



**For Lease**

## The Grove Shopping Center

1206-1530 75th St, Downers Grove, IL 60516

### NEGOTIABLE

Retail leasing opportunity at the Grove shopping center in Downers Grove. Strategically positioned at the junction of 75th Street and Lemont Road, just east of the I-355 interchange. This prime location is nestled in a high-traffic area within an affluent community, ensuring a dynamic retail environment. The numbers speak volumes: 32,298 vehicles daily on 75th Street and 13,401 on Lemont Road, guaranteeing visibility and foot traffic. Choose from a range of versatile spaces, accommodating businesses of all sizes from 1,200 to 48,304 square feet. Join a prestigious lineup of national retailers, tapping into a market of 232K residents within a 5-mile radius, boasting an average household income of \$126K. The daytime population of 115,637 ensures a constant flow of potential customers. The Grove isn't just a location; it's a strategic asset for your business in Downers Grove's competitive retail landscape.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

#### Contact us:

##### Brad Belden

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

##### Chris Irwin

Senior Vice President

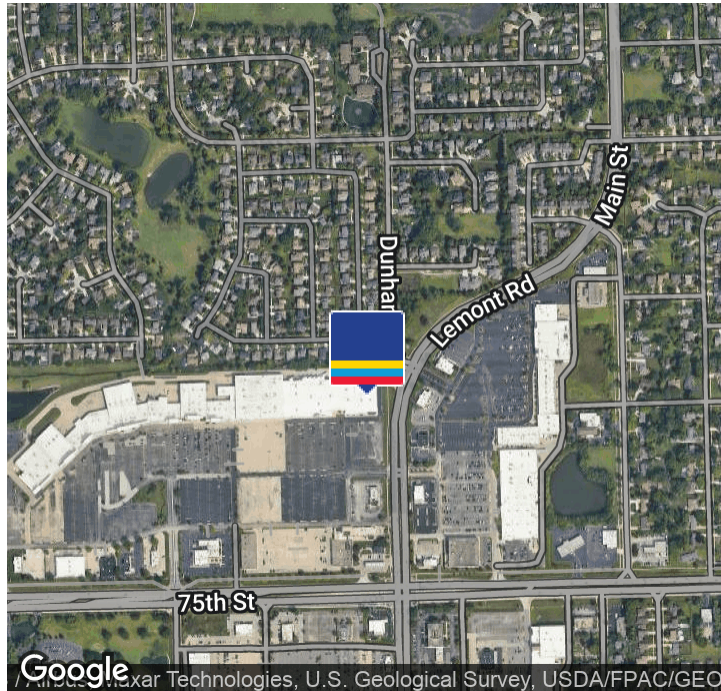
847 698 8193

Chris.Irwin@Colliers.com

#### Colliers

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)

# Property Summary



## Property Description

Retail leasing opportunity at the Grove shopping center in Downers Grove. Strategically positioned at the junction of 75th Street and Lemont Road, just east of the I-355 interchange. This prime location is nestled in a high-traffic area within an affluent community, ensuring a dynamic retail environment. The Grove isn't just a location; it's a strategic asset for your business in Downers Grove's competitive retail landscape.

## Offering Summary

<b>Available SF:</b>	1,200 - 48,304 SF
<b>Building Size:</b>	592,532 SF
<b>Taxes &amp; Expenses:</b>	VARIES
<b>Zoning:</b>	C

Spaces	Lease Rate	Taxes	EXP.	Space Size
<b>1206</b>	\$16.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	23,407 SF
<b>1220C</b>	Negotiable	\$2.23 SF/yr	\$2.52 SF/yr	9,712 SF
<b>1220B</b>	Negotiable	\$2.23 SF/yr	\$2.52 SF/yr	38,474 SF
<b>1220A</b>	Negotiable	\$2.23 SF/yr	\$2.52 SF/yr	37,051 SF
<b>1400-B2</b>	\$18.00 SF/yr	\$2.40 SF/yr	\$1.86 SF/yr	1,750 SF
<b>1400-C</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	6,048 SF
<b>1500-A</b>	Negotiable	\$2.23 SF/yr	\$1.67 SF/yr	35,702 SF
<b>1510-B</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
<b>1510-C</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
<b>1510-D</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	5,400 SF
<b>1510-E</b>	\$14.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	10,950 SF
<b>1510-F</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	6,600 SF
<b>1510-G</b>	\$15.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	3,000 SF
<b>1520</b>	\$13.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	27,300 SF
<b>1530-A</b>	\$18.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	1,200 SF
<b>1530-B</b>	\$18.00 SF/yr	\$2.23 SF/yr	\$2.52 SF/yr	1,200 SF
<b>1500-B</b>	Negotiable	\$2.23 SF/vr	\$2.52.SF/vr	48.304 SF

## Property Highlights

- Prime location - NW Corner of 75th & Lemont Rd
- Average Household Income of \$126K (10 miles)
- VPD - 32K on 75th Street & 13K on Lemont
- Daytime Population - 115K
- 640K Residents within 20 minute drive
- 793K Residents within 10 miles
- 708 surface parking spaces
- Significant frontage on 75th Street
- Median Age 42 years old
- Pylon Sign

### Brad Belden

Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

### Chris Irwin

Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

For Lease 1206-1530 75th St, Downers Grove, IL 60516

[View Online](#)

[View Video](#)

[Take A Tour](#)

