



**HYATT HOUSE
HOTEL OUTLOT**



VIRTUAL TOUR

York Rd

Windsor Dr

22nd St 22,500 VPD



HYATT HOUSE HOTEL OUTLOT DEVELOPMENT OPPORTUNITY

**NEC OF 22ND ST & WINDSOR DR | OAK BROOK, IL 60523
ONE BLOCK EAST OF YORK ROAD**



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Property Summary



OFFERING SUMMARY

Sale Price:	\$950,000
Lease Price:	\$35.00/SF Net- Vanilla Box
Lot Size:	0.82 Acres: Self-parking not required, cross-parking and access available
Parking:	45 Spaces
Market:	Chicago
Submarket:	East/West Corridor
County:	DuPage
Traffic Count (VPD):	I-294: 149,600; 22nd St: 22,500; York Rd: 15,200

PROPERTY DESCRIPTION

The subject property is an out parcel available for sale or lease on the newly built Hyatt House Hotel in Oakbrook, IL, in the County of DuPage. The property features 45 parking spaces and available monument and building signage facing 22nd Street. The parcel is located 1.5 miles east of Oakbrook Center and is at the entrance to the Windsor Business Park, a 3.7M square foot commercial development. The entrance to the park opens at the subject site. Historically low DuPage County property taxes offer a huge advantage compared to neighboring counties such as Cook, and coupled with this high visibility and highly trafficked location make this an ideal spot for a restaurant, coffee/deli or retail services.



DEMOGRAPHIC SNAPSHOT

- Daytime Demographics: 77,300 - 3 Mi Radius
- 15 Headquarter Businesses within 1 Mile Radius
- Nearly 300 Homes immediately to the South of the Subject Site



LOCATION SPECS

- Located on the NEC Corner of the Lighted Intersection of 22nd St/Windsor Dr
- 0.3 Miles from the Interchange for I-294
- 1.5 Miles East of Oakbrook Center
- 28,500 VPD on 22ndSt



NOTABLE NEARBY RETAILERS



ABOUT THE OUT PARCEL OPPORTUNITY

DuPage County-Low Property Taxes Drive-Thru Capabilities
 Monument & Building Signage Available (facing 22nd St)
 Outlot is For Sale or For Lease

