

# Roosevelt Glen

## FOR MORE INFORMATION:

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*Principal*

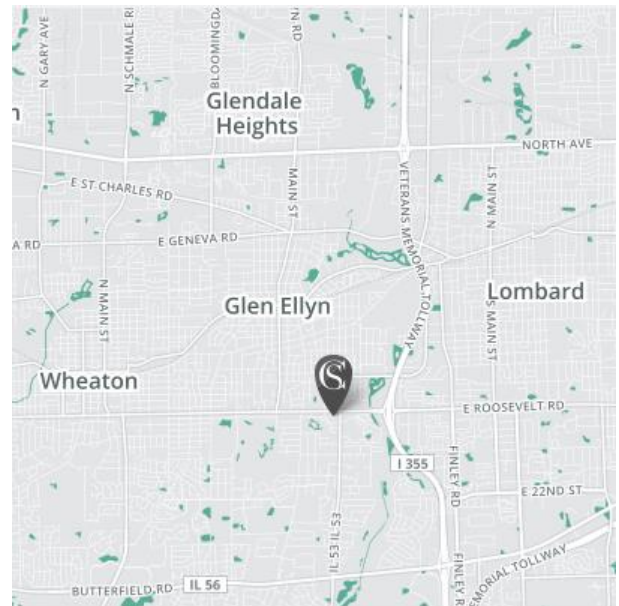
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## MIXED USE DEVELOPMENT – OFFICE SPACE & OUTLOTS AVAILABLE

- > A 10.41 acre mixed-use property with available outlots and recently signed lease with Panera Bread.
- > Roosevelt Glen is situated less than a ½ mile from the I-355 interchange on Roosevelt Road.
- > Roosevelt Glen benefits from the strong demographics of Glen Ellyn, Wheaton, and Downers Grove, in addition to the considerable daytime population from the adjacent office park.
- > The property features four access points: two along Roosevelt Rd., one on Nicoll Way and one on Pershing Ave. Additionally, the corners of Roosevelt and Nicoll and Pershing and Route 53 are signalized.
- > The property includes over 148,000 sf of well-leased office space; over 500,000 sf of office and medical space within a one block radius of the property.
- > Outlot parcels available for ground lease or built-to-suit.



