

# Thatcher Woods Center

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



Contact us for more information:

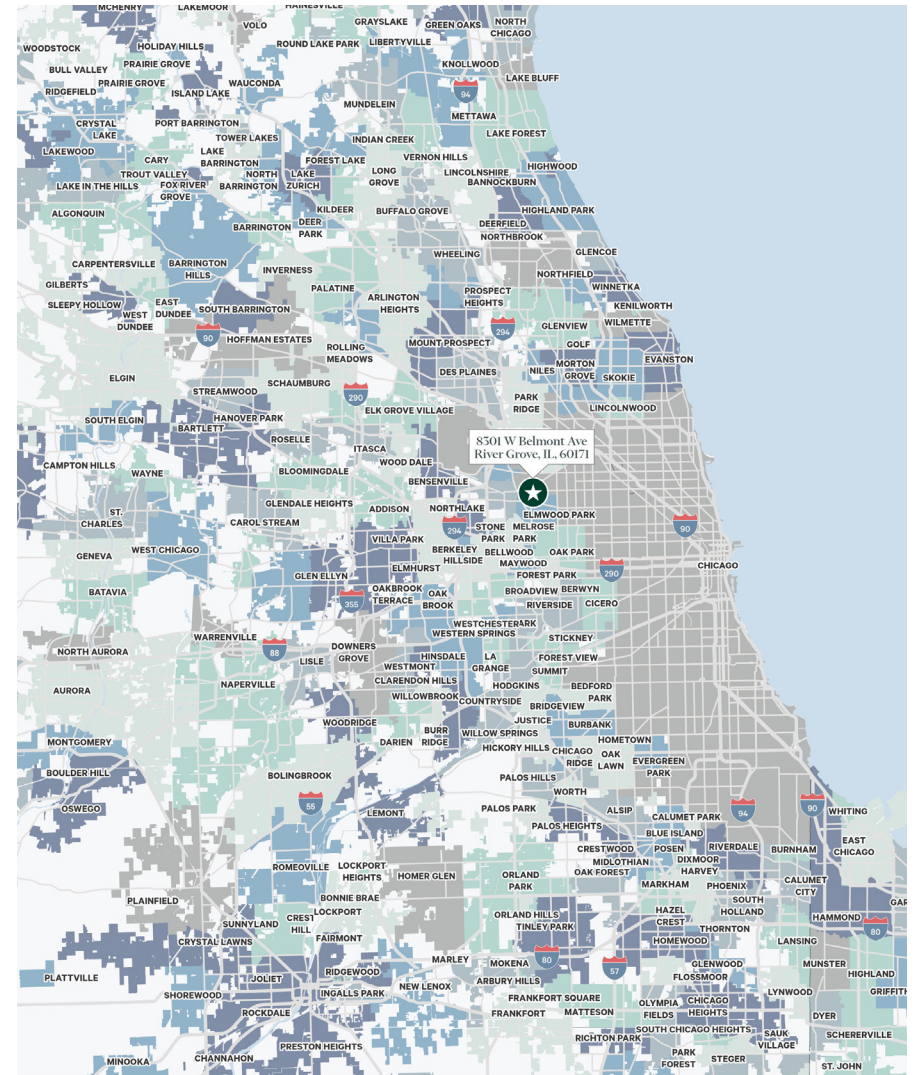
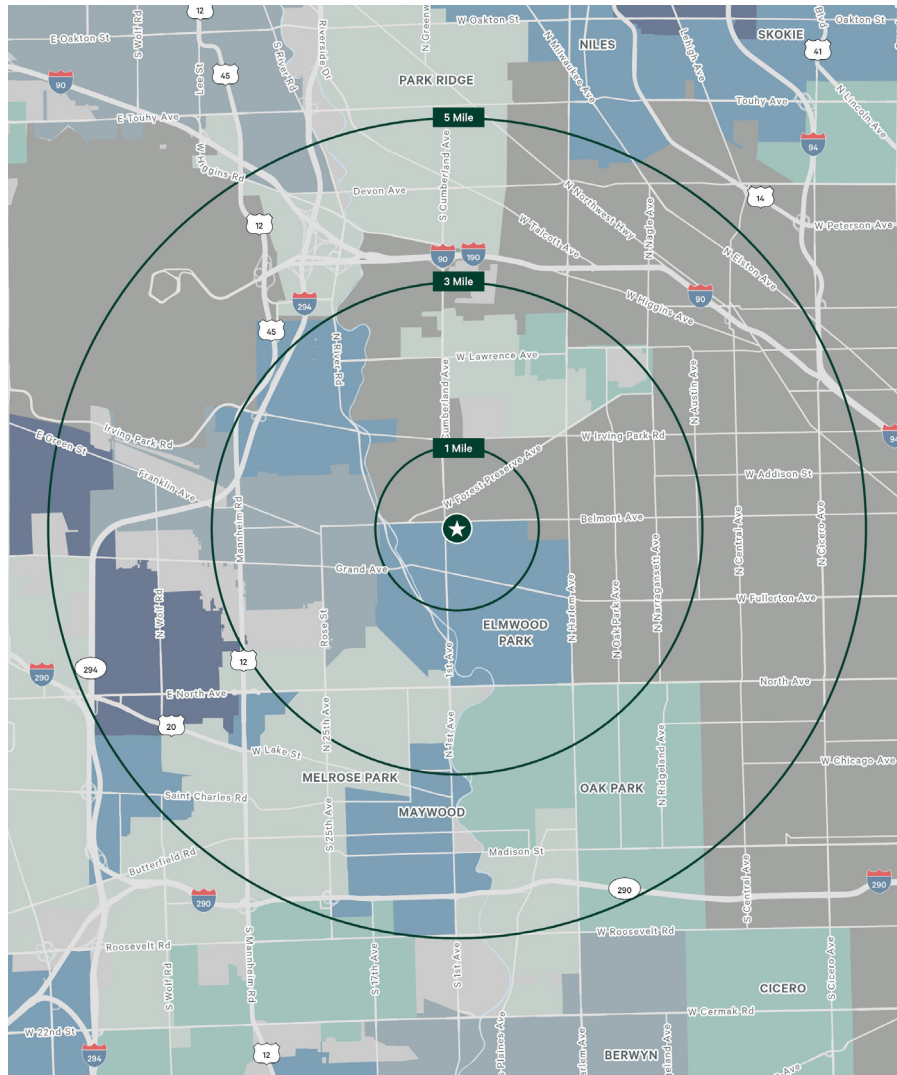
Sean McCourt  
Senior Vice President  
+1 312 297 7688  
sean.mccourt@cbre.com

