



Hobson Road Center

3010 Hobson Road, Woodridge, IL 60517

Property Highlights

- Shopping Center Improvements recently completed!
- New facade, new roof, painting, LED lighting and parking lot improvements
- City offering Tenant Improvement incentives
- Located in Woodridge near Naperville and Bolingbrook
- Well located with close proximity to I-355 and immediately east of Seven Bridges
- Over 30,000 VPD in front of center



Building Summary

Building Size:	32,921 SF
Available SF:	1,200 - 7,900 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.05/SF



LUCKY STAR



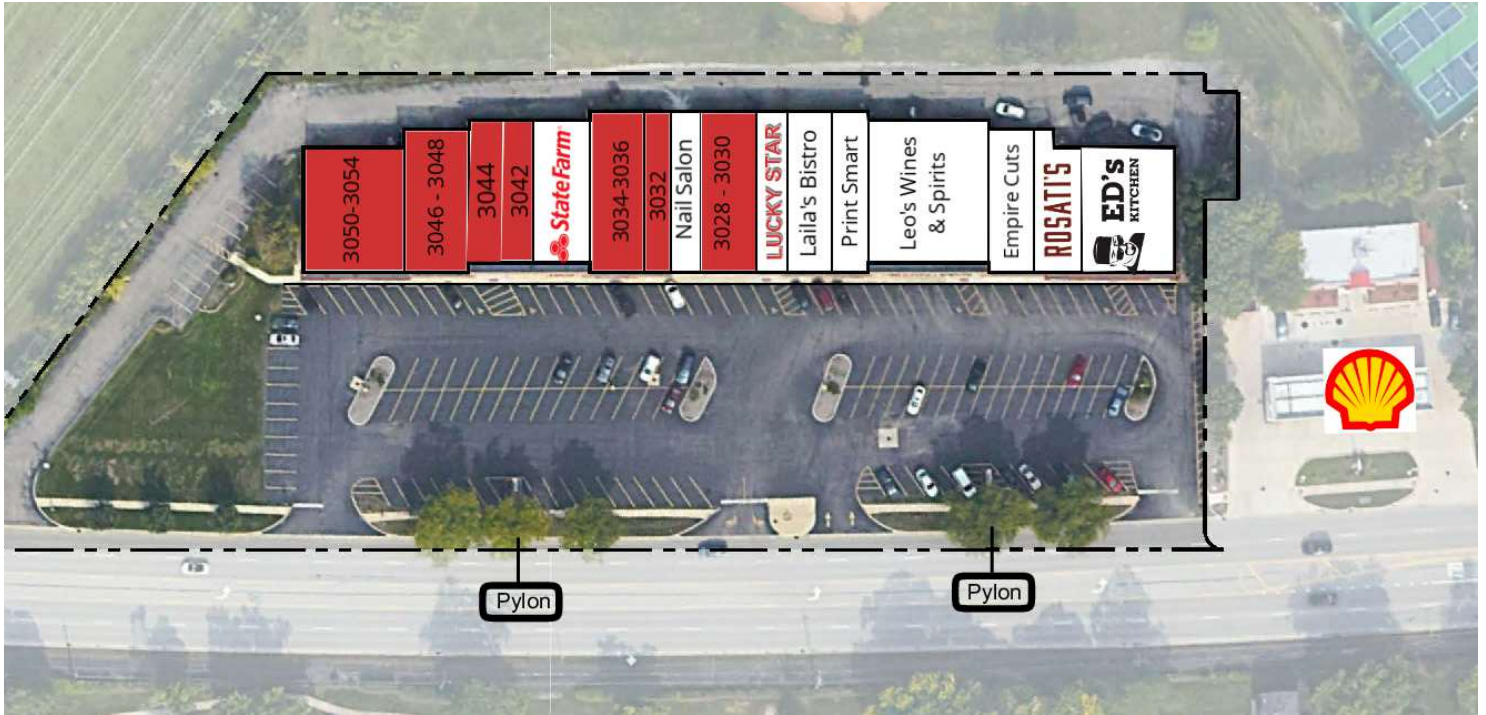
State Farm

Leo's Wines & Spirits

Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 3010-3012	Ed's Kitchen	3,556 SF	Suite 3030B	Alyse Marie Nail Salon	1,200 SF
Suite 3014	Rosati's Pizza	1,440 SF	Suite 3032	Available	1,200 SF
