



## PMAT Companies

### Downers Park Plaza – Downers Grove (Chicago), IL



#### Deal summary:

- 12,000 sf former Walgreens recently available (unit 1) 6,000 sf former Avenue vacated February 2018 (unit 7), and several LOIs for other vacancies
- Diverse anchors including long term lease with grocer anchor, Shop N Save Markets, TJ Maxx/HomeGoods combo store, Best Buy, Old Navy, Party City, Dollar Tree
- Strong anchor sales and sales growth - many national retailers ranking toward the top of their Regions
- Consistent dense and moneyed demographics with incomes over \$100,000 in 1, 3, and 5 mile radius
- Strong regional location along the 75th St retail corridor, the primary shopping destination serving the Downers Grove and neighboring Darien and Woodridge communities
- Highly visible site located at a signalized intersection featuring monument signage with heavy daytime traffic on 75th St and Lemont Rd (more than 61,000 CPD combined)

#### Demographic Overview:

	1 Mile	3 Mile	5 Mile
Population	12,000	103,000	231,000
White Collar	75%	73%	73%
Average HH Income	\$104,000	\$105,000	\$112,000





# PMAT Companies



Revision Date: 09/15/17  
Original Date: 08/25/17



- TENANT**
- 1 Available
  - 2 Shop & Save Market
  - 3 Dress Barn
  - 4 Hallmark Gold Crown
  - 5 Boris
  - 6 Available
  - 7 Available
  - 8 Feet Feel Spa
  - 9 Available
  - 10 Dollar Tree
  - 11 Home & Manor
  - 12 Available
  - 13 Lemont Street Cafe
  - 14 Auto Club
  - 15 Alivio Dental Care
  - 16 La Tan
  - 17 Menchie's Frozen Yogurt
  - 18 Cartridge World
  - 19 GameStop
  - 20 State Farm Insurance
  - 21 3 Corners Grill & Tap
  - 22 Burger King
  - 23 PNC Bank
  - 24 Taco Bell Express
  - 25 Empress Nails
  - 28 TJ Maxx
  - 29 Payless ShoeSource
  - 30 Enterprise Rent-A-Car
  - 31 Old Navy
  - 32 Party City
  - 33 Best Buy
  - 34 Available

Availability

**Site Address: 7241 Lemont Rd, Downers Grove, IL 60516**