

PRIME JEWEL OUTLOT OPPORTUNITY - CONVENIENTLY LOCATED OFF I-355 INTERCHANGE

2335 75TH ST
WOODRIDGE, IL
FOR LEASE



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PROPERTY HIGHLIGHTS

- **Prime Outlot Location** – Positioned directly in front of Jewel-Osco with full cross access and cross parking
- **Excellent Accessibility** – Immediate access to the full I-355 interchange with convenient ingress/egress on 75th Street
- **Flexible Floor Plan Options** – Existing 5,625 SF building can be demised into two spaces of approximately 2,625 SF and 3,000 SF to accommodate multiple tenant configurations
- **High Visibility** – Prominent frontage along 75th Street with strong daily traffic counts (+/-33K VPD) and strong area demographics
- **Ideal for Retail, QSR, or Service Use** – Flexible site opportunities for freestanding or multi-tenant redevelopment

DEMOGRAPHICS

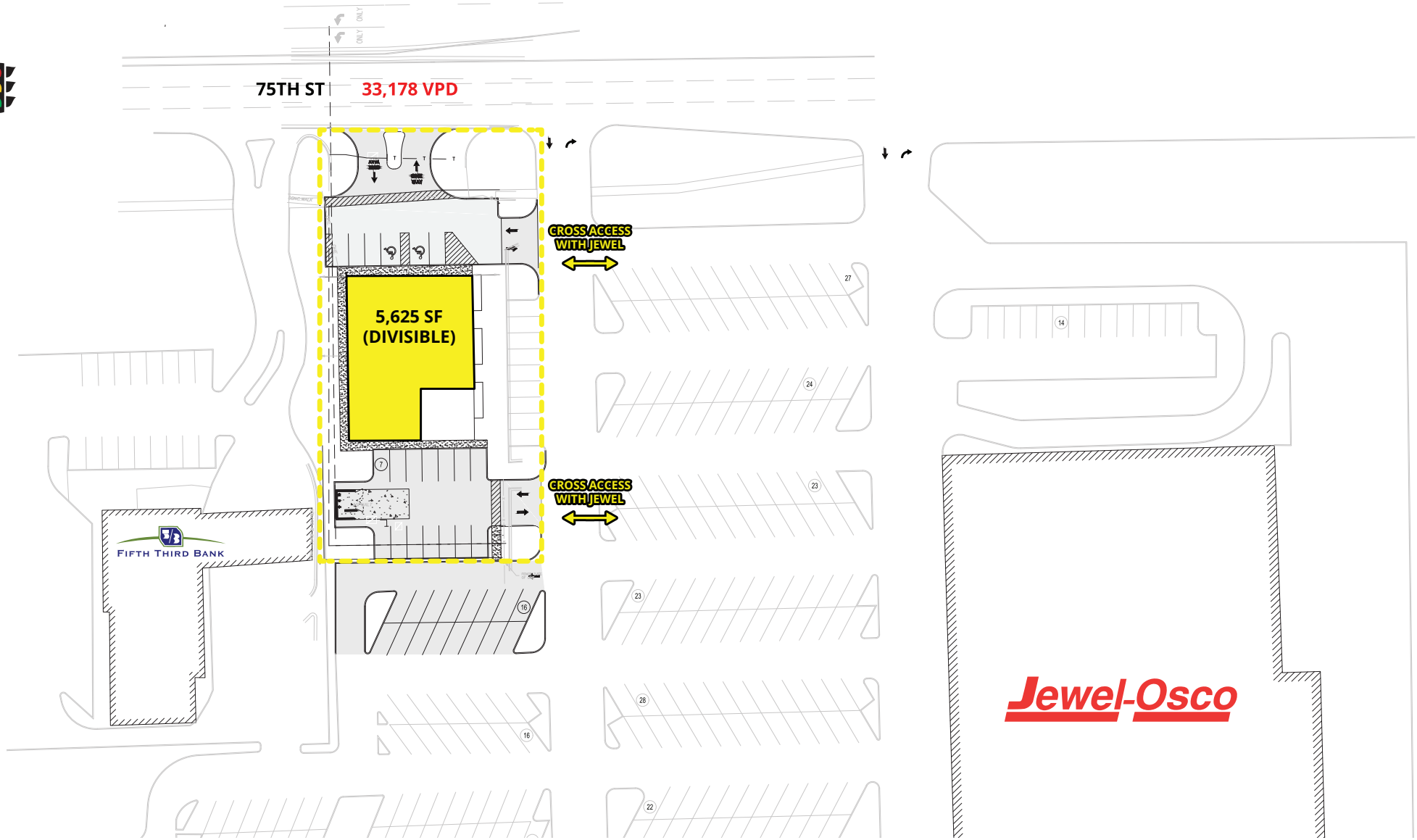
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,153	94,324	252,934
DAYTIME POPULATION	8,136	60,937	180,730
HOUSEHOLDS	6,771	38,012	99,796
AVG HH INCOME	\$116,554	\$147,447	\$158,173

TRAFFIC COUNTS

	COUNT
75TH ST	33,178 VPD
JANES AVE	6,856 VPD
I-355	135,273 VPD



JANES AVE 6,856 VPD



I-355 FULL INTERCHANGE 135,273 VPD

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INFORMATION:

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