two freestanding outlot buildings. The shopping center features a strong and diverse list of tenants, attracting a steady variety of customers from surrounding areas.

The property is located in Villa Park, IL; a western suburb of Chicago. This retail site benefits from high traffic counts along Route-64/North Avenue, which averages over 46,000 vehicles per day. Another significant benefit from the property



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1970**
 Building Size: **4,060 SF**
 Typical Floor Size: **3,630 SF**
 Stories: **1**
 Land Area: **0.23 AC**
 Total Avail: **4,060 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **4,060 SF**
 Bldg Vacant: **4060**

Landlord Rep: **Bradley Partners**
 Developer: **-**
 Management: **Bradley Partners**
 Recorded Owner: **751 North, LLC**
 Expenses: **2013 Tax @ \$2.08/sf**

Parcel Number: **06-04-201-013**

Amenities: **Signage**

Street Frontage: **76 feet on Wisconsin Ave**
148 feet on North Ave

Parking: **20 free Surface Spaces are available; Ratio of 2.50/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,060	4,060	4,060	\$18.00/mg	Vacant	Negotiable	Direct

Bradley Partners / David Bradley (630) 968-6005

4100 SQ FT RETAIL SHOWROOM ON NORTH AVE. ACROSS FROM NORTH PARK MALL. RENTAL RATE INCLUDES 4100 SQ FT BASEMENT. BETWEEN RT 83 AND ADDISON ROAD ON NORTH AVENUE

Building Notes

High image facility with North Avenue frontage. Close proximity to all major highways.



Location: **King's Point**
AKA 1011-1035 W North Ave
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Landlord Rep: **Gursharn Rajput**
 Developer: -
 Management: -
 Recorded Owner: **Gursharn Rajput**
 Expenses: **2013 Tax @ \$4.27/sf; 2011 Ops @ \$0.95/sf**

Building Type: **Retail**
 Bldg Status: **Built 1987**
 Building Size: **14,934 SF**
 Typical Floor Size: **14,934 SF**
 Stories: **1**
 Land Area: **1.36 AC**
 Total Avail: **1,800 SF**
 % Leased: **88.0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,800 SF**
 Bldg Vacant: **1800**

Parcel Number: **06-05-201-054**
 CAM: **\$3.23**

Sales Company: **Caton Commercial Real Estate Group: Steve Caton (815) 436-5700, Marielee Macapagal (312) 520-1816**

For Sale: **For Sale at \$2,289,000 (\$153.27/SF) - Active**

Amenities: **Pylon Sign, Signage**

Street Frontage: **365 feet on North Ave**
215 feet on Joyce Ave
304 feet on W North Ave

Parking: **50 free Surface Spaces are available; Ratio of 3.95/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1021	1,800	1,800	1,800	\$14.00/nnn	Vacant	Negotiable	Direct

Gursharn Rajput
 The available space comprises ground floor retail accommodation.



Building Notes

Multi-Tenant Center, current tenants include Subway, Papa John's, veterinary practice & liquor store.
Excellent location, busy North Avenue, just 1 mile East of I-355/North Avenue Interchange
Great densities
Many tenants have 5% yearly escalations
Most leases NNN
Established residential neighborhood
New roof in Spring, 2013
Façade painted in Summer, 2013
1 vacancies; 1,800sf
Investment opportunity in stable market with growth potential



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1928**
 Building Size: **12,304 SF**
 Typical Floor Size: **6,152 SF**
 Stories: **2**
 Land Area: **0.18 AC**
 Total Avail: **1,800 SF**
 % Leased: **85.4%**
 Total Spaces Avail: **1**
 Smallest Space: **1,800 SF**
 Bldg Vacant: **1800**

Landlord Rep: **Peter & Marina Aguilera**
 Developer: -
 Management: -
 Recorded Owner: **27 E Park Building**
 Expenses: **2013 Tax @ \$1.68/sf, 2012 Est Tax @ \$1.63/sf; 2010 Ops @ \$1.19/sf, 2012 Est Ops @ \$1.19/sf**
 Parcel Number: **06-10-118-012**

