

PREMIER DOWNTOWN ELMHURST LOCATION MULTIPLE SPACES AVAILABLE CORNER OF YORK & SCHILLER



ATTRIBUTES:

- **Two new national brands coming soon! (recently signed leases)**
- Desirable location in the heart of vibrant downtown Elmhurst
- "Main & Main" stoplight intersection
- 2nd generation - fully built out fitness studio in pristine condition
- Additional ideal uses include medical & professional office
- Affluent demographics - \$145,000+ avg HH income in a 1 mile radius
- Rare on site surface parking lot
- Unique outdoor area on the City Centre Plaza
- Convenient location steps north of the Metra station

SPECIFICATIONS:

Refer to page two for a site plan showing specific locations

Space A:	+/- 2,375 sf	LEASED
Space B:	+/- 1,800 sf	LEASED
Space C:	+/- 840 sf	\$18 psf net
Space D:	+/- 1,200 sf	\$29 psf net

Space C & D can potentially be combined

Est. RE Taxes, CAM, Insurance: \$10.40 psf

DEMOGRAPHICS:

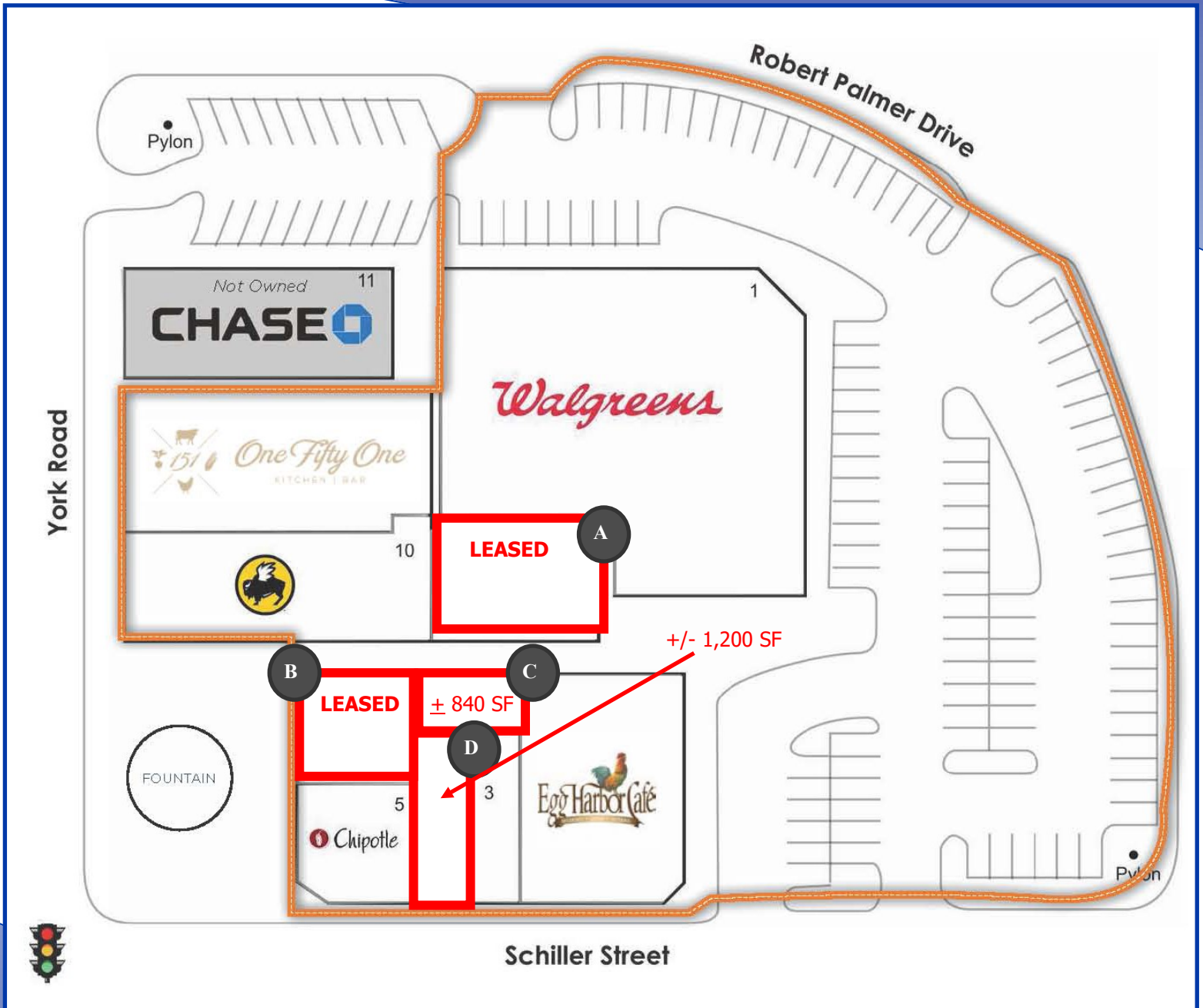
	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	17,342	49,716	119,029
Daytime Population	15,644	56,392	121,310
Average HH Income	\$148,914	\$134,709	\$106,225