WINDSOR BUSINESS PARK

3.7M Sq. Ft. of Space

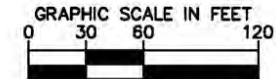
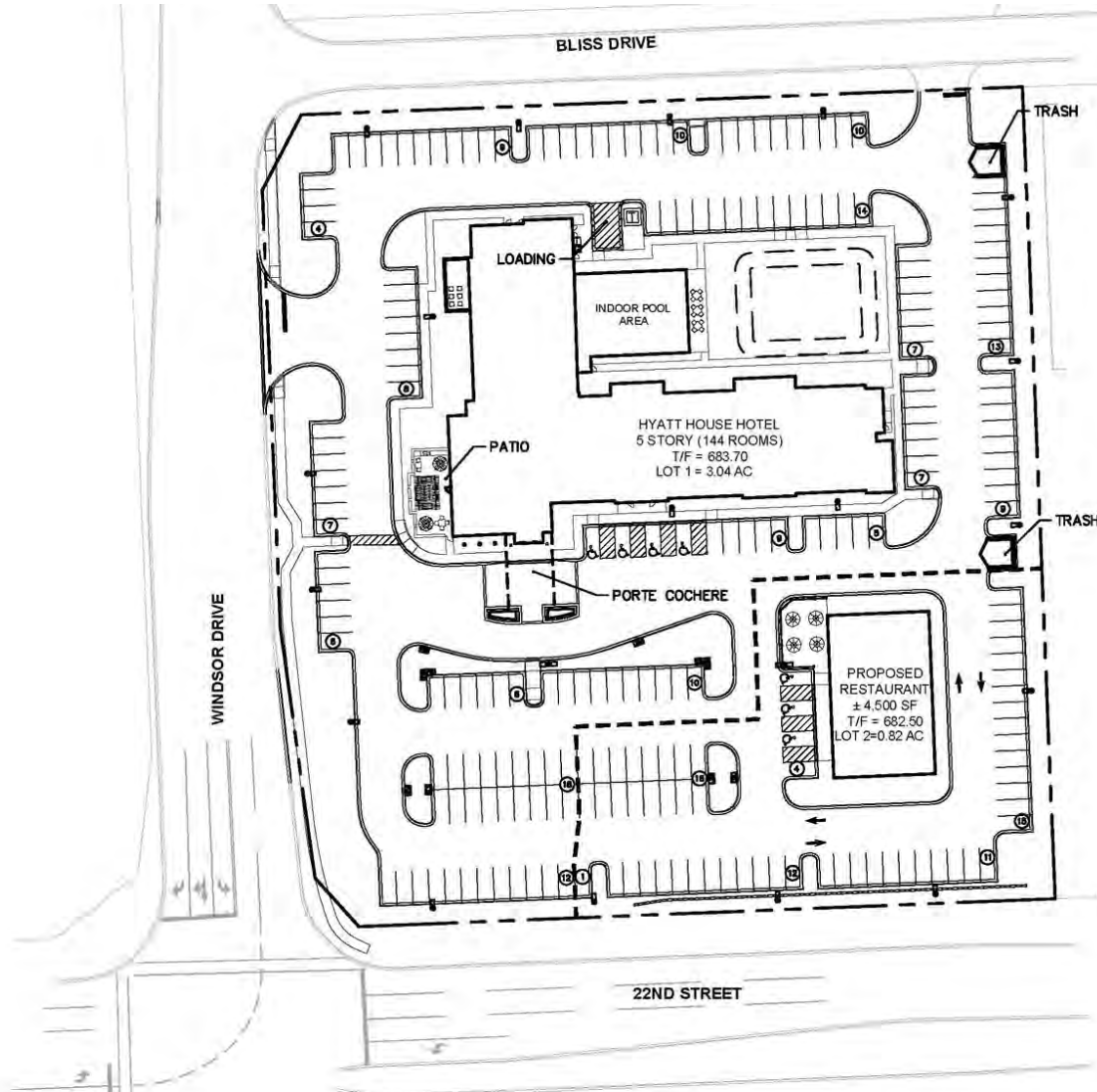
notable businesses include



- 1** **SENIOR LIFESTYLE**
 your life, your style
 200-unit independent, assisted, and memory care development (0.4 miles) from site
- 2** **Hub Group**
 130,000 SF LEED certified, state-of-the-art building to house 1,400 employees (0.3 miles) from site
- 3** **RUSH**
 100,000 SF medical facility completed in 2019 (0.2 miles) from site
- 4** **THE DUCHOSSOIS GROUP**
 Located within the Windsor Business Park (0.4 miles) from site
- 5** **CHAMBERLAIN GROUP**
 228,000 SF company headquarters office building- 5,500 employees (0.4 miles) from site
- 6** **Former McDonald's Office Campus**
 Oak Brook Commons Redevelopment - under construction - \$500M redevelopment plans for the 17.5 AC site with 210K SF Class A office building (T3), 250 apartments, 104 condos, 252-room hotel, three restaurants, retail stores & generous park space. (1.5 miles) from site
- 7** **OAKBROOK CENTER**
 Oakbrook Center - Shopping Mall 2,018,000 SF retail mall (1.9 miles) from site

Site Plan





PARKING SUMMARY

HOTEL:	
PARKING SPACES REQUIRED (1/ROOM+1/100 SF MEETING AREA)	= 164 SPACES
PARKING SPACES PROVIDED	= 160 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 4 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 4 SPACES
TOTAL PARKING SPACES PROVIDED	= 164 SPACES
RESTAURANT:	
PARKING SPACES REQUIRED (1/100 SF FLOOR AREA)	= 45 SPACES
PARKING SPACES PROVIDED	= 56 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 3 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 3 SPACES
TOTAL PARKING SPACES PROVIDED	= 59 SPACES