# Center Photos



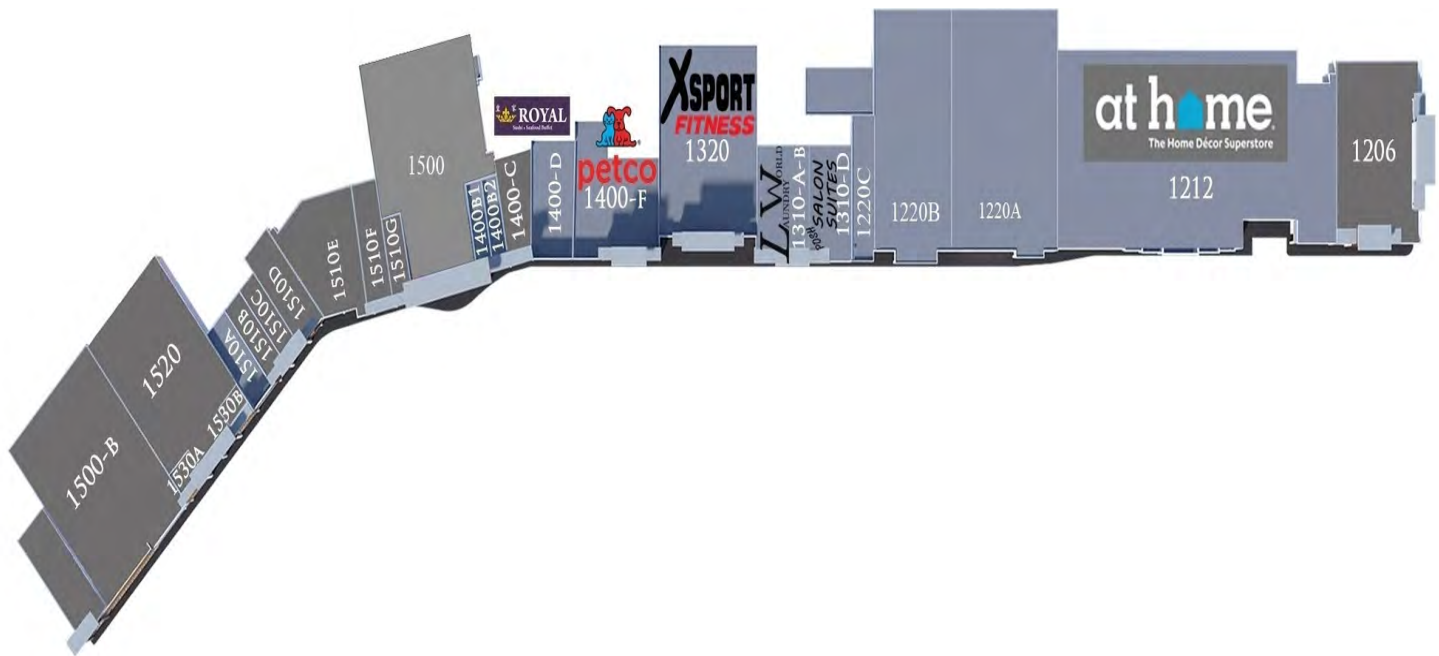
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)



# Site Plan



1206	AVAILABLE	23,407
1212	AT HOME	85,000
1220C	AVAILABLE	9,712
1220B	AVAILABLE	38,474
1220A	AVAILABLE	37,051
1310D	P. SALON SUITES	8,800
1310B	LAUNDRY WORLD	4,250
1310A	LAUNDRY WORLD	2,350
1320	X-SPORT FITNESS	30,000
1400F	PETCO	14,889
1400D	ROYAL BUFFET	7,800
1400C	AVAILABLE	6,048
1400B1	BRIGHT DENTIST	975
1400B2	AVAILABLE	1,750
1500-A	AVAILABLE	35,702
1510G	AVAILABLE	3,000
1510F	AVAILABLE	6,600
1510E	AVAILABLE	10,950
1510D	AVAILABLE	5,400
1510C	AVAILABLE	3,000
1510B	AVAILABLE	3,000
1510A	SUSHI CITY	3,500
1530B	AVAILABLE	1,200
1530A	AVAILABLE	1,200
1520	AVAILABLE	27,300
1500B	AVAILABLE	48,304

**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

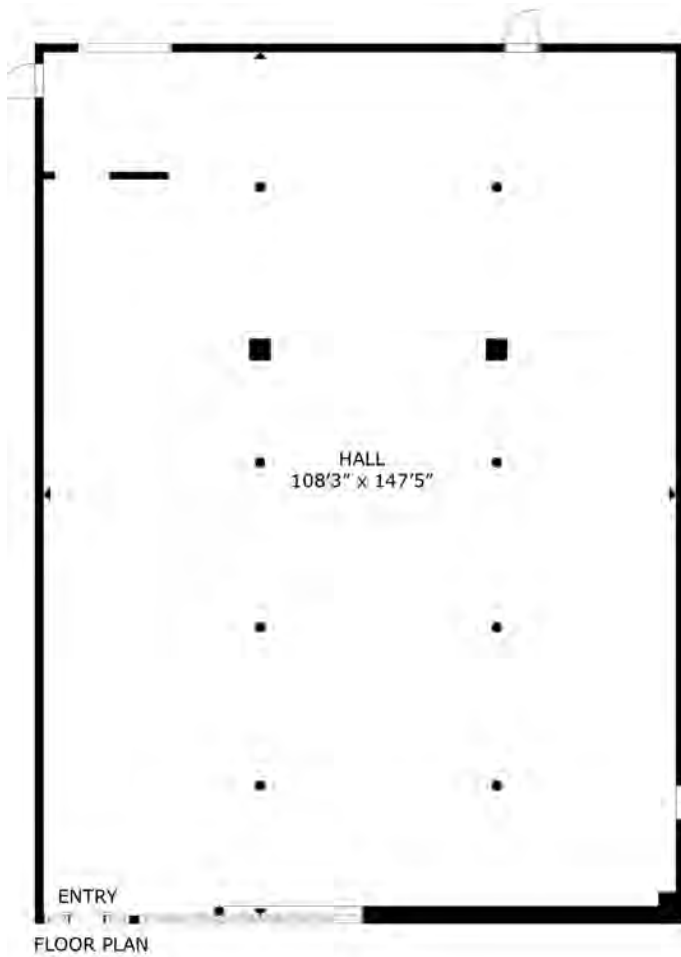
**For Lease** 1206-1530 75th St, Downers Grove, IL 60516