Sales Company: **Peter & Marina Aguilera: Peter Aguilera (630) 393-1100**
 For Sale: **For Sale at \$599,000 (\$48.68/SF) - Active**
 Amenities: **Signage**
 Street Frontage: **83 feet on Park Blvd**
206 feet on Cornell Ave

Parking: **2 free Surface Spaces are available; Ratio of 0.30/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 27	1,800	1,800	1,800	\$6.67/mg	Vacant	2 yrs	Direct
<i>Peter & Marina Aguilera / Peter Aguilera (630) 393-1100</i>							
<i>\$1,000/ month.</i>							



Location: **AKA 327-329 S Ardmore
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Retail/Storefront**
Bldg Status: **Built 1925**
Building Size: **2,921 SF**
Typical Floor Size: **2,921 SF**
Stories: **1**
Land Area: **0.07 AC**
Total Avail: **954 SF**
% Leased: **67.3%**
Total Spaces Avail: **1**
Smallest Space: **954 SF**
Bldg Vacant: **954**

Landlord Rep: **L.W. Reedy Real Estate**
Developer: -
Management: -
Recorded Owner: **Battaglia Frank & Betty**
Expenses: **2013 Tax @ \$2.12/sf**

Parcel Number: **06-10-118-001**

Sales Company: **L.W. Reedy Real Estate: Betty Battaglia (630) 833-1700**

For Sale: **For Sale at \$299,900 (\$102.67/SF) - Active**

Amenities: **Signage**

Street Frontage: **29 feet on Park Blvd
139 feet on Ardmore Ave**

Parking: **4 free Surface Spaces are available; Ratio of 1.36/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	954	954	954	\$11.32/mg	Vacant	1 yr	Direct

L.W. Reedy Real Estate / Betty Battaglia (630) 833-1700

AL'S SMOKE SHOP LOCATION CORNER STORE/OFFICE FOR RENT. LOCATED ON BUSY ARDMORE AV. CORRIDOR. SMOKE SHOP HAS BEEN IN THIS LOCATION FOR 100 PLUS YEARS, NOW VACANT. RENT INCLUDES TRASH PICK-UP, WATER AND HEAT. GREAT EXPOSURE FACING THE ILLINOIS PRAIRIE PATH. BRING TH STORE BACK TO IT'S GLORIOUS PAST OR MAKE IT YOUR OWN. AVAILABLE IMMEDIATELY . \$900 A MONTH RENT. 954 SQ FT.



Location: **The Courtyard Shopping Center
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Retail/(Neighborhood Center)**
Bldg Status: **Built 1980**
Building Size: **57,438 SF**
Typical Floor Size: **57,438 SF**
Stories: **1**
Land Area: **5.94 AC**
Total Avail: **1,200 SF**
% Leased: **97.9%**
Total Spaces Avail: **1**
Smallest Space: **1,200 SF**
Bldg Vacant: **1200**

Landlord Rep: **Comar Properties**
Developer: **-**
Management: **Phillips Martin Real Estate**
Recorded Owner: **Constantine & Maria Danos**
Expenses: **2011 Tax @ \$1.96/sf; 2006 Ops @ \$2.73/sf**
Parcel Number: **06-15-304-039**

Amenities: **Banking, Pylon Sign, Restaurant**
Street Frontage: **250 feet on E Roosevelt Rd(with 1 curb cut)**
Traffic Count: **40,900 cars per day on E Roosevelt Rd**
Parking: **248 free Surface Spaces are available; Ratio of 4.30/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct

Comar Properties / George Kourafas (630) 590-6210

Building Notes

- FEATURES**
 :: Available Unit Size ±1,200 SF to ±3,600 SF
 :: Excellent Visibility to Roosevelt Rd (40,000 ADT)
 :: ±3,600 SF Existing Restaurant Available
 :: High Daytime Population
 :: Ample Parking
 :: Surrounded by National and Regional Tenants
 :: Minutes From Over 6 Million SF of Office Space