Parcel Acreage Subdivided: 0.82

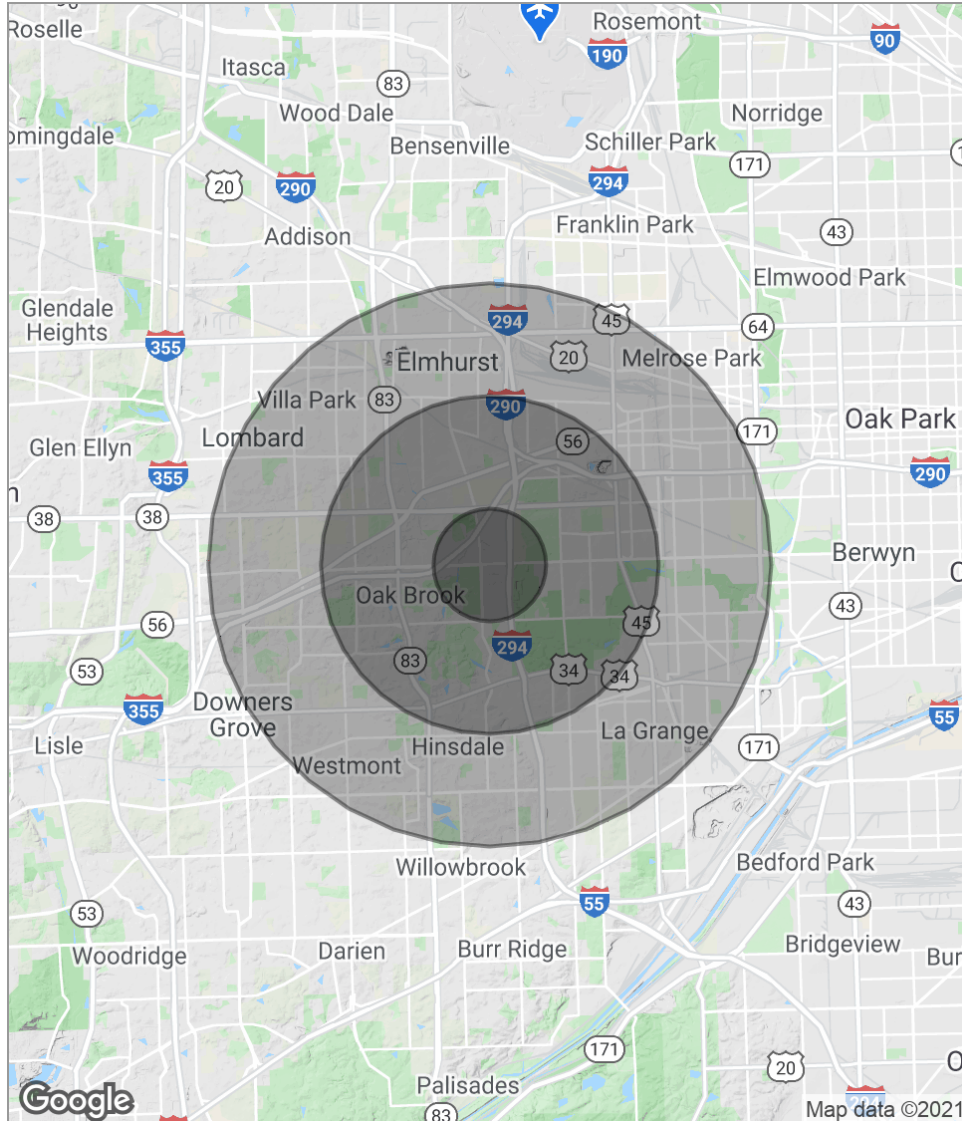
Parcel is 0.82 acres and does not require self-parking as cross parking is available.