[▶ View Online](#)

[▶ View Video](#)

[▶ Take A Tour](#)

Unit #1206 - 23,407 sq.ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

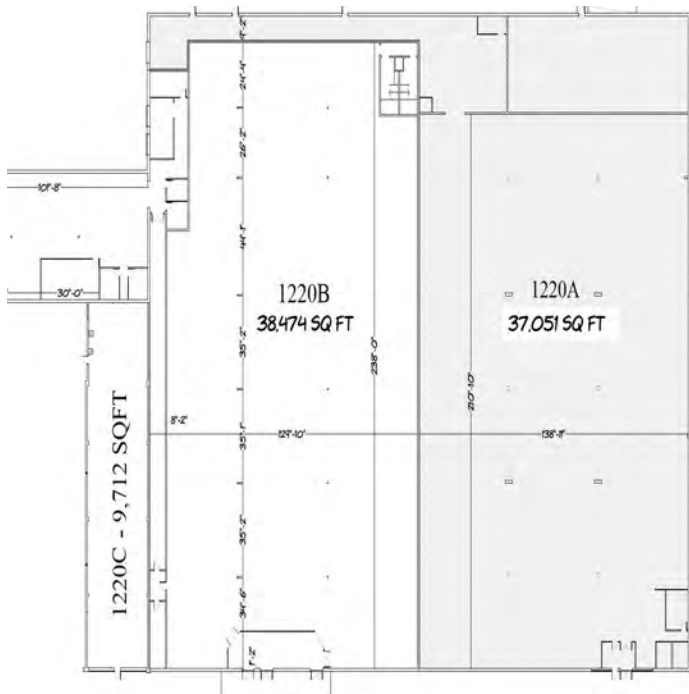
For Lease 1206-1530 75th St, Downers Grove, IL 60516

[View Online](#)

[View Video](#)

[Take A Tour](#)

# Unit #1220A - 37,051 sq.ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

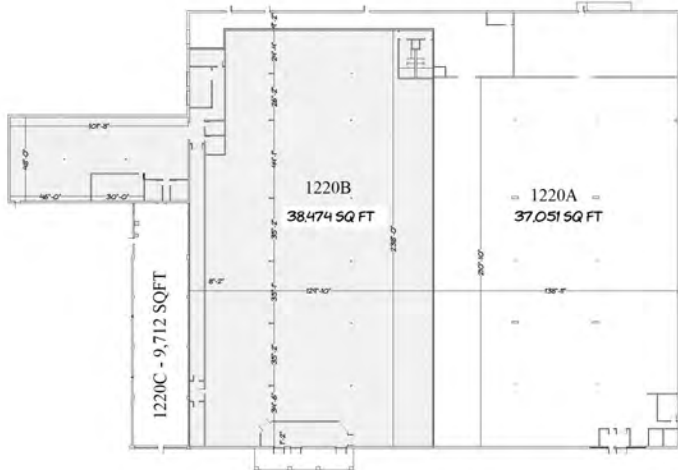
For Lease 1206-1530 75th St, Downers Grove, IL 60516

[▶ View Online](#)

[▶ View Video](#)

[▶ Take A Tour](#)

# Unit #1220B - 38,474 sq.ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)



For Lease 1206-1530 75th St, Downers Grove, IL 60516

[View Online](#)

[View Video](#)

[Take A Tour](#)

# Unit #1220C - 9,712 sq.ft.



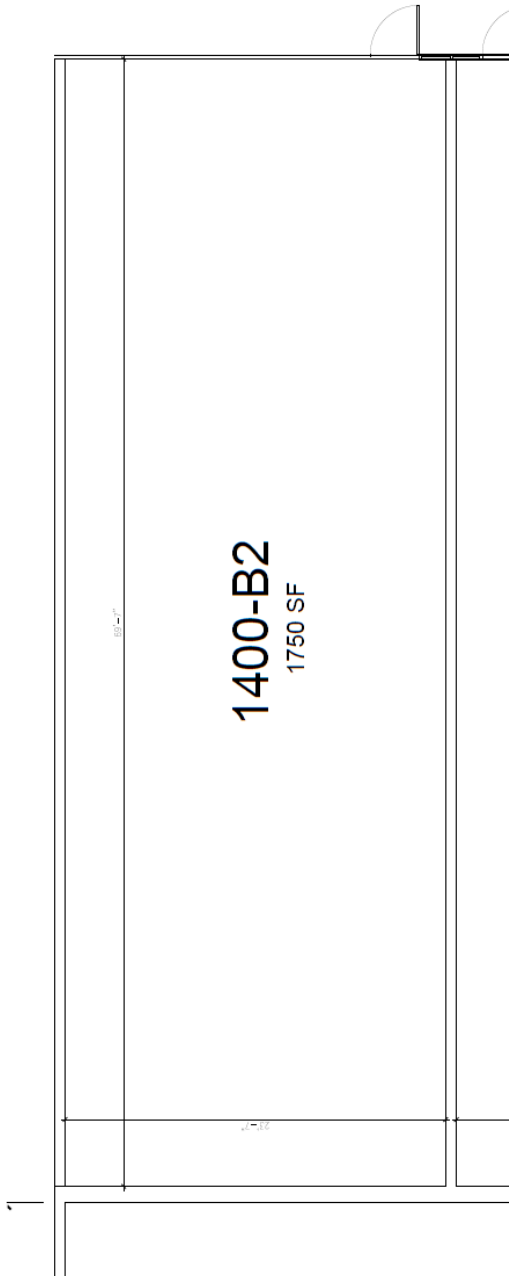
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

**For Lease** 1206-1530 75th St, Downers Grove, IL 60516

- [▶ View Online](#)
- [▶ View Video](#)
- [▶ Take A Tour](#)

