

248 E. ROOSEVELT RD.
LOMBARD, IL 60148

COMMERCIAL STOREFRONT/OFFICE



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INTERIOR PHOTOS



248 E. ROOSEVELT
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PG. 2

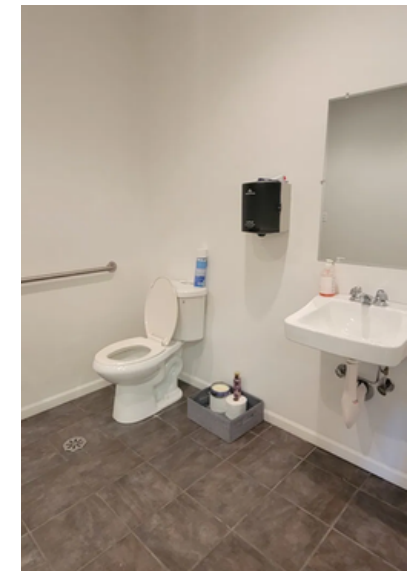


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PG. 3



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PG. 4

NOT TO SCALE- FOR LAYOUT PURPOSES ONLY INTERIOR LAYOUT



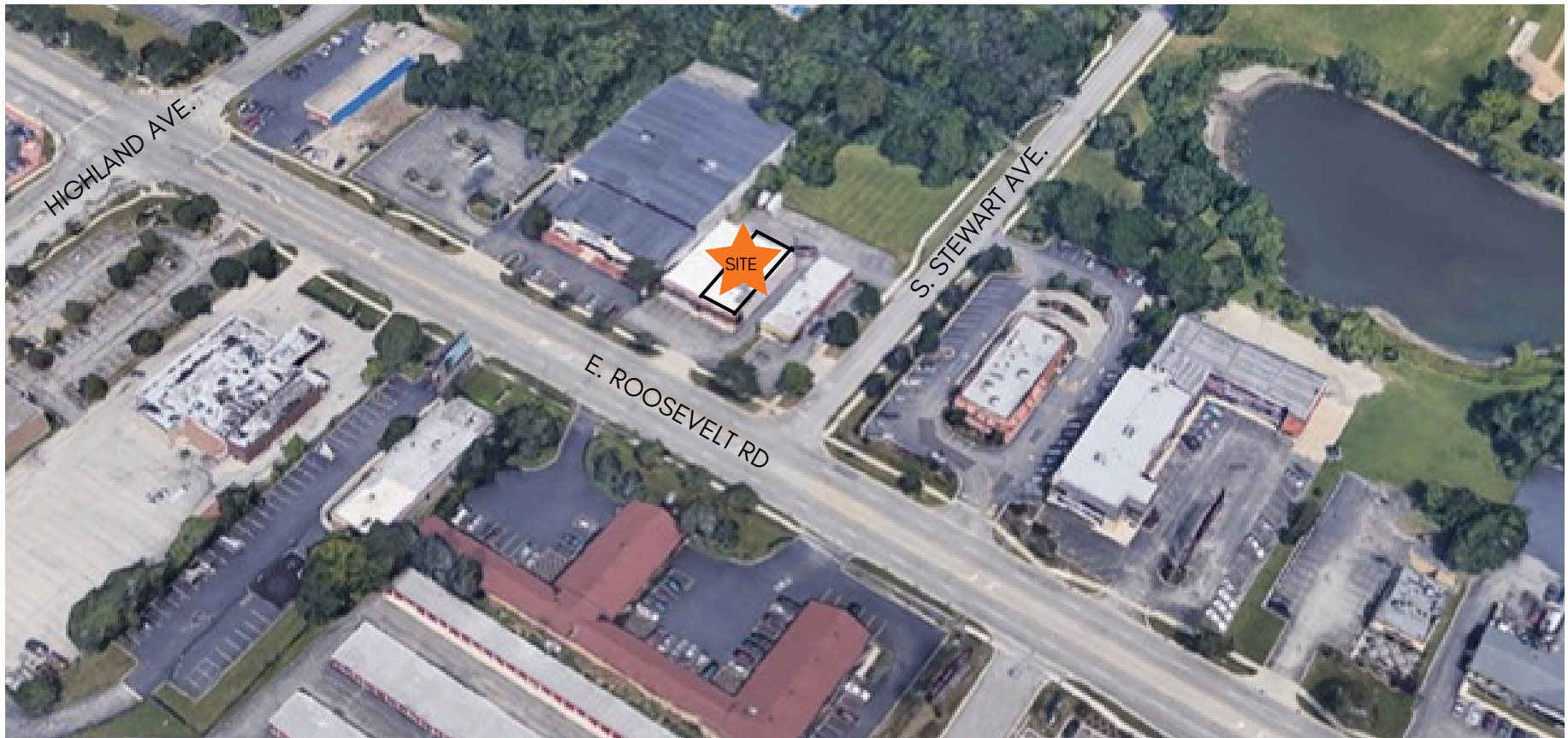
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PG. 5

