

1550 W. 75th Street, Downers Grove, IL

**\$18.00/SF NNN**



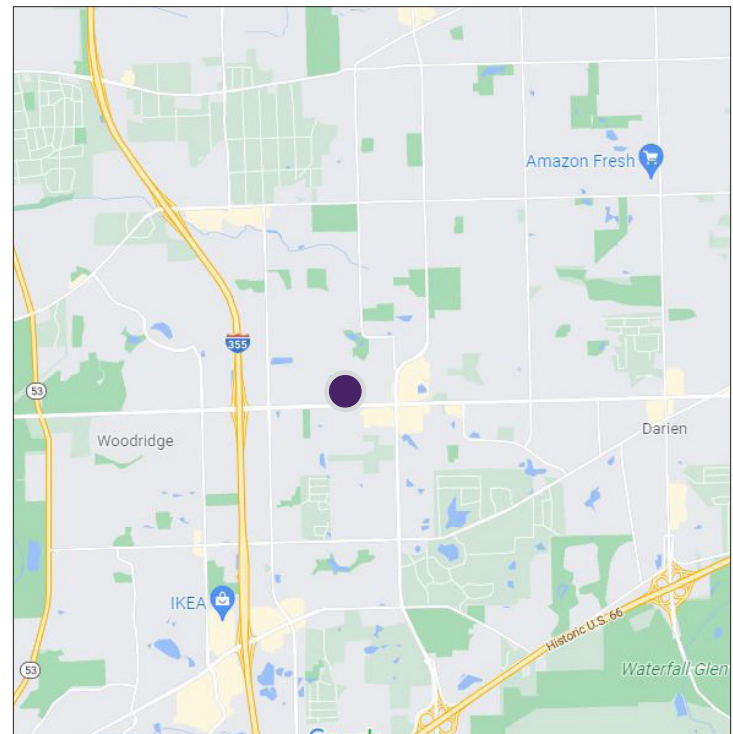
## Property Highlights

- 18,500 SF former fitness center in prime location
  - 3,591 SF unit - Available
  - 3,644 SF unit - Available
  - 11,531 SF unit - Leased to restaurant
- Spaces can be combined
- Ceiling heights -13.5' clear
- Outlot to The Grove Shopping Center with cross-access parking available
- Excellent visibility on busy 75th Street
- Located in strong retail corridor
- Close proximity to Burlington Northern-Santa Fe Railway Metra Line
- Real Estate Taxes: \$1.81/SF
- CAM: \$.50/SF
- Insurance: \$.30/SF
- Land area: 43,560 SF
- Traffic count: 31,741 vehicles daily
- Taxes (2022): \$33,487.34

## Property Overview

A 18,500 square foot retail building on busy 75th Street in the Downers Grove is available for lease. This single-story building was formerly a fitness center, Blast Fitness. The property is an outlot to The Grove Shopping Center with cross access parking. Excellent opportunity to redevelop property. Area retailers include Walmart, Kohl's, Home Depot, Ross, TJ Maxx/Home Goods, Best Buy, XSport Fitness and many more.

Located in strong retail corridor in Downers Grove, this property is just steps away from shopping, restaurants, public transportation. Downers Grove is located 20 miles from the Loop in the heart of the western suburbs. One of the major commercial corridors, 75th Street, for Downers Grove and the neighboring suburbs, this is a hub for commercial activity in the area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,428	101,956	239,561
Households	4,736	40,093	92,253
Median Income	\$87,719	\$91,610	\$93,686

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

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