

100% LEASED



PROPERTY DESCRIPTION

Great opportunity in an upscale regional shopping district. Wal-Mart out-lot building with great visibility along Townline Road (Route 60) and across from Westfield Hawthorn Mall. Co-tenants include Corner Bakery, AT&T, and Sushi Thai.

- **AREA TENANTS**
Wal-Mart, Target, Golf Galaxy, Office Max, Sears, Macy's
- **GLA**
19,313 SF
- **TRAFFIC COUNT**
42,500 VPD
- **PARKING RATIO**
7.15/1,000 SF
- **SIGNAGE**
Highly visible storefront sign available



LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	7,293	58,724	132,529
■ HOUSEHOLDS	3,023	20,264	44,564
■ AVG. HH INCOME	\$95,476	\$118,381	\$142,527

CONTACT INFORMATION

Joe Goodman

Director of Leasing
847-906-5023

jgoodman@terraco realestate.com

Julia Burnham

Vice President
847-906-5012

jburnham@terraco realestate.com

Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300
Wilmette, Illinois 60091

www.terraco realestate.com