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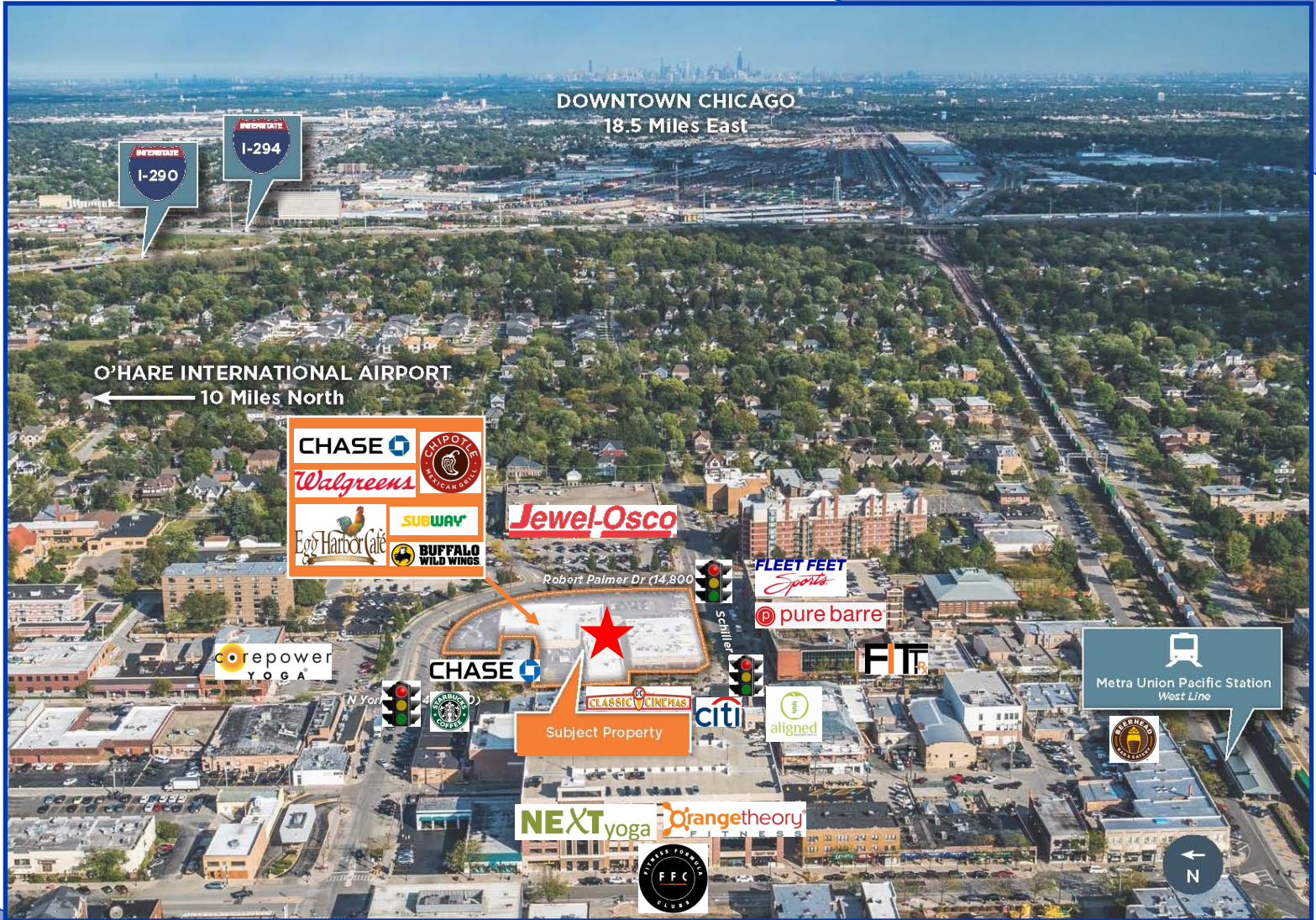
PREMIER DOWNTOWN ELMHURST LOCATION CORNER OF YORK & SCHILLER SITE PLAN



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PREMIER DOWNTOWN ELMHURST LOCATION CORNER OF YORK & SCHILLER MARKET AERIAL



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