



LOCATION FINDERS BROKERAGE LLC

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

Carillon Court II

444-464 N. Weber Road Romeoville, IL





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Site Plan Summary

GLA: 29,863sf

Available: 1,400sf

Parking: ample

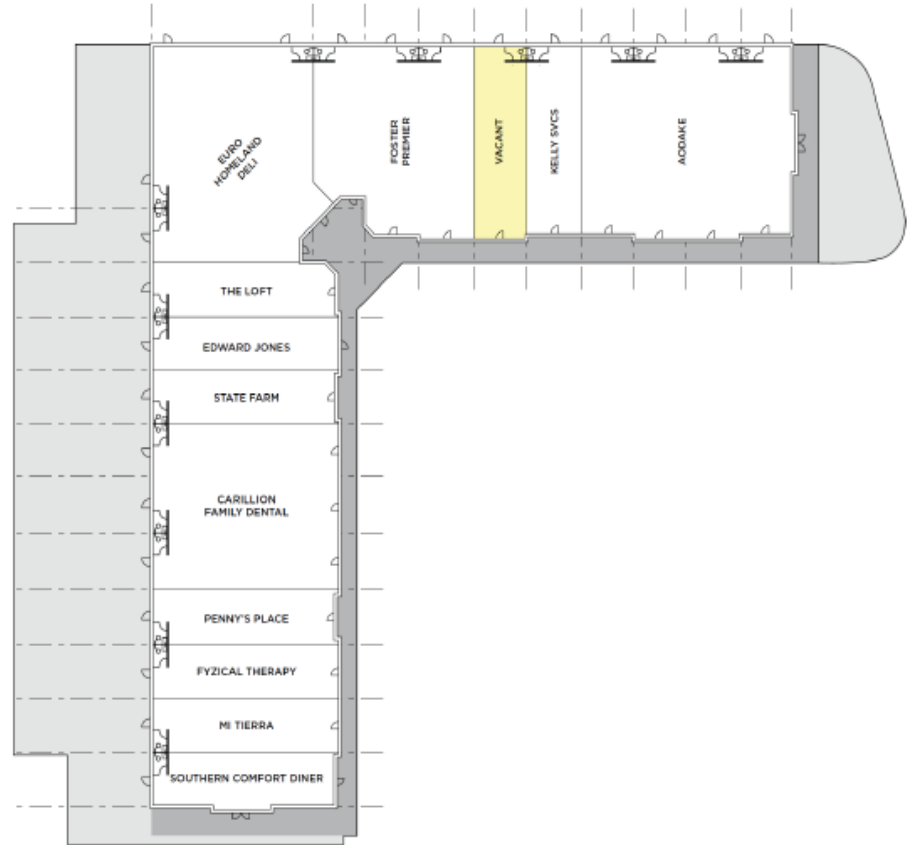
Zoning: B3 Highway

Traffic

Counts: 39,300 VPD N Weber Road
8,600 VPD W 135th Street

Access: Full Access from N Weber Road
and W Romeo Road

Signage: Large Pylon signage on N Weber
Road (39,300 VPD)





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Market and Property Summary

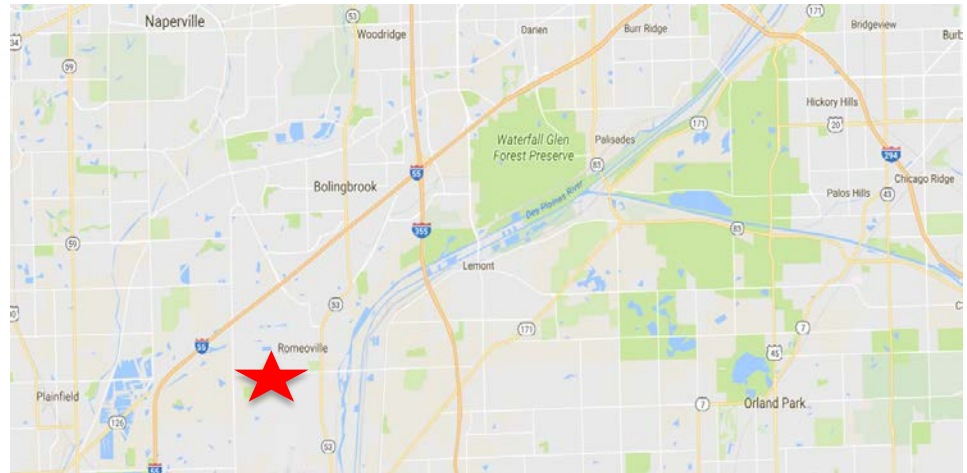
Carillon Court II is located in the southwest suburb of Romeoville on busy Weber Road. Carillon Court has a strong tenant mix of national and regional tenants. Area retailers and restaurants include Walgreens, Ace Hardware, Culvers, Subway, McDonalds and Burger King.

Carillon Court II has high visibility from the signalized intersection of N Weber Road and West 135th Street with large pylon signage available. Carillon Court is just 1 mile south of I-55 and 9 miles away from both I-355 and I-80.

The available space is 1,400sf and is ideal for a range of retail or office uses.

Contact Information:

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Demographics:

	1 Mile	3 Mile	5 Mile
Population:	7,899	58,812	148,260
Avg. HH Income:	\$68,855	\$84,844	\$99,589
Daytime Population:	4,890	31,975	98,457