Suite 3016	Empire Cuts Barber Shop	1,377 SF	Suite 3034 - 3036	Available	2,400 SF
Suite 3018 - 3022	Leo's Wine & Spirits	4,550 SF	Suite 3038 - 3040	State Farm	2,100 SF
Suite 3024	Print Smart	1,600 SF	Suite 3042	Available	1,225 - 2,450 SF
Suite 3026	Mike & Laila's Bistro	2,000 SF	Suite 3044	Available	1,225 - 2,450 SF
Suite 3028	Lucky Star Restaurant	1,200 SF	Suite 3046 - 3048	Available	2,450 SF
Suite 3028A - 3030A	Available	2,400 SF	Suite 3050 - 3054	Available	3,000 SF

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BlackGate

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Additional Photos

Hobson Road Center

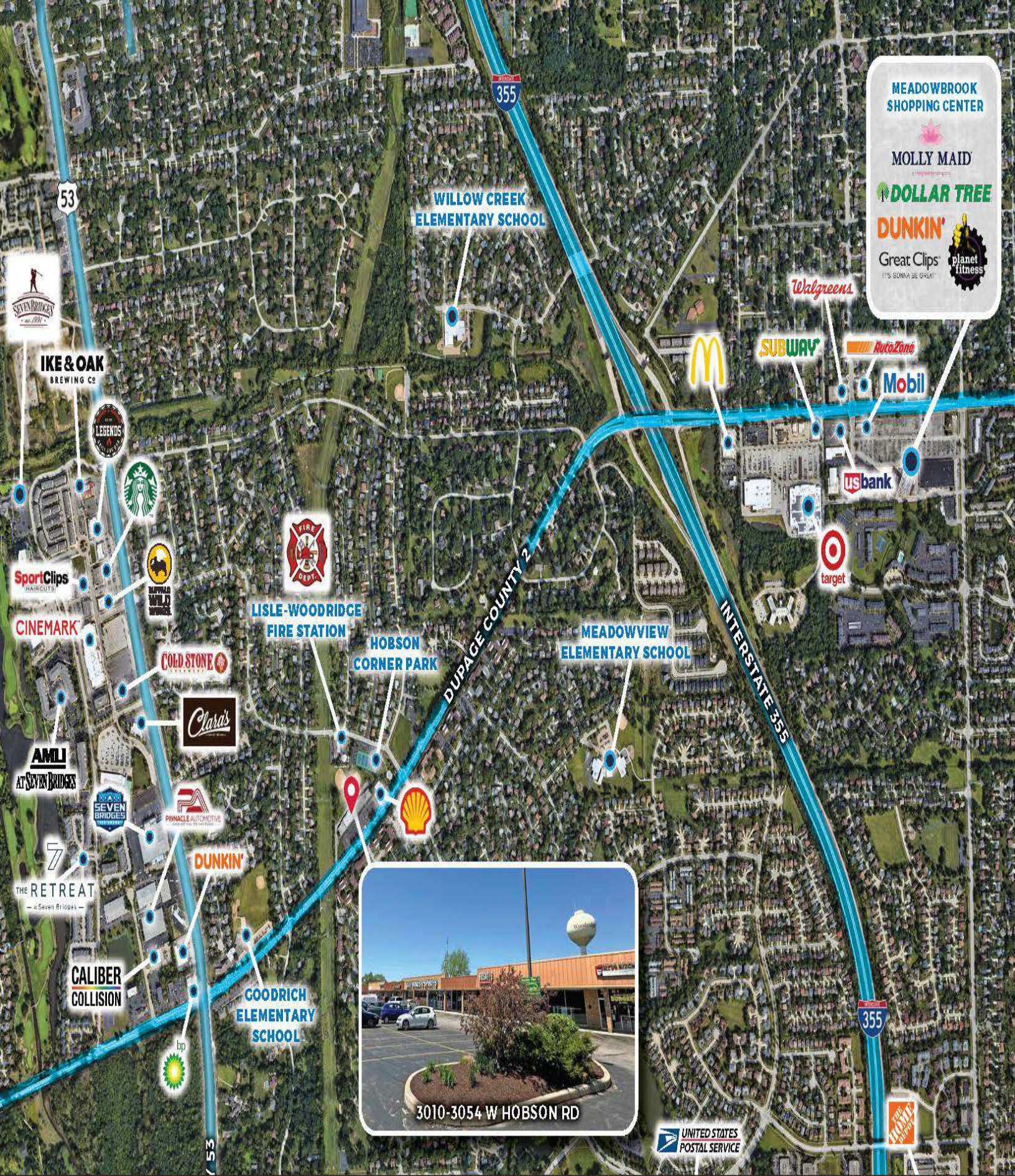
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- MEADOWBROOK SHOPPING CENTER
- MOLLY MAID
- DOLLAR TREE
- DUNKIN'
- Great Clips
- planet fitness