# Unit #1400-B2 - 1,750 sq.ft.



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

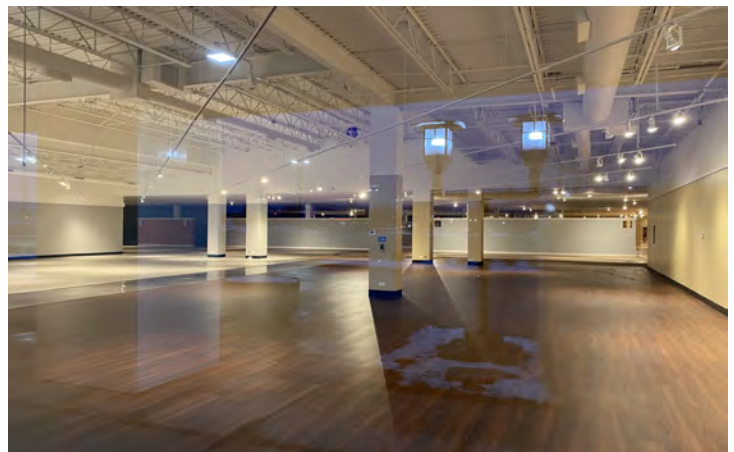
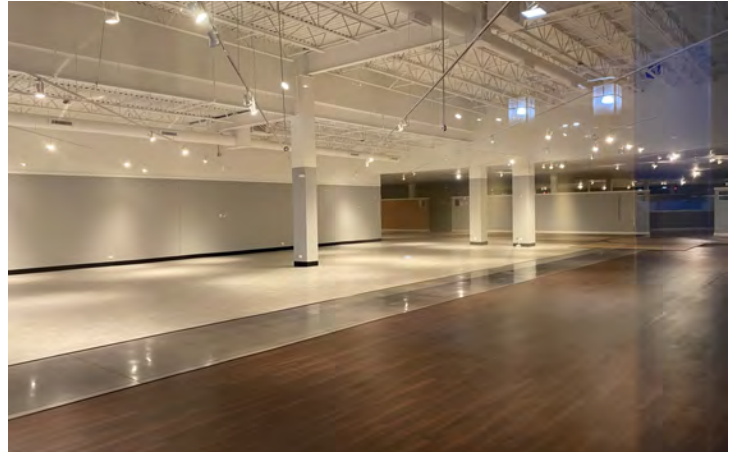
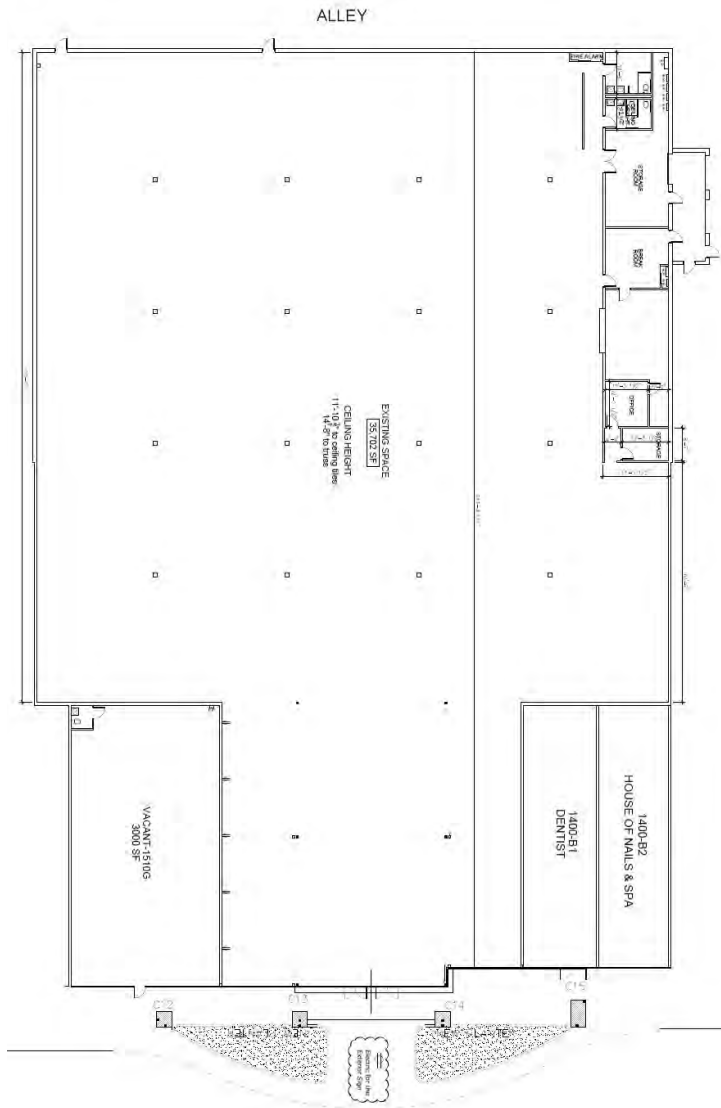
**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com



For Lease 1206-1530 75th St, Downers Grove, IL 60516

- ▶ View Online
- ▶ View Video
- ▶ Take A Tour

# Unit #1500A - 35,702 sq.ft



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com



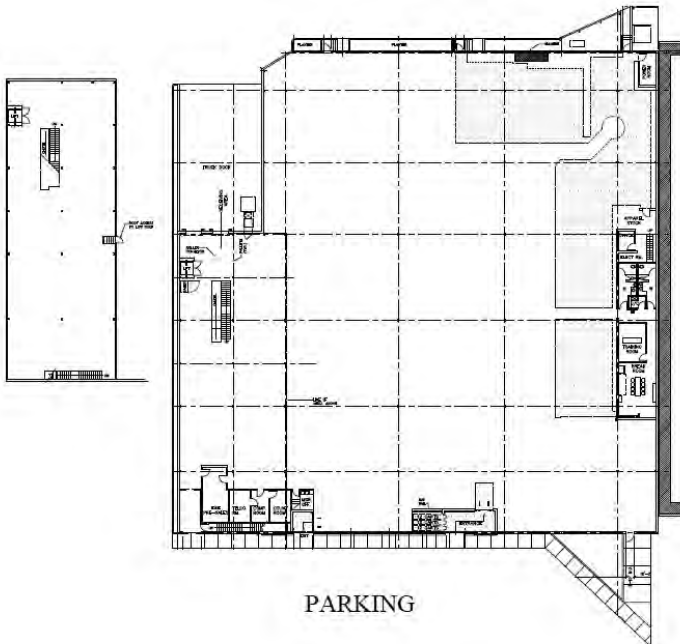
For Lease 1206-1530 75th St, Downers Grove, IL 60516