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/(Community Center)**
 Bldg Status: **Built 1975, Renov 1989**
 Building Size: **129,697 SF**
 Typical Floor Size: **129,697 SF**
 Stories: **1**
 Land Area: **22 AC**
 Total Avail: **18,537 SF**
 % Leased: **91.1%**
 Total Spaces Avail: **3**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **11537**

Landlord Rep: **Edgemark Commercial Real Estate Services LLC**
 Developer: -
 Management: -
 Recorded Owner: **Vo Properties Llc**
 Expenses: **2008 Tax @ \$0.21/sf**

Parcel Number: **06-16-401-043, 06-16-401-046, 06-16-401-047**

Anchor Tenant(s): **Burlington Coat Factory, Chuck E. Cheese's, Guitar Center**
 Amenities: **Mixed Use, Restaurant, Signage**
 Parking: **1,160 Surface Spaces are available; Ratio of 4.02/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 122	1,200	1,200	1,200	Withheld	Vacant	Negotiable	Direct
<i>Edgemark Commercial Real Estate Services LLC / Michael R. Wesley (630) 572-5610 / Matthew Smetana (630) 572-5632</i>							
P 1st / Suite 138	10,337	10,337	10,337	Withheld	Vacant	Negotiable	Direct
<i>Edgemark Commercial Real Estate Services LLC / Michael R. Wesley (630) 572-5610 / Matthew Smetana (630) 572-5632</i>							
P 1st / Suite 148	7,000	7,000	7,000	Withheld	Negotiable	Negotiable	Direct
<i>Edgemark Commercial Real Estate Services LLC / Michael R. Wesley (630) 572-5610 / Matthew Smetana (630) 572-5632</i>							

Building Notes

W-NWC Roosevelt Road & Ardmore Avenue.



Location: **East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Retail/Freestanding (Strip Center)**
 Bldg Status: **Built 1971**
 Building Size: **22,845 SF**
 Typical Floor Size: **18,769 SF**
 Stories: **1**
 Land Area: **1.26 AC**
 Total Avail: **6,865 SF**
 % Leased: **70.0%**
 Total Spaces Avail: **1**
 Smallest Space: **6,865 SF**
 Bldg Vacant: **6865**

Landlord Rep: **Lee & Associates of IL, LLC**
 Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2014 Tax @ \$1.92/sf, 2012 Est Tax @ \$1.76/sf; 2014 Ops @ \$2.07/sf, 2012 Est Ops @ \$2.11/sf**

Parcel Number: **06-21-207-071**
 CAM: **\$2.81**

Amenities: **Restaurant, Signage**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,865	6,865	6,865	\$16.75/nnn	Vacant	5-10 yrs	Direct

Lee & Associates of IL, LLC / Joseph Herron (773) 355-3000

- Center recently received new facade - 6,865 SF inline - Large parking field - Excellent opportunity for a retailer to locate at a highly visible site along heavily-travelled Roosevelt Road - Pylon signage available - Roosevelt Road: 52,300 VPD - Cam \$2.81 - Tax \$1.92 - Insurance \$0.15

212-234 W Roosevelt Rd - Villa Oaks Shopping Center



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1975**
 Building Size: **42,600 SF**
 Typical Floor Size: **42,600 SF**
 Stories: **1**
 Land Area: **1.99 AC**
 Total Avail: **18,000 SF**
 % Leased: **62.4%**
 Total Spaces Avail: **3**
 Smallest Space: **2,000 SF**
 Bldg Vacant: **16000**

Landlord Rep: **Edgemark Commercial Real Estate Services LLC**
 Developer: -
 Management: -
 Recorded Owner: **Villa Oaks Llc**
 Expenses: **2008 Tax @ \$7.17/sf**
 Parcel Number: **06-16-401-043**