### PROPERTY NAME:

Roosevelt Glen

### PHYSICAL ADDRESS:

799 W. Roosevelt Rd., Glen Ellyn, IL 60137

### TOTAL POPULATION:

1 Mile – 12,618

3 Mile – 108,321

5 Mile – 258,933

### AVERAGE HHI:

1 Mile - \$107,751

3 Mile - \$97,594

5 Mile - \$95,891

### TOTAL BLDG SIZE/GLA:

233,143 SF



# Roosevelt Glen ► VIEW 01

Glen Ellyn, IL





# Roosevelt Glen ► VIEW 02

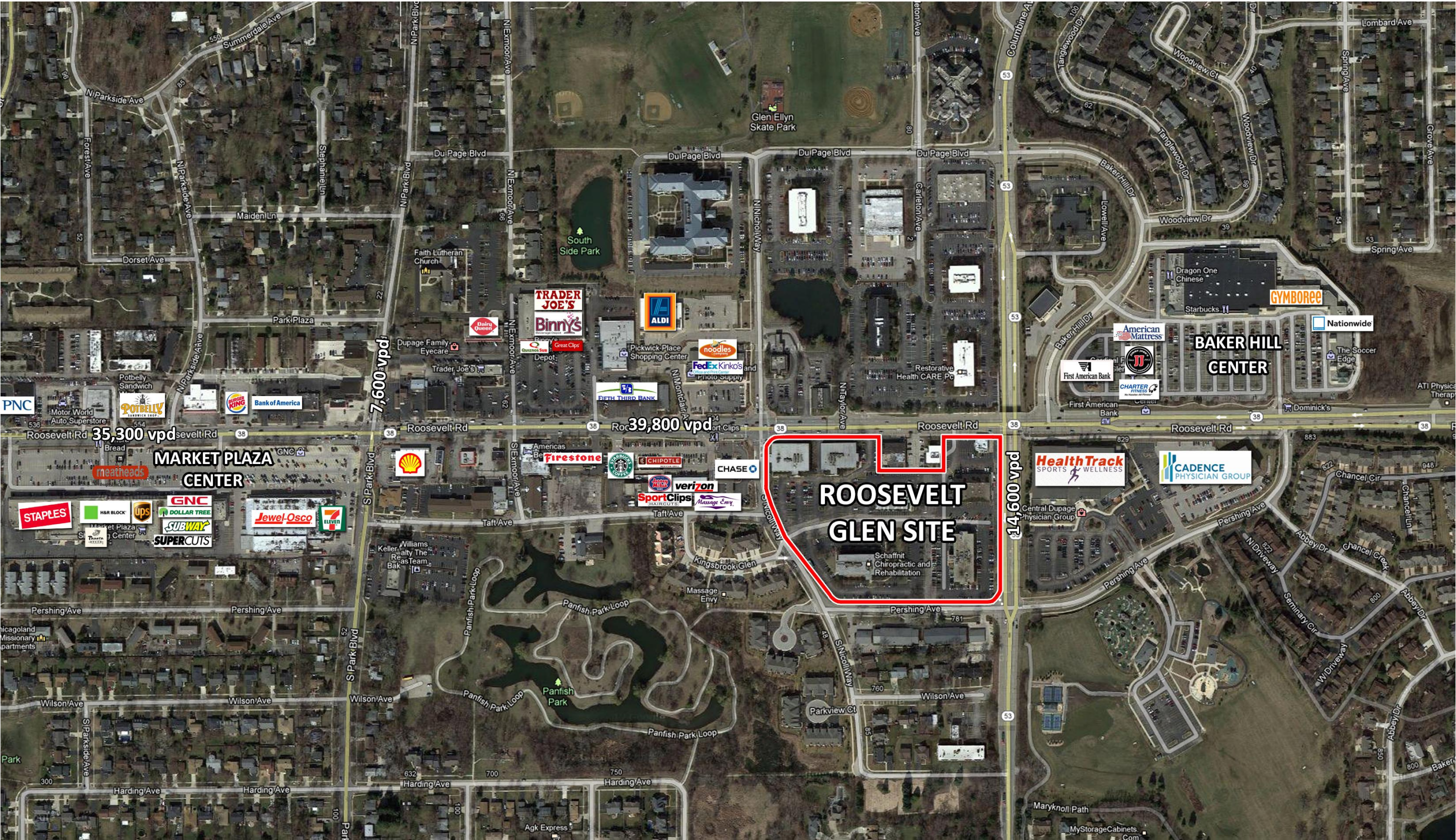
Glen Ellyn, IL





# Roosevelt Glen ► TRADE AERIAL

Glen Ellyn, IL





# SUMMARY DEMOGRAPHIC PROFILE

Project: Roosevelt Glen Corporate Center

Location: Glen Ellyn, IL



December 2016

|  | 1 Mile Radius |                | 3 Mile Radius |                | 5 Mile Radius |                |
|--|---------------|----------------|---------------|----------------|---------------|----------------|
| <b>Population</b>                            |               |                |               |                |               |                |
| 2021 Projection                              | 13,152        |                | 110,522       |                | 262,470       |                |
| 2016 Estimate                                | 12,812        |                | 108,938       |                | 259,702       |                |
| 2010 Census                                  | 12,331        |                | 106,516       |                | 255,542       |                |
| <b>Households</b>                            |               |                |               |                |               |                |
| 2021 Projection                              | 4,741         |                | 43,176        |                | 100,858       |                |
| 2016 Estimate                                | 4,608         |                | 42,241        |                | 99,055        |                |
| 2010 Census                                  | 4,411         |                | 40,722        |                | 96,142        |                |
|  | <i>Number</i> | <i>Percent</i> | <i>Number</i> | <i>Percent</i> | <i>Number</i> | <i>Percent</i> |
| <b>Population by Race</b>                    | 12,812        | 100.00%        | 108,938       | 100.00%        | 259,702       | 100.00%        |
| White Alone                                  | 9,848         | 76.87%         | 888,864       | 815.94%        | 202,180       | 77.85%         |
| Black or African American Alone              | 611           | 4.77%          | 5,222         | 4.79%          | 13,281        | 5.11%          |
| American Indian and Alaska Native Alone      | 18            | 0.14%          | 156           | 0.14%          | 608           | 0.23%          |
| Asian Alone                                  | 1,646         | 12.85%         | 9,604         | 8.82%          | 24,449        | 9.41%          |
| Native Hawaiian and Other Pacific Islander / | 0             | 0.00%          | 34            | 0.03%          | 89            | 0.03%          |
| Some Other Race Alone                        | 452           | 3.53%          | 2,608         | 2.39%          | 12,733        | 4.90%          |
| Two or More Races                            | 236           | 1.84%          | 2,450         | 2.25%          | 6,362         | 2.45%          |