[▶ View Online](#)

[▶ View Video](#)

[▶ Take A Tour](#)

Unit #1500B - 48,304 sq.ft.



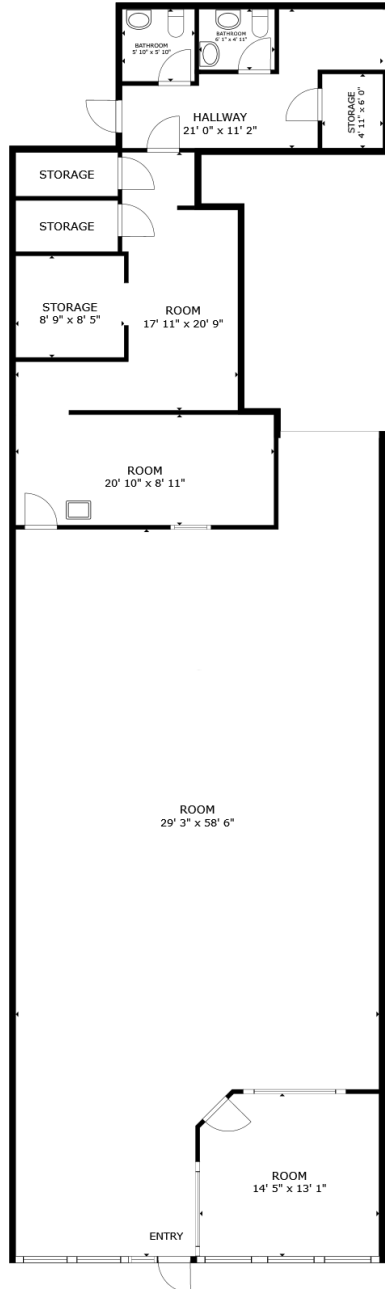
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)



# Unit #1510-B - 3,000 sq.ft



FLOOR PLAN



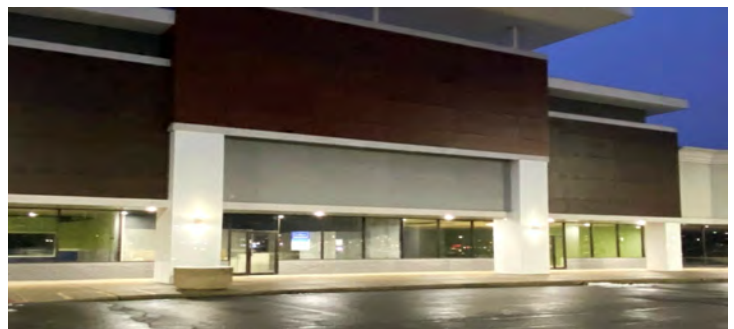
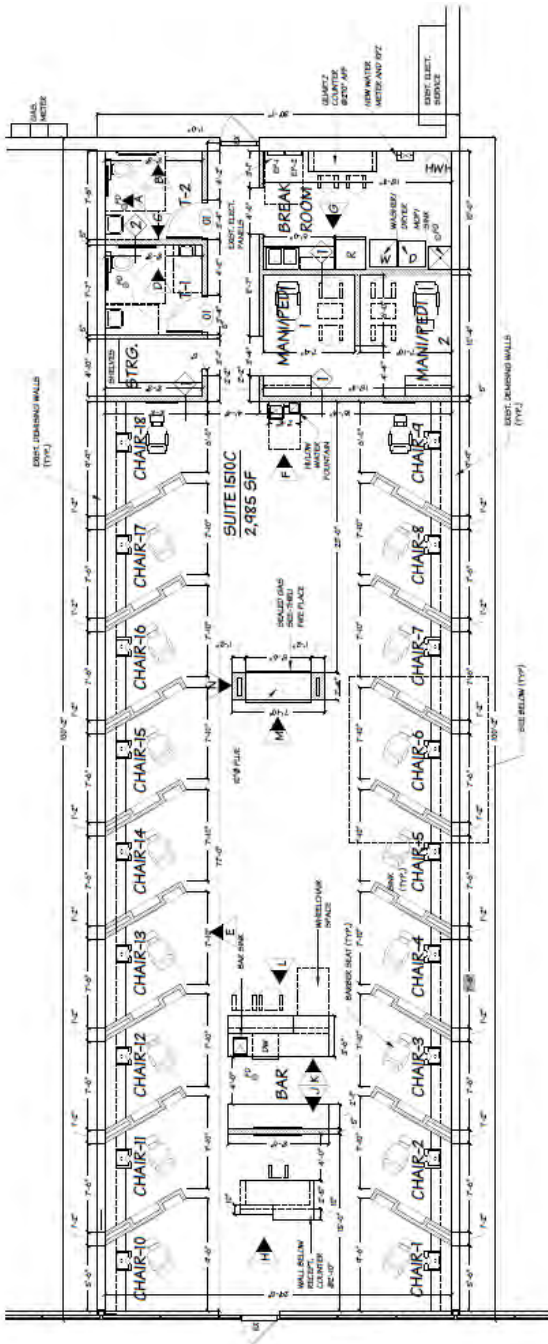
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