AERIAL VIEW



MAP DATA © 2019 GOOGLE EARTH

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PG. 6

TRADE AREA SUMMARY

Attribute Summary for Lombard, IL 60148

Median Household Income

\$96,718

Source: 2024/2029 Income (Esri)

Median Age

40.0

Source: 2024/2029 Age: 5 Year
Increments (Esri)

Total Population

52,762

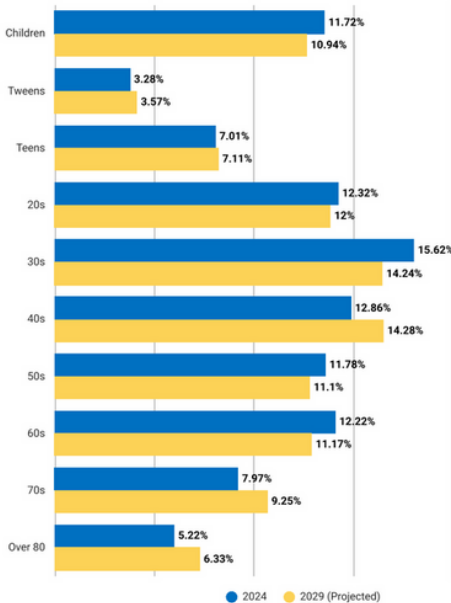
Source: 2024 Age: 1 Year Increments
(Esri)

1st Dominant Segment

Pleasantville

Source: 2024 Tapestry Market
Segmentation (Households)

Population by Age



Top Tapestry Segments	Pleasantville	Enterprising Professionals	Old and Newcomers	City Lights	Savvy Suburbanites
% of Households	7,508 (35.0%)	4,014 (18.7%)	2,805 (13.1%)	1,331 (6.2%)	759 (3.5%)
Lifestyle Group	Upscale Avenues	Upscale Avenues	Middle Ground	Middle Ground	Affluent Estates
Urbanization Group	Suburban Periphery	Suburban Periphery	Metro Cities	Urban Periphery	Suburban Periphery
Residence Type	Single Family	Multi-Units; Single Family	Single Family; Multi-Units	Multi-Units; Single Family	Single Family
Household Type	Married Couples	Married Couples	Singles	Married Couples	Married Couples
Average Household Size	2.84	2.48	2.1	2.56	2.78
Median Age	42.6	36.9	39.7	40.2	44.1
Diversity Index	73	78.9	62.9	82.9	49.7
Median Household Income	\$122,800	\$113,000	\$60,300	\$97,500	\$142,800
Median Net Worth	\$684,200	\$262,300	\$93,900	\$226,900	\$988,200
Median Home Value	\$581,300	\$545,000	\$282,500	\$617,500	\$513,900
Homeownership	83.6	51.7	48.6	53.4	90.7
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Some College No Degree	Bachelor's Degree	Bachelor's Degree
Preferred Activities	Enjoy outdoor gardening. Go to the beach, theme parks, museums.	Travel to foreign and domestic destinations. Eat organic and natural foods, run and do yoga.	Strong sense of community volunteer for charities. Food features convenience, frozen and fast food.	Believe in equal opportunity and attuned to the environment. Spend 7+ hours exercising per week.	They like to cook and prefer natural or organic products.. Pursue a number of sports, from skiing to golf.