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

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

**CBRE**

# Maps



## WITHIN 5 MILES:



Population: 608,640



Households: 231,499



Average HH: \$112,121



Daytime Population: 551,000



### ANCHOR SPACE FOR LEASE

- + 14,078 SF (Divisible)
- + 183' of Frontage to easily divide into 2 spaces

### PHENOMENAL DEMOGRAPHICS WITH TREMENDOUS DENSITY

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

### EASY ACCESS AT HIGH TRAFFIC INTERSECTION

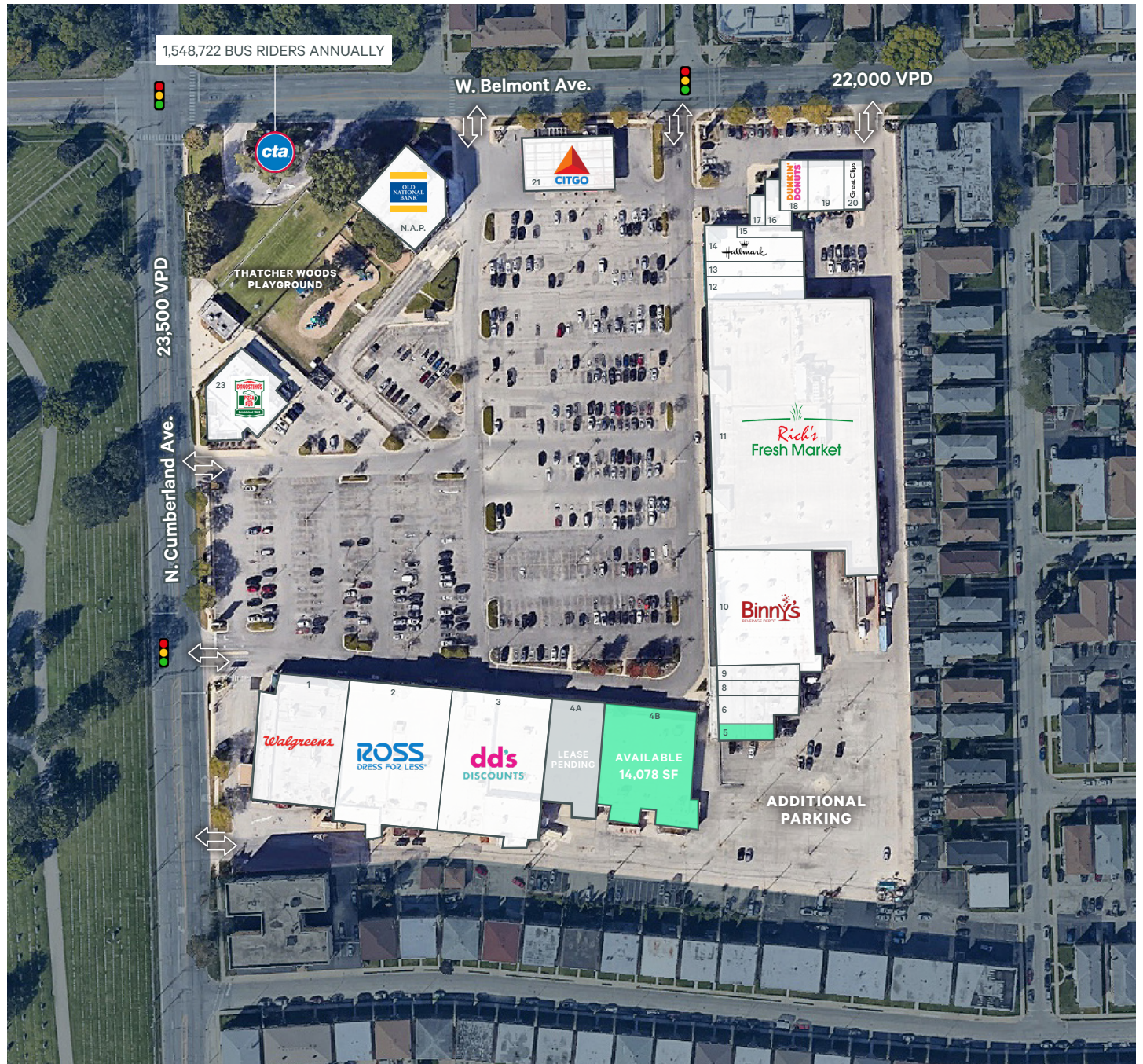
- + Multiple Access Points with 2 Traffic Lights
- + 45,500 VPD at Belmont and Cumberland