For Lease 1206-1530 75th St, Downers Grove, IL 60516

- ▶ View Online
- ▶ View Video
- ▶ Take A Tour

# Unit #1510-C - 3,000 sq.ft

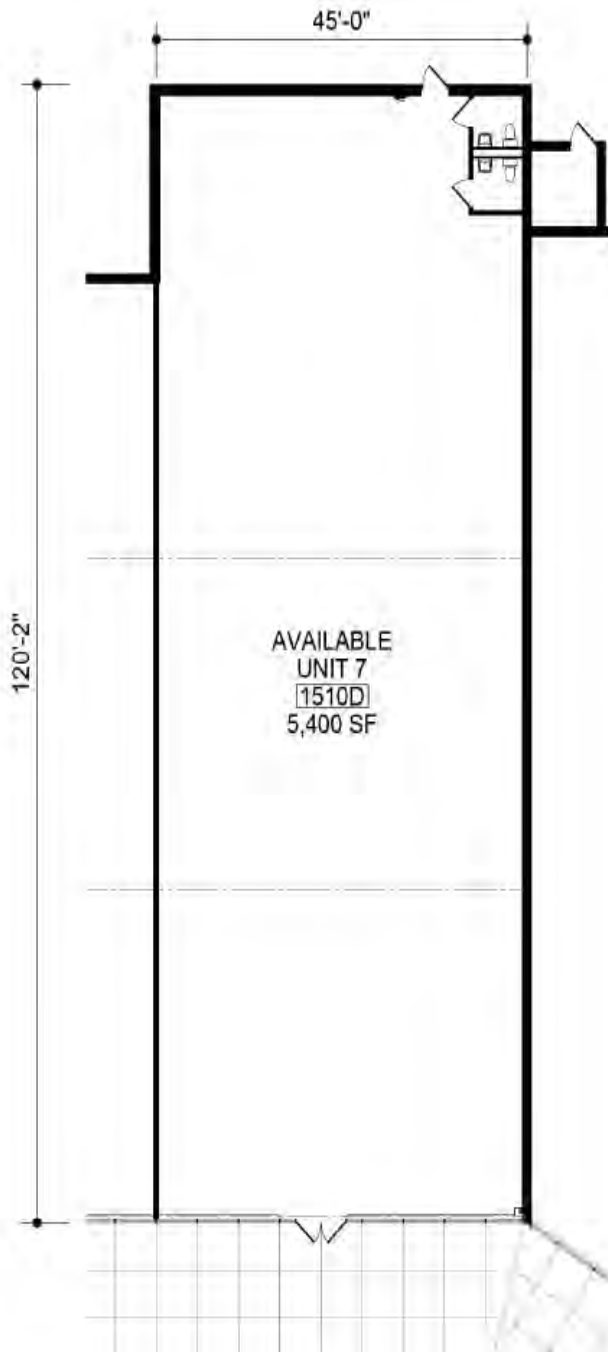


**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com



# Unit #1510-D - 5,400 sq.ft



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

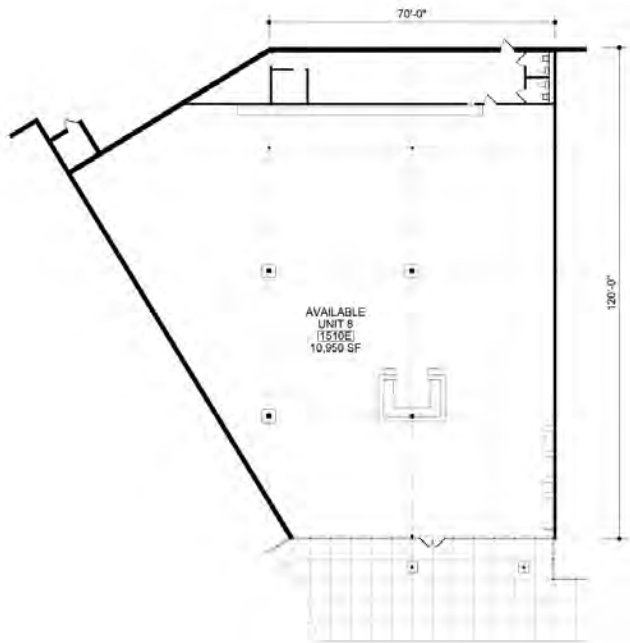
**For Lease** 1206-1530 75th St, Downers Grove, IL 60516

[▶ View Online](#)

[▶ View Video](#)

[▶ Take A Tour](#)

