

30 W 63RD STREET

30 W. 63rd Street, Westmont, IL 60559



Brand new retail-ready
space for sublease



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AVAILABILITY



Sublease Opportunity

Available space: 35,000 SF

Master lease expires: 12/31/2035

Fully built-out grocery store.

Flexible Terms.

FF&E is available.

Building Details



Free standing former Amazon Fresh. New construction. Built in 2020.



The building is at the busy lighted intersection of 63rd Street and Cass Avenue.



Located next door is LA Fitness and Mariano's with Raising Cane's, Burger King and Walgreens in the outlot buildings.



63rd Street	20,820 VPD
Cass Avenue	15,929 VPD

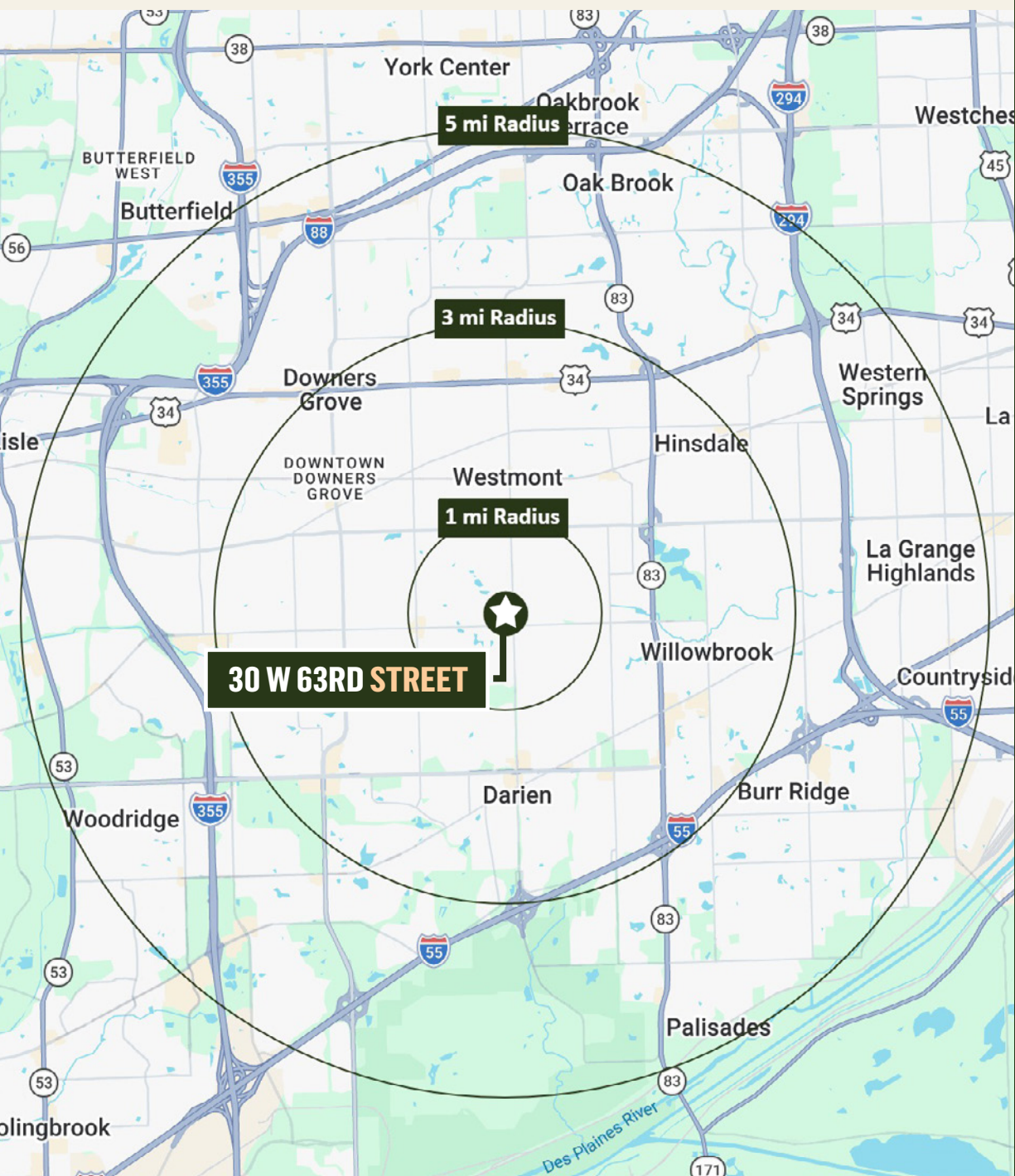
SPACE PHOTOS





WESTMONT RETAIL AERIAL

MARKET COVERAGE



Demographics

2026	1 Mile	3 Miles	5 Miles
Total Population	16,981	116,238	234,184
Total Households	7,284	47,164	94,468
Total Daytime Population	4,076	50,496	167,439
Average HH Income	\$140,052	\$192,326	\$198,296
Median Age	40.7	43.4	43.6

Annual Total Consumer Expenditure

	miles	1	\$16.17 M
		3	\$117.1 M
		5	\$234.44 M
Apparel & Services			
	miles	1	\$48.17 M
		3	\$332.83 M
		5	\$666.61 M
Food at Home			
	miles	1	\$36.11M
		3	\$264.01 M
		5	\$528.52 M
Food Away from Home			
	miles	1	\$7.88M
		3	\$55.32 M
		5	\$110.79 M
Personal Care			

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EDGEMARK



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