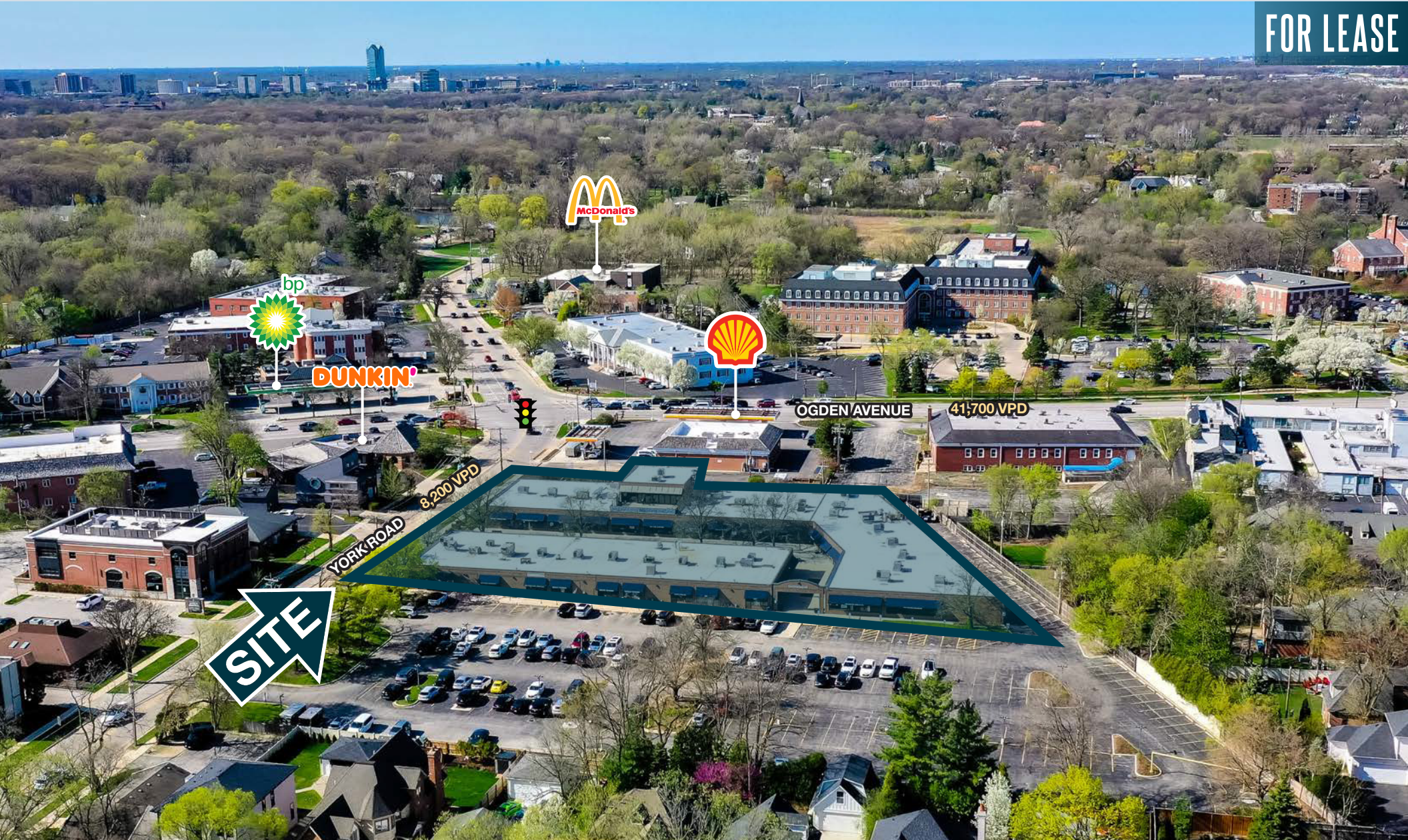


777 N. YORK RD / HINSDALE, IL



THE GATEWAY AT YORK

FOR LEASE



SITE

8,200 VPD
YORK ROAD

OGDEN AVENUE 41,700 VPD

SITE DETAILS

AVAILABILITY

- #9A - 1,070 SF
- #13 - 1,342 SF
- #14 - 4,535 SF - 2 Level Restaurant Space Available
- #17-18 - 2,685 SF - Restaurant Space Available

ADDRESS

777 N. York Rd
Hinsdale, IL

NEIGHBORING TENANTS

DUNKIN'



FEATURES

- Full exterior renovation upgrading the facade to begin in Q2 2026
- Conveniently located off the heavily trafficked York Rd x Ogden Ave intersection
- Over 41,700 vehicles per day at the intersection
- Average Household Income of \$229,706 within a 3-mile radius
- Very High Daytime Population due to neighboring Medical Office Buildings owned and operated by Chicagoland Hospital Systems
- Less than a mile from I-294 and less than two miles from Route 83/Kingery Highway

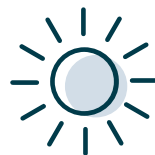
DEMOGRAPHICS WITHIN 3 MILES



Avg
Household
Income
\$229,706



Population
83,802



Daytime
Population
119,493



SITE PLAN



#	Tenant	Size
1A	Jimmy Johns	2,409 SF
1B	Paris312	1,706 SF
4	Prime N Tender Meats	1,344 SF
5-6	Spark Fitness	2,677 SF
7	Gateway Cleaners	1,338 SF
8	Avenue Eyecare	1,345 SF
9	Book Nook	979 SF
9A	Available	1,070 SF
10	Kinga Orthopedic Shoes	726 SF
11	Impact	2,766 SF
13	Available	1,342 SF
14	Available (2 Level Restaurant Space)	4,535 SF
17-18	Available (Restaurant Space)	2,685 SF
19	The Bar Method	2,377 SF
21	Premier Martial Arts	1,706 SF
22	Angel's Pancake Cafe	3,681 SF
23	Sage Wellness Sanctuary	2,736 SF
24-25	IDesign Salon	5,271 SF



REDEVELOPMENT RENDERING



AERIAL



extended
STAY
AMERICA

FIFTH THIRD
BANK

BW
Best
Western

CLUB PILATES

Mobil

ROSATTI'S
PIZZA

GRILL
89

66,500 VPD

KINGERY HWY

WHINSDALE AVE

OGDEN AVENUE 41,700 VPD

YORK RD

294

34

Shell

McDonald's

WHOLE
FOODS
MARKET

LAND-ROVER

bp

CHASE

DUNKIN'

SITE

- the way method
- SPARK FITNESS TRINCOLE
- AVENUE EYECARE
- design
- KINGA
- HINSDALE ANIMAL HOSPITAL
- AT THE FOREFRONT UChicago Medicine

AT THE FOREFRONT
UChicago
Medicine

WINTRUST
BANK

The UPS Store

EINSTEIN BROS
BAGELS

Starbucks

W

ACE
Hardware

FedEx
Office

verizon

corepower
YOGA

duly
HEALTH AND CARE

BMO

VISTRO
PRIME

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