# Unit #1510-E - 10,950 sq.ft



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com



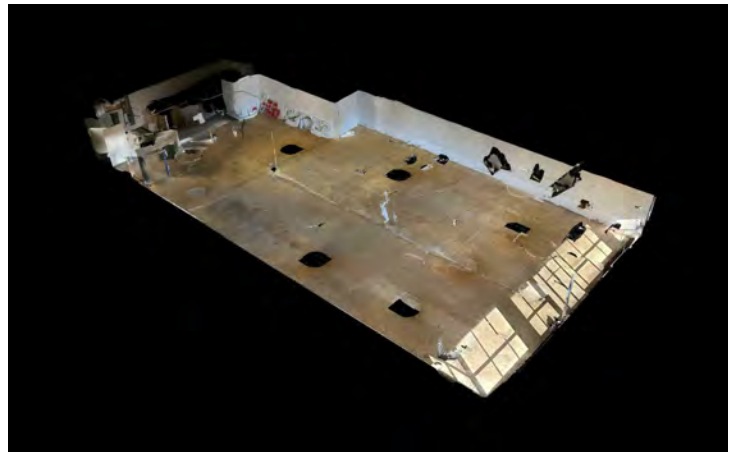
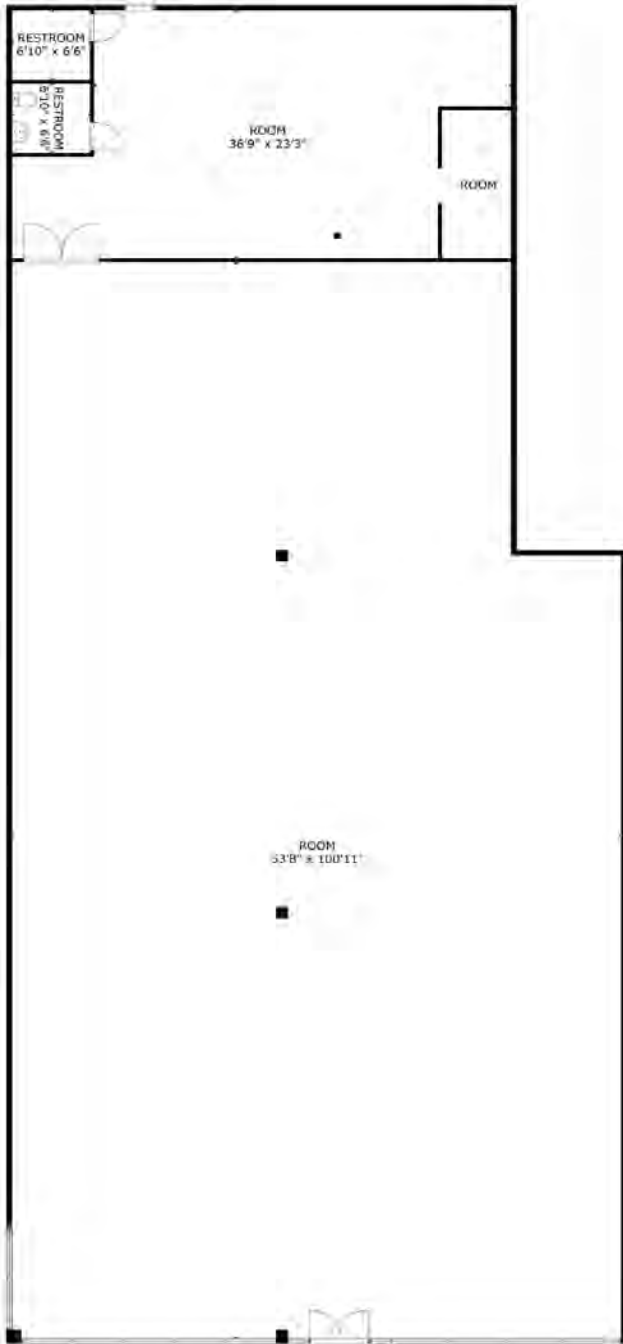
For Lease 1206-1530 75th St, Downers Grove, IL 60516

[View Online](#)

[View Video](#)

[Take A Tour](#)

# Unit #1510-F - 6,600 sq.ft



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

**For Lease** 1206-1530 75th St, Downers Grove, IL 60516

- [▶ View Online](#)
- [▶ View Video](#)
- [▶ Take A Tour](#)

# Unit #1510-G - 3,000 sq.ft



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com



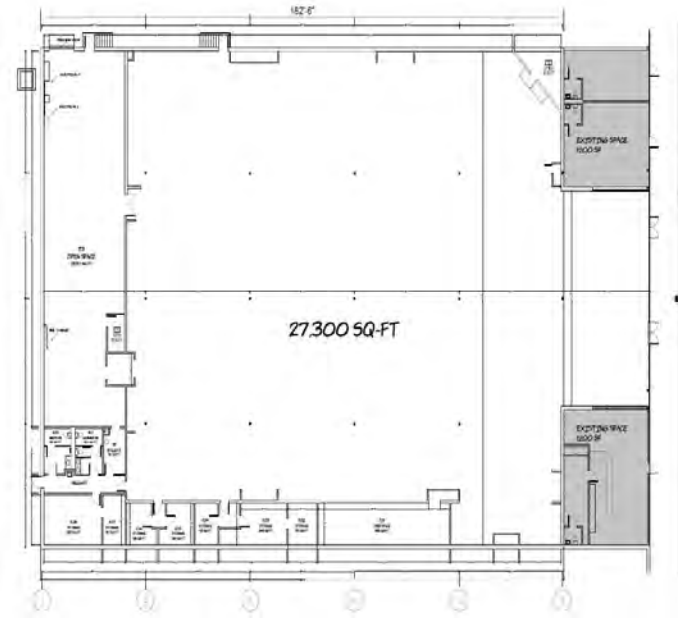
For Lease 1206-1530 75th St, Downers Grove, IL 60516

[▶ View Online](#)

[▶ View Video](#)

[▶ Take A Tour](#)

# Unit #1520 - 27,300 sq.ft



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

[www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team](http://www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team)



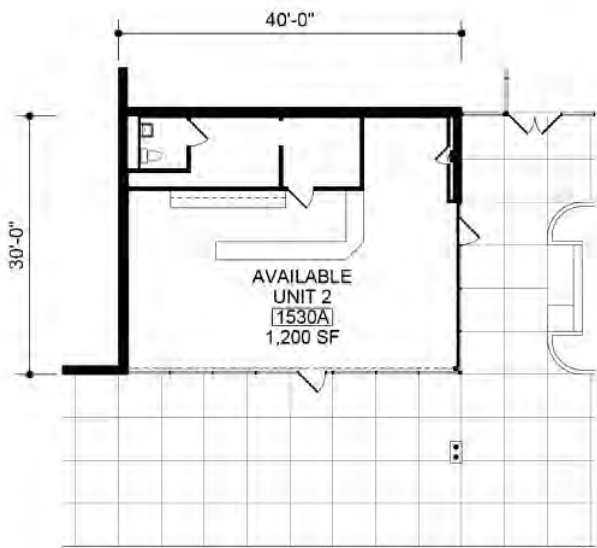
For Lease 1206-1530 75th St, Downers Grove, IL 60516

[▶ View Online](#)

[▶ View Video](#)