### GREAT RETAIL LINE-UP WITH GROCERY ANCHOR

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

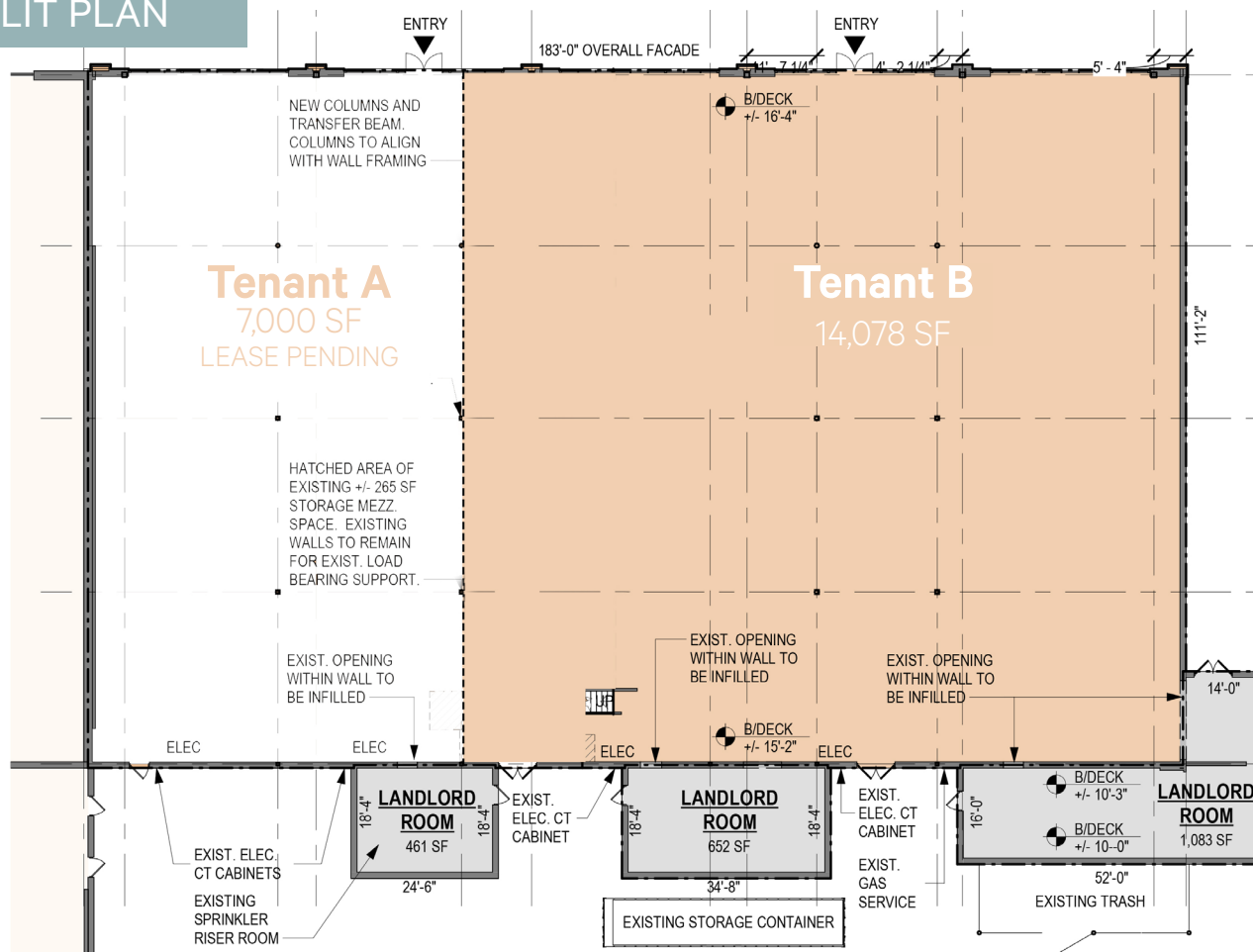
# Site Plan

SUITE	TENANT	SF
1	Walgreens	15,503
2	Ross Dress for Less	24,492
3	dd's Discounts	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





## CONCEPTUAL SPLIT PLAN



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				



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First Vice President  
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321 N Clark St, Suite 3400 | Chicago, IL 60654

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