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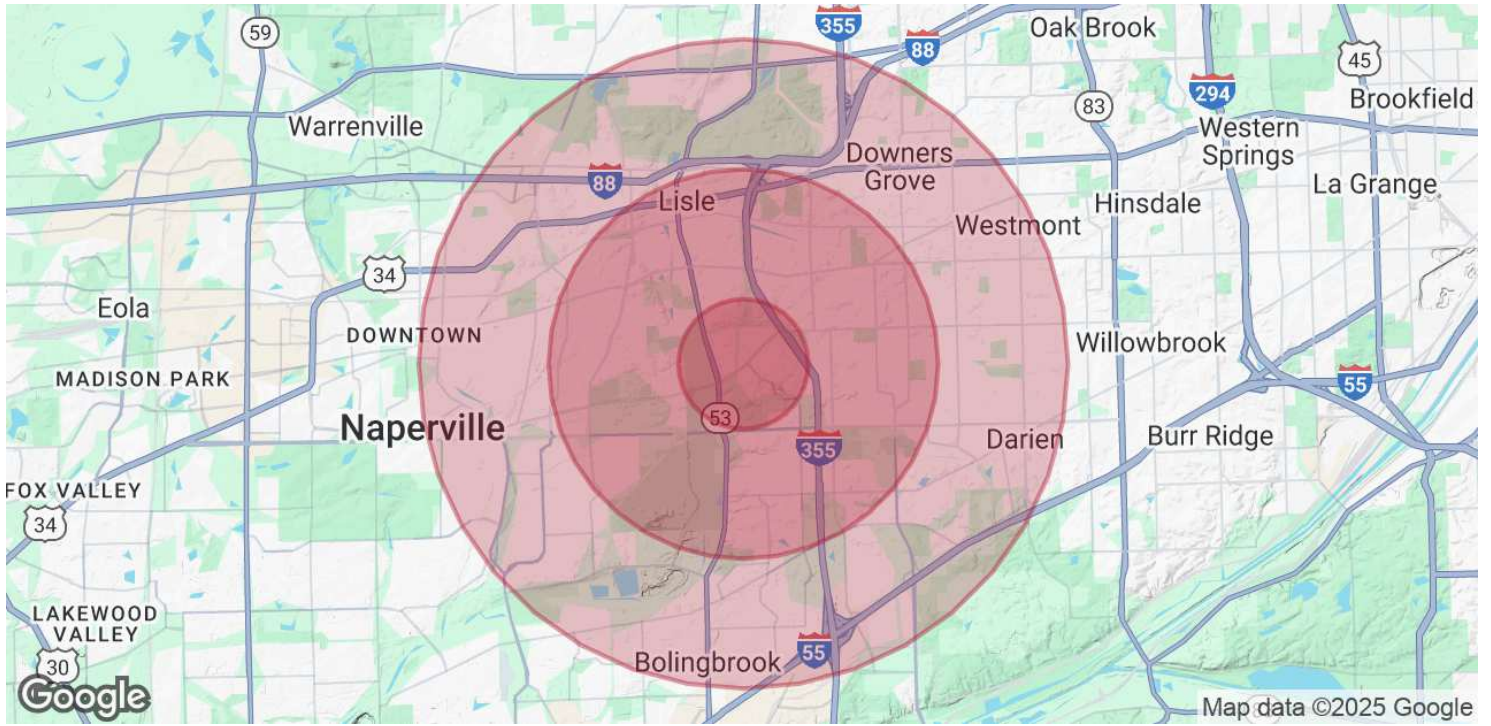
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,761	92,634	263,461
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,567	37,719	102,078
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$133,585	\$146,280	\$151,888
Average House Value	\$376,040	\$442,221	\$467,831

Demographics data derived from AlphaMap