Anchor Tenant(s): **Tuesday Morning**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 218	12,000	12,000	12,000	Withheld	Vacant	Negotiable	Direct
<i>Edgemark Commercial Real Estate Services LLC / Matthew Smetana (630) 572-5632 / Michael R. Wesley (630) 572-5610</i>							
P 1st / Suite 222	4,000	4,000	4,000	Withheld	Vacant	Negotiable	Direct
<i>Edgemark Commercial Real Estate Services LLC / Matthew Smetana (630) 572-5632 / Michael R. Wesley (630) 572-5610</i>							
P 1st / Suite 224	2,000	2,000	2,000	Withheld	Negotiable	Negotiable	Direct
<i>Edgemark Commercial Real Estate Services LLC / Matthew Smetana (630) 572-5632 / Michael R. Wesley (630) 572-5610</i>							



Location: **Villa Market**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Storefront (Neighborhood Center)**
 Bldg Status: **Built 1959**
 Building Size: **55,420 SF**
 Typical Floor Size: **55,420 SF**
 Stories: **1**
 Land Area: **0.41 AC**
 Total Avail: **5,630 SF**
 % Leased: **94.2%**
 Total Spaces Avail: **2**
 Smallest Space: **2,388 SF**
 Bldg Vacant: **3242**

Landlord Rep: **Metro Commercial Real Estate**
 Developer: -
 Management: -
 Recorded Owner: **Albertsons Inc**
 Expenses: **2013 Tax @ \$1.88/sf, 2011 Est Tax @ \$1.59/sf; 2011 Est Ops @ \$6.41/sf**
 Parcel Number: **06-10-100-019**

Anchor Tenant(s): **Jewel-Osco**
 Cross Street: **St. Charles & Ardmore Aves.**
 Parking: **467 free Surface Spaces are available; Ratio of 8.43/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,242	3,242	3,242	Withheld	Vacant	Negotiable	Direct
<i>Metro Commercial Real Estate / Jonathan Hyman (847) 412-9898 x5015 / Gary A. Greenfield (847) 412-9898 x5001</i>							
End cap space							
P 1st	2,388	2,388	2,388	Withheld	30 Days	Negotiable	Direct
<i>Metro Commercial Real Estate / Gary A. Greenfield (847) 412-9898 x5001 / Jonathan Hyman (847) 412-9898 x5015</i>							
End cap space							



Location: **Villa Park Plaza**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/(Neighborhood Center)**
 Bldg Status: **Built 1962, Renov 1985**
 Building Size: **38,000 SF**
 Typical Floor Size: **38,000 SF**
 Stories: **1**
 Land Area: **3 AC**
 Total Avail: **2,270 SF**
 % Leased: **100%**
 Total Spaces Avail: **2**
 Smallest Space: **1,135 SF**
 Bldg Vacant: **-**

Landlord Rep: **Glenn H. Johnson Construction Co.**
 Developer: -
 Management: -
 Recorded Owner: **Villa Park Plaza Llc**
 Expenses: **2013 Tax @ \$1.81/sf**
 Parcel Number: **06-10-105-006**

Cross Street: **St. Charles Rd. & Villa Ave.**
 Parking: **145 free Surface Spaces are available; Ratio of 3.82/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,135	2,270	2,270	\$12.00/tbd	30 Days	Negotiable	Direct
<i>Glenn H. Johnson Construction Co. / Rocky Lehman (847) 297-4700</i>							
This strip mall has great visibility and its' anchor stores include Ace Hardware and Mikes Market. This property is located near Route 83 and St. Charles Rd. We are on the corner of Villa Parke Ave and St. Charles Road							
P 1st	1,135	2,270	2,270	\$12.00/tbd	30 Days	Negotiable	Direct
<i>Glenn H. Johnson Construction Co. / Rocky Lehman (847) 297-4700</i>							
This strip mall has great visibility and its' anchor stores include Ace Hardware and Mikes Market. This property is located near Route 83 and St. Charles Rd. We are on the corner of Villa Parke Ave and St. Charles Road							



