

AVAILABLE FOR LEASE

THE SHOPPES OF WEST CHICAGO

-191 W North Ave, West Chicago, IL 60185

PROJECT DETAILS

- Asking Rate: Negotiable
- NNN's: \$5/ft annually
- New 12,000 SF retail opportunity located at West North Avenue and Route 59 in West Chicago, IL
- Brand New Free-standing Building with 10,000sf available (subdivideable 1,300-10,000 SF)
- End Cap drive-thru available
- Traffic counts are 48,700 CPD on North Ave. and 32,900 CPD on Route 59
- 66,000 land pad available for ground lease or build-to-suit

AREA RETAILERS INCLUDE:



Josh Joseph

Frontline Real Estate Partners

O: 847.770.6262

M: 847.212.5842

jjoseph@frontlinepartners.com

Matt Tarshis

Frontline Real Estate Partners

O: 847.770.6262

M: 847.542.9058

mtarshis@frontlinepartners.com

AVAILABLE FOR
LEASE

THE SHOPPES OF WEST CHICAGO

-191 W North Ave, West Chicago, IL 60185



AVAILABLE FOR LEASE

THE SHOPPES OF WEST CHICAGO

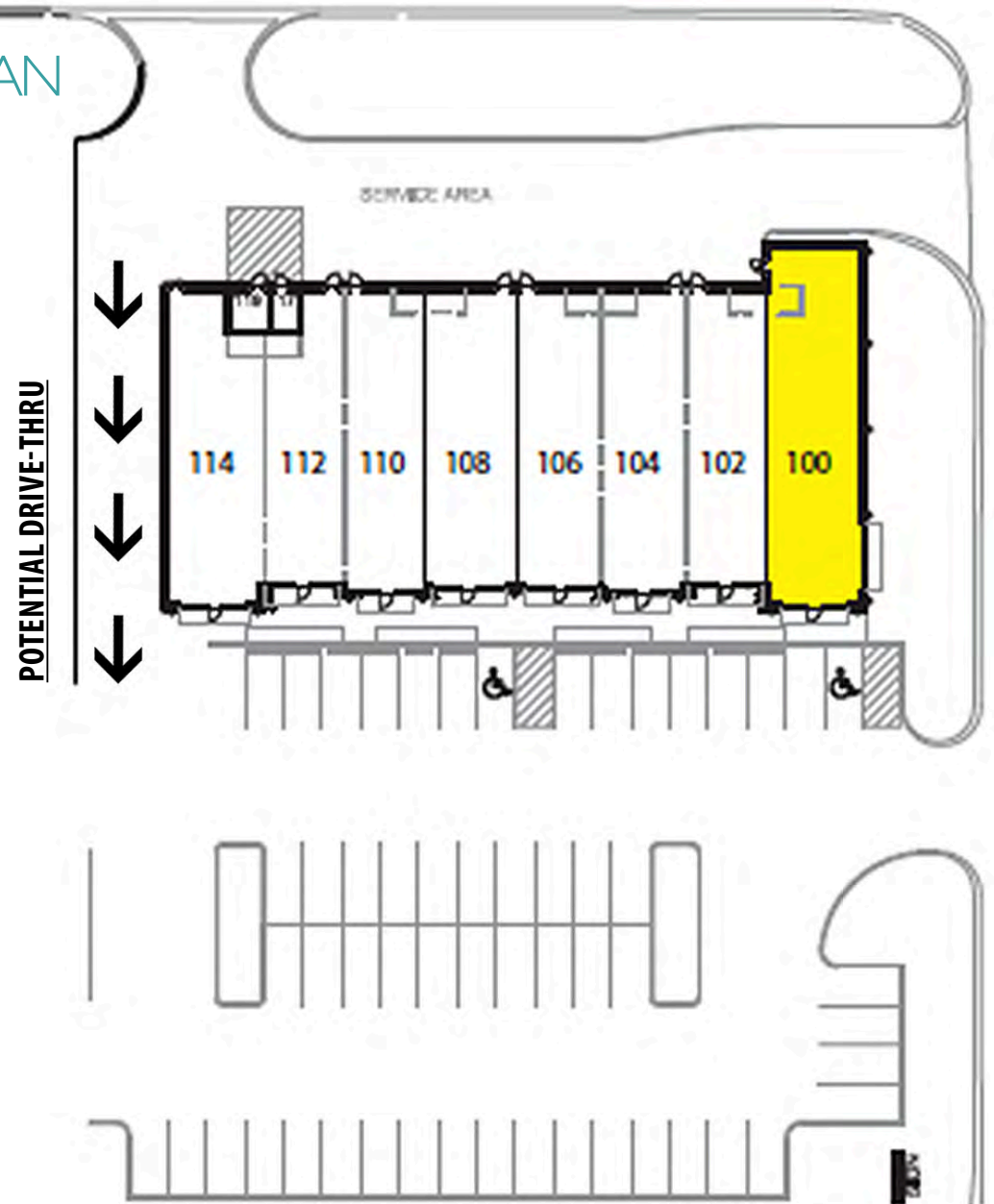
-191 W North Ave, West Chicago, IL 60185

FLOOR PLAN DETAILS

SUITE	SQUARE FEET
SUITE 100	LEASED-CHIRO ONE
SUITE 102	1,314 SF
SUITE 104	1,461SF
SUITE 106	1,434 SF
SUITE 108	1,159 SF
SUITE 110	1,749 SF
SUITE 112	1,219 SF
SUITE 114	1,693 SF * POTENTIAL DRIVE-THRU
TOTAL AVAILABLE	10,016 SF

*ALL VACANT SUITES CAN BE COMBINED

FLOOR PLAN



Josh Joseph

Frontline Real Estate Partners

O: 847.770.6262

M: 847.212.5842

jjoseph@frontlinepartners.com

Matt Tarshis

Frontline Real Estate Partners

O: 847.770.6262

M: 847.542.9058

mtarshis@frontlinepartners.com

SITE MAP

[illegible]