



Location Finders International, Inc.  
9440 Enterprise Dr, Mokena, IL 60448  
(708) 390-1629

291-305 N. York St.  
Elmhurst, IL

## Retail Space Available

2,041 SF

### MARKET SUMMARY

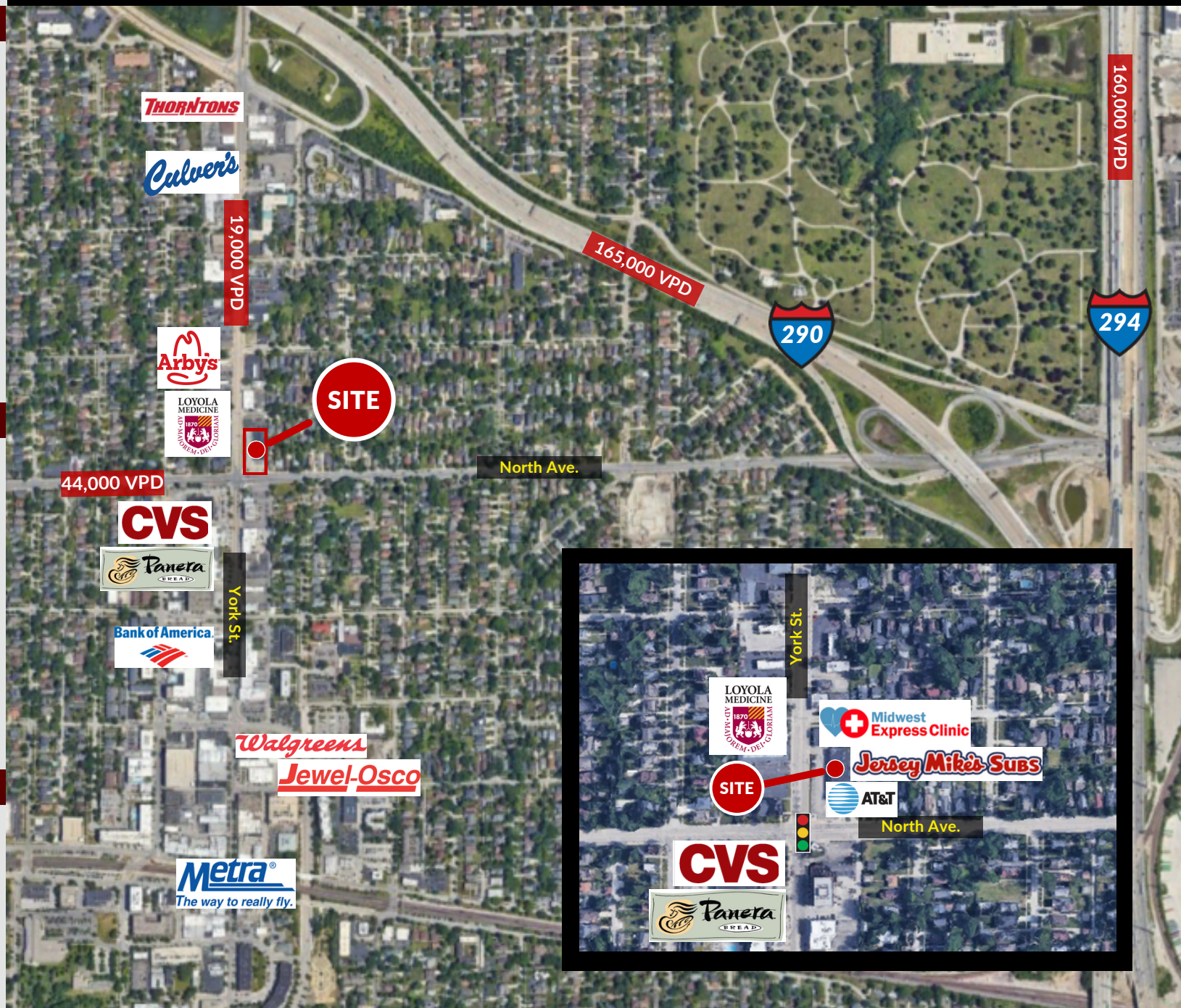
- Hard corner location with great street presence located in Elmhurst, a mature, densely populated suburb.
- Great demographics of 300,000 people with \$80,000 income.
- Minutes from two full-interchanges & Metra stop for commuters into Chicago.
- Additional area retailers include: Jewel, Mariano's, Whole Foods, Starbucks, Loyola and more

### DEMOGRAPHICS

POPULATION	1 Mile	16,183
	3 Mile	119,815
	5 Mile	303,765
# HOUSEHOLDS	1 Mile	5,698
	3 Mile	41,601
	5 Mile	107,380
MEDIAN HH INCOME	1 Mile	\$124,999
	3 Mile	\$89,269
	5 Mile	\$80,556

### CONTACT

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**Retail Space Available**

**2,041 SF**

### SITE SUMMARY

- **Available:** 2,041 SF Fully Built-out Office Space
- **Dimensions:** Approx. 30' x 70'
- **Parking:** 59 spaces
- **Zoning:** C-2
- **Access:**
  - Right-in, right-out on North Avenue
  - Full access on York
- **Signage:** Monument signage available on North Avenue
- **Traffic Counts:**
  - 44,000 VPD on North Ave
  - 19,000 VPD on York St

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*This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.*