Location: **The Villa Center**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 1985**
 Building Size: **19,551 SF**
 Typical Floor Size: **19,551 SF**
 Stories: **1**
 Land Area: **1 AC**
 Total Avail: **1,297 SF**
 % Leased: **93.4%**
 Total Spaces Avail: **1**
 Smallest Space: **1,297 SF**
 Bldg Vacant: **1297**

Landlord Rep: **Craig/Steven Development.**
 Developer: **Craig/Steven Development.**
 Management: **Management Marketing Services**
 Recorded Owner: **Villa Center Llc**
 Expenses: **2013 Tax @ \$1.96/sf**
 Parcel Number: **06-10-104-025**

Anchor Tenant(s): **Dollar General**

Parking: **73 free Surface Spaces are available; Ratio of 3.73/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	1,297	1,297	1,297	\$18.00/nnn	Vacant	Negotiable	Direct

Craig/Steven Development / David Strusiner (847) 504-8061



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1963**
 Building Size: **6,600 SF**
 Typical Floor Size: **6,600 SF**
 Stories: **1**
 Land Area: **0.40 AC**
 Total Avail: **1,332 SF**
 % Leased: **79.8%**
 Total Spaces Avail: **1**
 Smallest Space: **1,332 SF**
 Bldg Vacant: **1332**

Landlord Rep: **Slone Commercial, LLC**
 Developer: -
 Management: -
 Recorded Owner: **Slatin Allan**
 Expenses: **2013 Tax @ \$2.13/sf**
 Parcel Number: **06-03-323-044**

Amenities: **Air Conditioning, Bus Line, Pylon Sign, Signage**
 Street Frontage: **104 feet on E St. Charles**
 Traffic Count: **23,000 cars per day on E St. Charles**
 Parking: **24 free Surface Spaces are available; Ratio of 3.64/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND / Suite 334	1,332	1,332	1,332	\$14.00/mg	Vacant	Negotiable	Direct

Slone Commercial, LLC / Joyce M. Slone (708) 302-3570

• One 1,332 SF Unit Available (Unit 334) • 6,600 SF Building • 17,500 SF Land Site • Built in 1963 • 24 Car Parking (total building) • Illuminated Pylon Sign and Signage above building • Totally renovated • Owner to be constructing new fascia and signage



Location: **SEC**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Existing**
 Building Size: **2,990 SF**
 Typical Floor Size: **1,495 SF**
 Stories: **2**

Landlord Rep: **Ken**
 Developer: -
 Management: -
 Recorded Owner: -
 Expenses: **2013 Tax @ \$2.03/sf**

Total Avail: **760 SF**
 % Leased: **74.6%**
 Total Spaces Avail: **1**
 Smallest Space: **760 SF**
 Bldg Vacant: **760**

Parcel Number: **06-09-201-001**

Amenities: **Pylon Sign**

Street Frontage: **38 feet on W Saint Charles Rd(with 1 curb cut)**
 Parking: **15 Surface Spaces are available; Ratio of 5.01/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 229	760	760	760	\$13.42/+elec	Vacant	1-5 yrs	Direct
Ken / Ken Barnes (630) 440-1075 \$850 per month							



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail**
 Bldg Status: **Built 1964**
 Building Size: **15,000 SF**
 Typical Floor Size: **15,000 SF**
 Stories: **1**
 Land Area: **1.15 AC**
 Total Avail: **1,200 SF**
 % Leased: **92.0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **1200**

Landlord Rep: **Preferred Co Realty & Investments**
 Developer: -
 Management: -
 Recorded Owner: **Hi-view Restaurant**
 Expenses: **2013 Tax @ \$2.98/sf**
 Parcel Number: **06-09-102-030**