[▶ Take A Tour](#)

# Unit #1530-A - 1,200 sq.ft



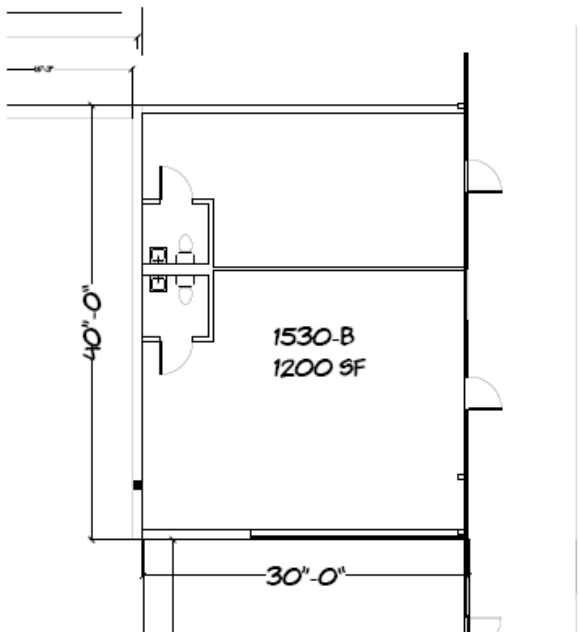
**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

For Lease 1206-1530 75th St, Downers Grove, IL 60516

- ▶ View Online
- ▶ View Video
- ▶ Take A Tour

# Unit #1530-B - 1,200 sq.ft



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com



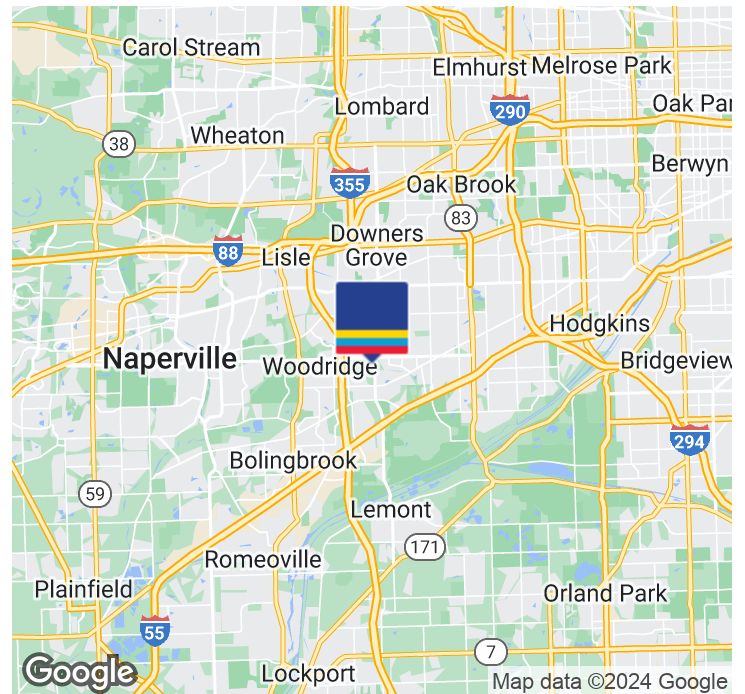
# Area Tenants



**Brad Belden**  
Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

# Location Map



## Location Overview

Downers Grove, situated 22 miles west of downtown Chicago in DuPage County, Illinois, is a captivating suburban enclave blending rich history with modern allure. Established in the mid-19th century, this community boasts a diverse array of architectural styles, from historic residences to contemporary homes, creating an inviting and visually appealing landscape. The town's downtown area is a vibrant hub with charming shops, eateries, and cultural amenities like the iconic Tivoli Theatre. Downers Grove's commitment to education is evident in its esteemed schools, making it an ideal locale for families. With tree-lined streets, expansive parks, and a commitment to community, Downers Grove strikes a perfect balance between small-town charm and contemporary convenience. Convenient access to major highways and a nearby Metra rail station further enhances its appeal for those seeking a suburban haven with easy connectivity to Chicago's urban offerings.

**Brad Belden**

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

**Chris Irwin**

Senior Vice President

847 698 8193

Chris.Irwin@Colliers.com



# Property Details & Highlights

<b>Building Name</b>	The Grove
<b>Property Type</b>	Retail
<b>Property Subtype</b>	Strip Center
<b>Building Size</b>	592,532 SF
<b>Lot Size</b>	4.77 Acres
<b>Year Built</b>	1986
<b>Year Last Renovated</b>	2003
<b>Number of Floors</b>	1
<b>Parking Spaces</b>	708

Retail leasing opportunity at the Grove shopping center in Downers Grove. Strategically positioned at the junction of 75th Street and Lemont Road, just east of the I-355 interchange. This prime location is nestled in a high-traffic area within an affluent community, ensuring a dynamic retail environment. The numbers speak volumes: 32,298 vehicles daily on 75th Street and 13,401 on Lemont Road, guaranteeing visibility and foot traffic. Choose from a range of versatile spaces, accommodating businesses of all sizes from 1,200 to 48,304 square feet. Join a prestigious lineup of national retailers, tapping into a market of 232K residents within a 5-mile radius, boasting an average household income of \$126K. The daytime population of 115,637 ensures a constant flow of potential customers. The Grove isn't just a location; it's a strategic asset for your business in Downers Grove's competitive retail landscape.



- Prime location - NW Corner of 75th & Lemont Rd
- Average Household Income of \$126K (10 miles)
- VPD - 32K on 75th Street & 13K on Lemont
- Daytime Population - 115K
- 640K Residents within 20 minute drive
- 793K Residents within 10 miles
- 708 surface parking spaces
- Significant frontage on 75th Street
- Median Age 42 years old
- Pylon Sign

**Brad Belden**

Senior Vice President  
847 698 8232  
Brad.Belden@colliers.com

**Chris Irwin**

Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com