Kimley»Horn
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HYATT HOUSE SITE PLAN
 DATE: 10/06/2016
 OAK BROOK, IL

SHEET NUMBER

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,412	70,728	291,281
Median age	49.7	44.4	39.9
Median age (Male)	48.8	42.2	38.0
Median age (Female)	50.6	45.7	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,268	26,400	104,807
# of persons per HH	2.4	2.7	2.8
Average HH income	\$108,404	\$122,468	\$112,825
Average house value		\$523,593	\$477,379

* Demographic data derived from 2010 US Census

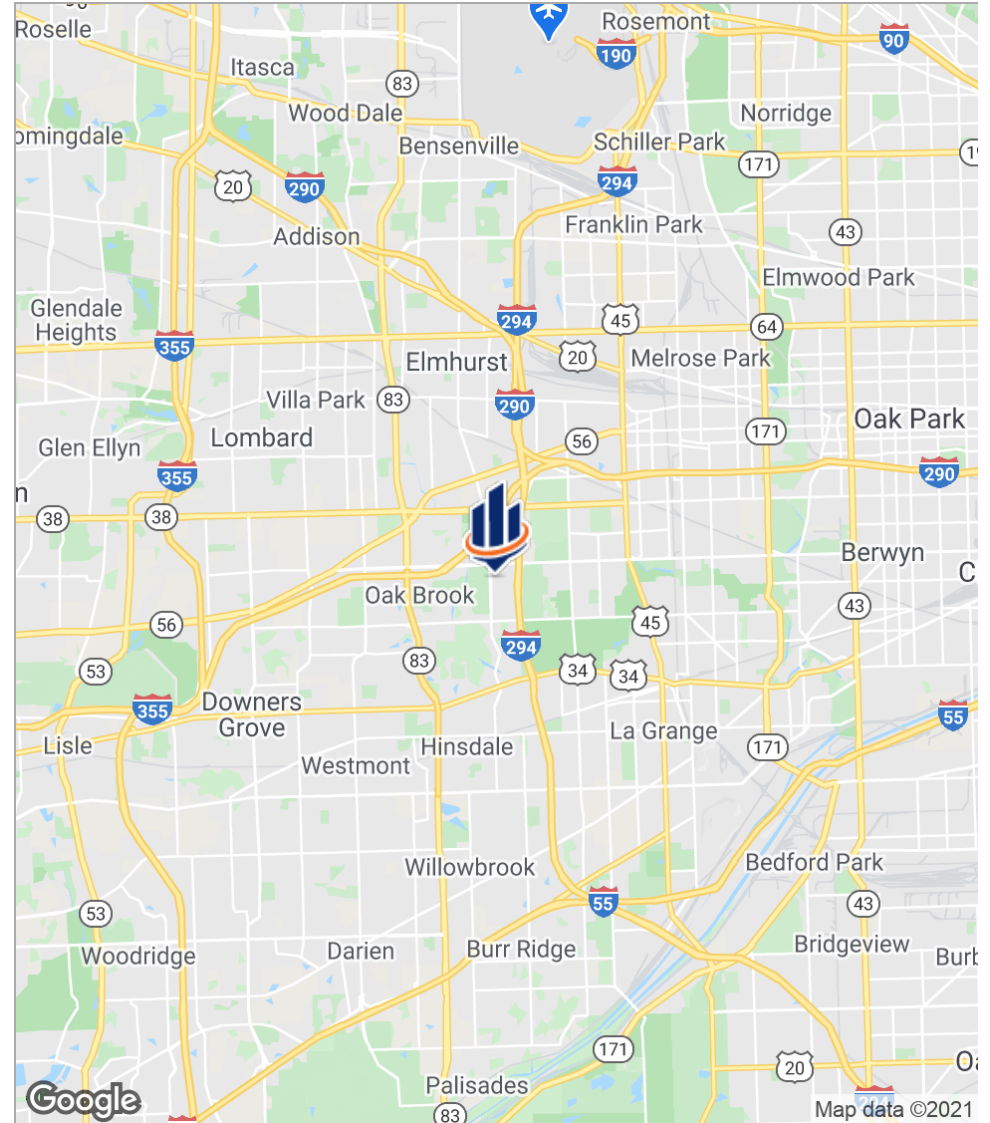
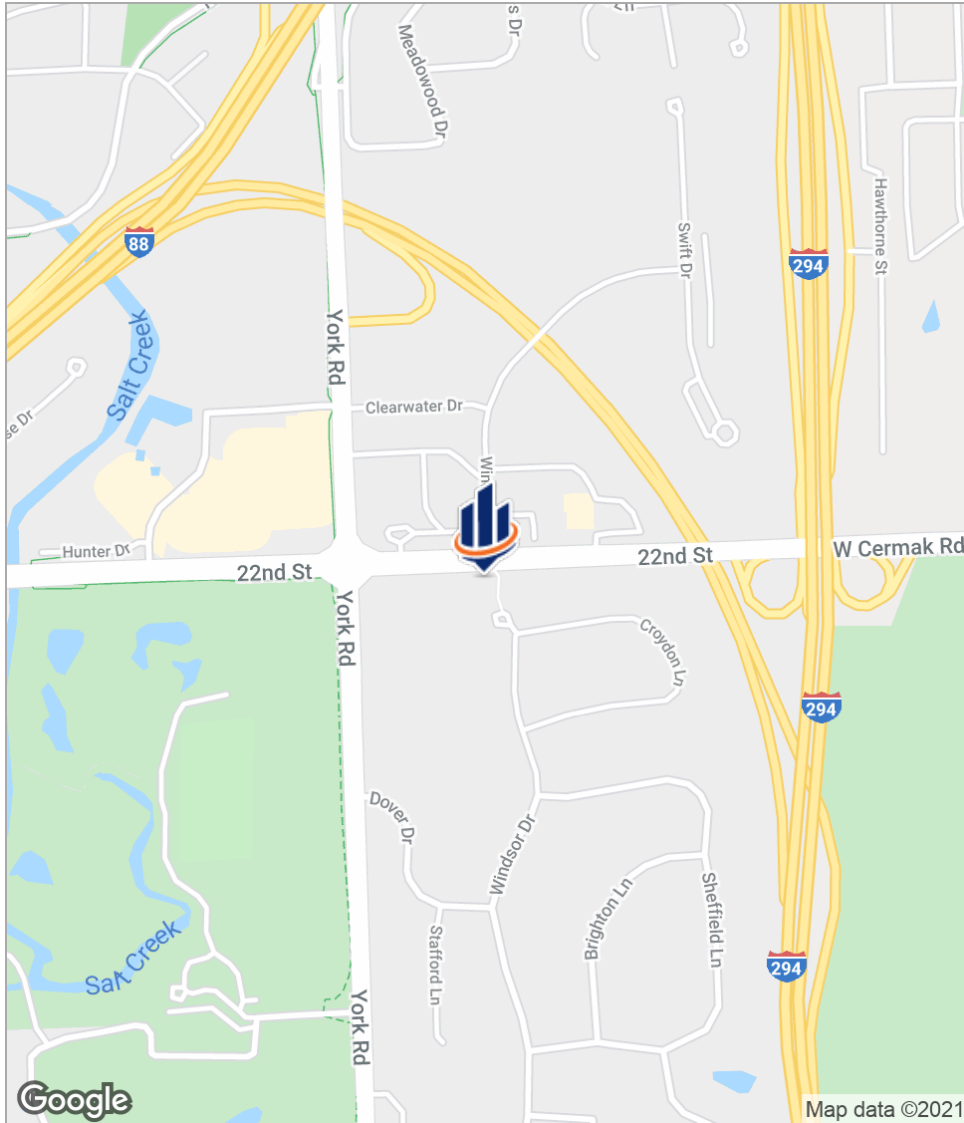
Aerial Map



Birdseye Map



Location Maps



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