Amenities: **Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection**
 Street Frontage: **223 feet on St Charles Rd(with 1 curb cut)**
 Parking: **50 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 407	1,200	1,200	1,200	\$15.00/nnn	Vacant	Negotiable	Direct

Preferred Co Realty & Investments / George Iliopoulos (630) 628-9200

Great opportunity to move your business to a fully leased Strip Center at the intersection of St. Charles & Addison Rd., Villa Park, IL. Anchor tenants: HiView Family Restaurant & Benjamin Moore Paints. Co-tenants incl: H&R Block, Chiropractor, & #1 Nails Salon SWC St. Charles & Addison Rd.



Location: **AKA 201-203 W St Charles Rd
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Retail/Storefront Retail/Residential**
 Bldg Status: **Built 1950**
 Building Size: **5,037 SF**
 Typical Floor Size: **2,862 SF**
 Stories: **2**
 Land Area: **0.14 AC**
 Total Avail: **2,000 SF**
 % Leased: **60.3%**
 Total Spaces Avail: **1**
 Smallest Space: **2,000 SF**
 Bldg Vacant: **2000**

Landlord Rep: **Wonomi Gorup Inc.**
 Developer: -
 Management: -
 Recorded Owner: **Wonomi Group Inc**

Expenses: **2009 Tax @ \$1.83/sf, 2012 Est Tax @ \$1.89/sf**

Parcel Number: **06-09-201-010**

Amenities: **Signage**

Street Frontage: **82 feet on St. Charles Rd
129 feet on Harvard Ave
44 feet on St Charles Rd W
19 feet on S Harvard**

Traffic Count: **30,000 cars per day on Harvard Ave**
 Parking: **7 free Surface Spaces are available; Ratio of 1.58/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	\$12.00/fs	Vacant	2-5 yrs	Direct
Wonomi Gorup Inc. / Vivek Pinto (855) 496-6664 \$2,000/month							

Building Notes



Property is located in a central business district



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1963**
 Building Size: **5,300 SF**
 Typical Floor Size: **5,300 SF**
 Stories: **1**
 Land Area: **0.34 AC**
 Total Avail: **3,575 SF**
 % Leased: **32.6%**
 Total Spaces Avail: **5**
 Smallest Space: **250 SF**
 Bldg Vacant: **3575**

Landlord Rep: **Coldwell Banker Residential**
 Developer: -
 Management: -
 Recorded Owner: **B N B Gee, LLC**
 Expenses: **2013 Tax @ \$1.95/sf**

Parcel Number: **06-10-103-029**

Amenities: **Drive Thru, Pylon Sign**

Street Frontage: **54 feet on St Charles Rd(with 1 curb cut)**

Parking: **30 free Surface Spaces are available; Ratio of 5.66/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	1,000	1,000	1,000	\$24.00/mg	Vacant	1-3 yrs	Direct
<i>Coldwell Banker Residential / Mark Taylor (630) 954-4600</i>							
\$2,000/month							
P 1st / Suite B	250	250	250	\$19.20/mg	Vacant	1-3 yrs	Direct
<i>Coldwell Banker Residential / Mark Taylor (630) 954-4600</i>							
\$ 400 per month							
P 1st / Suite C	700	700	700	\$17.14/mg	Vacant	1-3 yrs	Direct
<i>Coldwell Banker Residential / Mark Taylor (630) 954-4600</i>							
\$1,000 per month							



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite G	1,000	1,000	1,000	\$12.00/mg	Vacant	1-3 yrs	Direct
Coldwell Banker Residential / Mark Taylor (630) 954-4600 \$1,330 per month							
P 1st / Suite H	625	625	625	\$14.40/mg	Vacant	1-3 yrs	Direct
Coldwell Banker Residential / Mark Taylor (630) 954-4600 \$750 per month							



