

Thatcher Woods Center

8301 W Belmont Ave, River Grove, IL 60171 | SEC of Cumberland & Belmont



Contact us for more information:

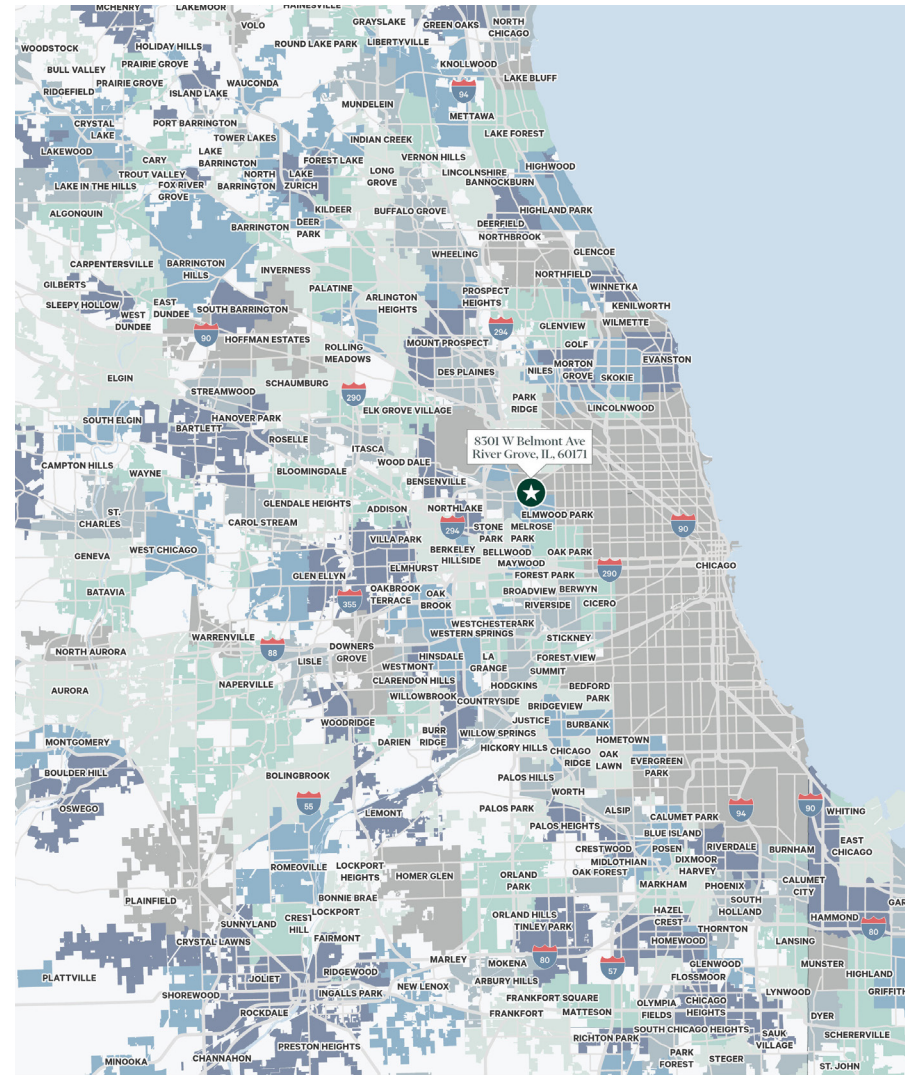
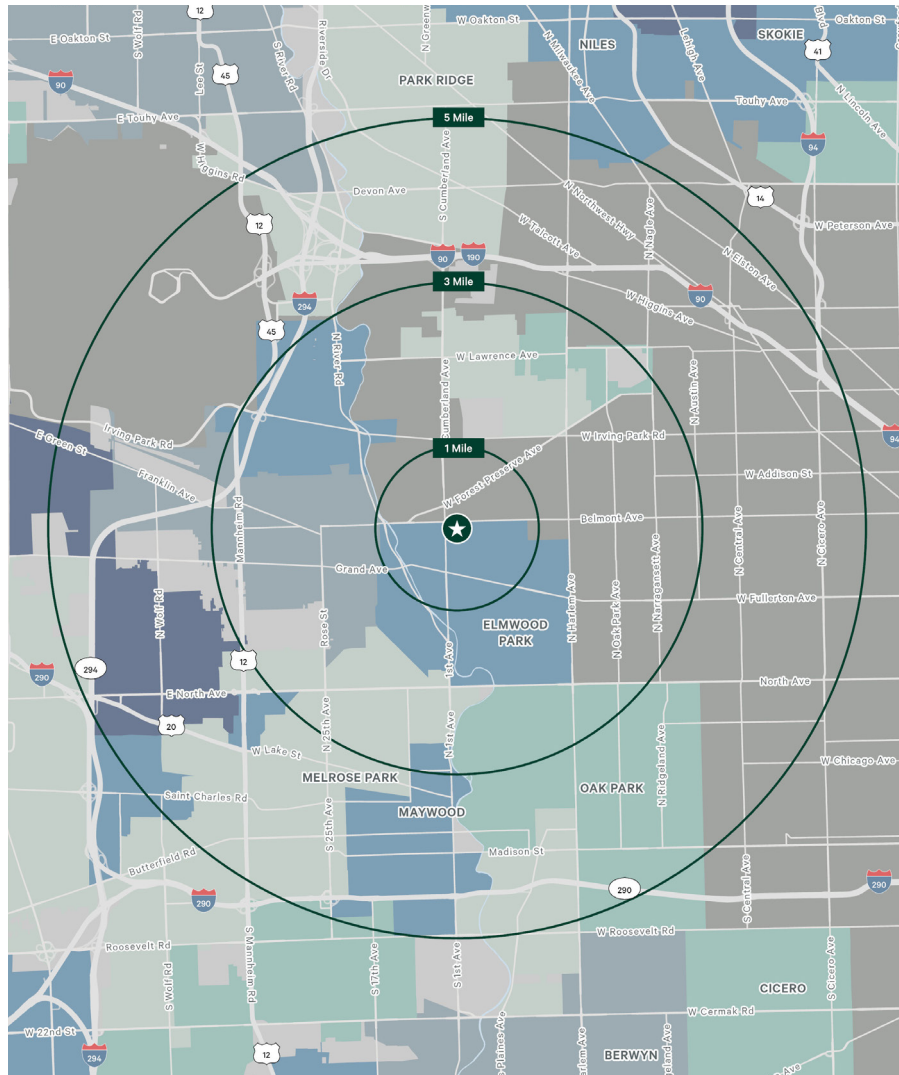
[cbre.com/thatcherwoods](https://www.cbre.com/thatcherwoods)

