



Location Finders Brokerage LLC
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

444-464 N. Weber Road
Romeoville, IL

Retail Space Available

4,742 SF

MARKET SUMMARY

- Less than one mile to I-55 (100K+ VPD)
- Located on main retail corridor in town
- A densely populated high traffic area (34K+ VPD on Weber Road.)
- Close proximity to Joliet Junior College
- Strong Demographics - Median Household Income \$85,000+ within 3 mile radius

DEMOGRAPHICS

POPULATION	1 Mile	7,244
	3 Mile	60,269
	5 Mile	145,732
# HOUSEHOLDS	1 Mile	3,229
	3 Mile	19,144
	5 Mile	45,762
MEDIAN HH INCOME	1 Mile	\$64,982
	3 Mile	\$87,755
	5 Mile	\$96,613

CONTACT

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SITE SUMMARY

- **Space:** 4,742 SF (Divisible)
 - Fully built-out restaurant space
- **Building Size:** 29,863
- **Zoning:** B3
- **Lot Size:** 2.8 AC
- **Signage:** Pylon sign
- **Parking:** +/- 200 spots
- **Access:** From Weber Rd.
- **Neighborhood Retailers:** Walgreens, Ace Hardware, Chase, PNC, UPS, Vasa Fitness, and many more.

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This information contained is obtained from sources we deem reliable. We have no reason to doubt its accuracy but do not guarantee it.