Location: **RC's Breakfast Grill II**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1974**
 Building Size: **1,663 SF**
 Typical Floor Size: **1,663 SF**
 Stories: **1**
 Land Area: **0.23 AC**
 Total Avail: **1,663 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **1,663 SF**
 Bldg Vacant: **1663**

Landlord Rep: **Coldwell Banker Commercial NRT**
 Developer: -
 Management: -
 Recorded Owner: **Rotilo Carrera**
 Expenses: **2012 Tax @ \$3.86/sf**

Parcel Number: **06-09-202-036**

Sales Company: **Coldwell Banker Commercial NRT: Nick DiBrizzi (630) 954-4600**

For Sale: **For Sale at \$359,000 (\$215.88/SF) - Active**

Amenities: **Pylon Sign**

Street Frontage: **87 feet on W St Charles Rd**

Traffic Count: **22,400 cars per day on W St Charles Rd**

Parking: **20 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
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Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 117	1,663	1,663	1,663	\$16.00/nnn	Vacant	3-5 yrs	Direct

Coldwell Banker Commercial NRT / Nick DiBrizzi (630) 954-4600

* 1,663 +/- sq. ft. fast food restaurant building

* Lot size: 80'x125' or 10,000 sq. ft.

* Features a sit down area, wait station, kitchen line with stainless steel ex-haust hood system, kitchen preparation area & walk-in cooler, two full bath-rooms; central heating & air conditioning

* Seats: 64

* Parks: 20 cars

* Traffic counts: 26,400 cars per day

* Zoning: C-2

* Pin#: 06-09-20-20-36

* Real Estates taxes: \$9,479 (2013)

* Seller financing with 40% down



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail**
 Bldg Status: **Built 1985**
 Building Size: **3,045 SF**
 Typical Floor Size: **3,460 SF**
 Stories: **1**
 Land Area: **0.03 AC**
 Total Avail: **600 SF**
 % Leased: **80.3%**
 Total Spaces Avail: **1**
 Smallest Space: **600 SF**
 Bldg Vacant: **600**

Landlord Rep: **Ancona Ronald & Winifred**
 Developer: -
 Management: -
 Recorded Owner: **Ancona Ronald & Winifred**
 Expenses: **2011 Tax @ \$2.94/sf**
 Parcel Number: **06-22-104-010**

Amenities: **Pylon Sign, Signage**
 Cross Street: **IL-38**
 Street Frontage: **103 feet on Summit Ave(with 1 curb cut)**
 Parking: **15 free Surface Spaces are available; Ratio of 4.92/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	600	600	600	\$15.00/fs	Vacant	1-5 yrs	Direct

Ancona Ronald & Winifred / Robert Egan
 Rent is \$750 per month. Entrance in the rear of the property.



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Retail**
 Bldg Status: **Built 1926**
 Building Size: **4,575 SF**
 Typical Floor Size: **4,575 SF**
 Stories: **1**
 Land Area: **0.14 AC**
 Total Avail: **4,575 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **4,575 SF**
 Bldg Vacant: **-**

Landlord Rep: **SCGroup Real Estate**
 Developer: -
 Management: -
 Recorded Owner: **Arten Partnership**
 Expenses: **2013 Tax @ \$2.18/sf**

Parcel Number: **06-10-116-002**

Sales Company: **SCGroup Real Estate: Kanan Desai (630) 656-1347**

For Sale: **For Sale at \$300,000 (\$65.57/SF) - Active**

Amenities: **Bus Line, Signage**

Street Frontage: **101 feet on Villa Ave**
138 feet on Kenilworth Ave

Parking: **6 free Surface Spaces are available; Ratio of 1.31/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,575	4,575	4,575	\$9.18/fs	60 Days	3 yrs	Direct
SCGroup Real Estate / Steve Stoner (630) 656-1352 / Kanan Desai (630) 656-1347							
Minimum 3 year lease. \$3500 per month							

Building Notes

Property Description: Free Standing Retail Building



Property Use Description: Free Standing Retail Building