Sean McCourt
Senior Vice President
+1 312 297 7688
sean.mccourt@cbre.com

Alex Corno
First Vice President
+1 312 935 1015
alex.corno@cbre.com

CBRE

Maps



WITHIN 5 MILES:



Population: 608,640



Households: 231,499



Average HH: \$112,121



Daytime Population: 551,000



ANCHOR SPACE FOR LEASE

- + 17,500 SF
- + 14,078 SF (Divisible)

PHENOMENAL DEMOGRAPHICS WITH TREMENDOUS DENSITY

- + 608,640 People within 5 Miles
- + \$112,121 Avg HH Income

EASY ACCESS AT HIGH TRAFFIC INTERSECTION

- + Multiple Access Points with 2 Traffic Lights
- + 45,500 VPD at Belmont and Cumberland

GREAT RETAIL LINE-UP WITH GROCERY ANCHOR

- + Ross, Binny's, Rich's Fresh Market, Walgreens and more!

Site Plan

SUITE	TENANT	SF
1	Walgreens	15,503
2	Ross Dress for Less	24,492
3	AVAILABLE	17,500
4A	LEASE PENDING	7,000
4B	AVAILABLE	14,078
5	AVAILABLE	1,166
6	River Nails Spa	2,916
8	Stella's Place	1,975
9	Magic Touch Cleaners	1,950
10	Binny's Beverage Depot	16,800
11	Rich's Fresh Market	63,111
12	Jasmine Specialty Desserts & Cafe	2,450
13	Boba Heaven	1,737
14	Hallmark	4,532
15	Wernick Key & Lock Service	1,334
16	Sky Hookah & Tobacco	1,051
17	All Check Cashing	665
18	Dunkin' Donuts	2,056
19	Goody's Fast Foods	2,008
20	Great Clips	903
21	Citgo Gas	2,000
23	D'Agostino's	5,100
Total GLA		192,824



Population	1 MILE	3 MILES	5 MILES	7 MILES				
2024 Population - Current Year Estimate	23,533	210,492	608,640	1,159,134				
2029 Population - Five Year Projection	22,915	204,058	591,405	1,125,851				
2020 Population - Census	24,438	218,743	631,679	1,205,047				
2010 Population - Census	24,008	214,811	626,525	1,207,098				
2020-2024 Annual Population Growth Rate	-0.88%	-0.90%	-0.87%	-0.91%				
2024-2029 Annual Population Growth Rate	-0.53%	-0.62%	-0.57%	-0.58%				
Households								
2024 Households - Current Year Estimate	9,159	79,193	231,499	439,968				
2029 Households - Five Year Projection	9,162	78,960	231,755	440,568				
2020 Households - Census	9,232	80,154	233,285	443,024				
2010 Households - Census	9,013	77,864	223,721	422,033				
2020-2024 Compound Annual Household Growth Rate	-0.19%	-0.28%	-0.18%	-0.16%				
2024-2029 Annual Household Growth Rate	0.01%	-0.06%	0.02%	0.03%				
2024 Average Household Size	2.56	2.63	2.61	2.61				
Household Income								
2024 Average Household Income	\$97,018	\$108,002	\$112,121	\$113,652				
2029 Average Household Income	\$113,170	\$125,703	\$130,131	\$131,763				
2024 Median Household Income	\$77,866	\$80,560	\$80,864	\$80,522				
2029 Median Household Income	\$86,469	\$93,412	\$93,339	\$93,339				
2024 Per Capita Income	\$38,401	\$40,658	\$42,636	\$43,194				
2029 Per Capita Income	\$46,013	\$48,668	\$50,980	\$51,623				
Housing Units								
2024 Housing Units	9,644	83,724	248,127	473,685				
2024 Vacant Housing Units	485	5.0%	4,531	5.4%	16,628	6.7%	33,717	7.1%
2024 Occupied Housing Units	9,159	95.0%	79,193	94.6%	231,499	93.3%	439,968	92.9%
2024 Owner Occupied Housing Units	6,367	66.0%	53,470	63.9%	142,296	57.3%	253,375	53.5%
2024 Renter Occupied Housing Units	2,792	29.0%	25,723	30.7%	89,203	36.0%	186,593	39.4%
Education								
2024 Population 25 and Over	17,276	151,543	431,364	816,392				
HS and Associates Degrees	10,731	62.1%	86,659	57.2%	228,982	53.1%	411,601	50.4%
Bachelor's Degree or Higher	5,047	29.2%	45,474	30.0%	146,003	33.8%	297,141	36.4%
Place of Work								
2024 Businesses	406	5,334	17,873	34,524				
2024 Employees	3,483	69,902	236,362	439,949				



Sean McCourt
Senior Vice President
+1 312 297 7688
sean.mccourt@cbre.com



Alex Corno
First Vice President
+1 312 935 1015
alex.corno@cbre.com

cbre.com/thatcherwoods



321 N Clark St, Suite 3400 | Chicago, IL 60654

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.