| <b>Population Hispanic or Latino</b>         | 12,812        | 100.00%        | 108,938       | 100.00%        | 259,702       | 100.00%        |
| Hispanic or Latino                           | 1,257         | 9.81%          | 8,720         | 8.00%          | 32,282        | 12.43%         |
| Not Hispanic or Latino                       | 11,555        | 90.19%         | 100,218       | 92.00%         | 227,420       | 87.57%         |
| <b>Households by Income</b>                  | 4,608         | 100.00%        | 42,241        | 100.00%        | 99,055        | 100.00%        |
| < \$15,000                                   | 424           | 9.20%          | 2,907         | 6.88%          | 6,733         | 6.80%          |
| \$15,000 - \$24,999                          | 303           | 6.58%          | 2,435         | 5.76%          | 6,615         | 6.68%          |
| \$25,000 - \$34,999                          | 354           | 7.68%          | 3,491         | 8.26%          | 7,659         | 7.73%          |
| \$35,000 - \$49,999                          | 495           | 10.74%         | 4,796         | 11.35%         | 10,662        | 10.76%         |
| \$50,000 - \$74,999                          | 561           | 12.17%         | 6,980         | 16.52%         | 17,102        | 17.27%         |
| \$75,000 - \$99,999                          | 501           | 10.87%         | 5,355         | 12.68%         | 13,308        | 13.43%         |
| \$100,000 - \$124,999                        | 389           | 8.44%          | 4,122         | 9.76%          | 10,175        | 10.27%         |
| \$125,000 - \$149,999                        | 323           | 7.01%          | 3,343         | 7.91%          | 7,631         | 7.70%          |
| \$150,000 - \$199,999                        | 454           | 9.85%          | 3,707         | 8.78%          | 8,114         | 8.19%          |
| \$200,000 - \$249,999                        | 231           | 5.01%          | 1,681         | 3.98%          | 3,542         | 3.58%          |
| \$250,000 - \$499,999                        | 376           | 8.16%          | 2,355         | 5.58%          | 5,066         | 5.11%          |
| \$500,000+                                   | 199           | 4.32%          | 1,068         | 2.53%          | 2,447         | 2.47%          |
| <b>Households by Tenure</b>                  | 4,608         | 100.00%        | 42,241        | 100.00%        | 99,055        | 100.00%        |
| Owner Occupied                               | 3,310         | 71.83%         | 30,430        | 72.04%         | 71,870        | 72.56%         |
| Renter Occupied                              | 1,298         | 28.17%         | 11,812        | 27.96%         | 27,185        | 27.44%         |
| <b>Income</b>                                |               |                |               |                |               |                |
| Average Household Income                     | \$122,582     |                | \$107,888     |                | \$105,429     |                |
| Median Household Income                      | \$83,386      |                | \$77,383      |                | \$76,420      |                |

Source: Claritas, Inc.