URBANIZATION - Where do people like this usually live?



Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population



LIFE MODE - What are the people like that live in this area?

Upscale Avenues

Prosperous married couples living in older suburban enclaves

FROM REALTORS PROPERTY RESOURCE®

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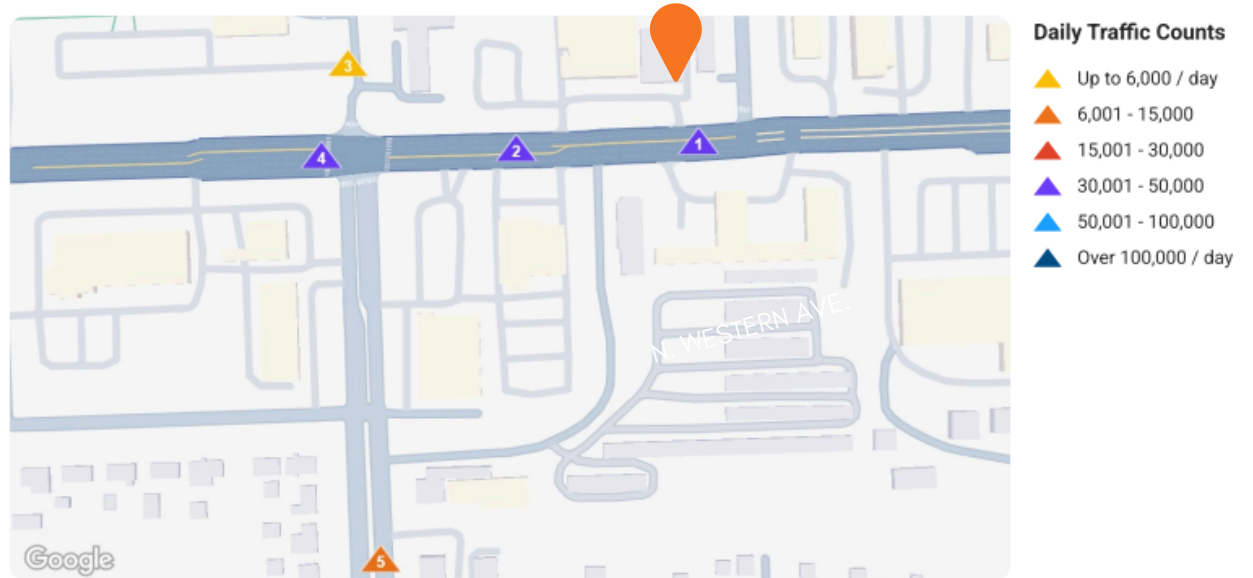


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PG. 7

TRAFFIC COUNT- AVERAGE DAILY TRAFFIC



Traffic Counts within 1 mile by Proximity

1 34,564 IL 38 2024 Est. daily traffic counts Cross: S Stewart Ave Cross Dir: E Distance: 0.01 miles Historical counts Year ▲ Count Type 2021 ▲ 34,700 AADT	2 34,564 IL 38 2024 Est. daily traffic counts Cross: Highland Ave Cross Dir: W Distance: 0.05 miles Historical counts Year ▲ Count Type 2021 ▲ 34,700 AADT	3 1,876 Hammerschmidt Ave 2024 Est. daily traffic counts Cross: E Central Ave Cross Dir: N Distance: 0.25 miles Historical counts Year ▲ Count Type 2008 ▲ 1,900 ADT	4 34,564 IL 38 2024 Est. daily traffic counts Cross: Hammerschmidt Ave Cross Dir: E Distance: 0.01 miles Historical counts Year ▲ Count Type 2021 ▲ 34,700 AADT	5 14,622 Highland Ave 2024 Est. daily traffic counts Cross: E 13th Pl Cross Dir: S Distance: 0.03 miles Historical counts Year ▲ Count Type 2012 ▲ 13,900 AADT 2008 ▲ 18,100 AADT 2005 ▲ 13,300 ADT 2001 ▲ 11,100 AADT 1993 ▲ 9,100 AADT
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AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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PG. 8