

# 325 E ARMY TRAIL RD

GLENDALE HEIGHTS, IL



**CHRIS BOBOWSKI**  
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**ANTHONY CIARAVINO**  
*Director*

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# PROPERTY FEATURES

## SPACE SIZE

6,570 SF

## RENT

UPON REQUEST

## AREA AMENITIES

- Close proximity to I-355 interchange
- Highly traveled intersection

## TRAFFIC COUNTS

**Army Trail Rd:** 47,544 VPD

**Bloomington Rd :** 26,862 VPD

## PROPERTY HIGHLIGHTS

- The property offers excellent visibility along heavily traveled Army Trail Rd.
- The interior is ready for Tenant buildout
- Prominent monument signage on Army Trail Rd. available

## NEIGHBORING RETAIL TENANTS

Jewel, LA Fitness, Home Depot, Aldi, McDonald's, Taco Bell, Starbucks

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	17,130	92,718	268,929
Households	6,072	33,398	94,108
Median Age	38.6	39.9	39.8
Median HH Income	\$71,552	\$83,435	\$93,580
Daytime Employees	7,373	50,230	129,164

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# PROPERTY PHOTOS



**325 E ARMY TRAIL RD  
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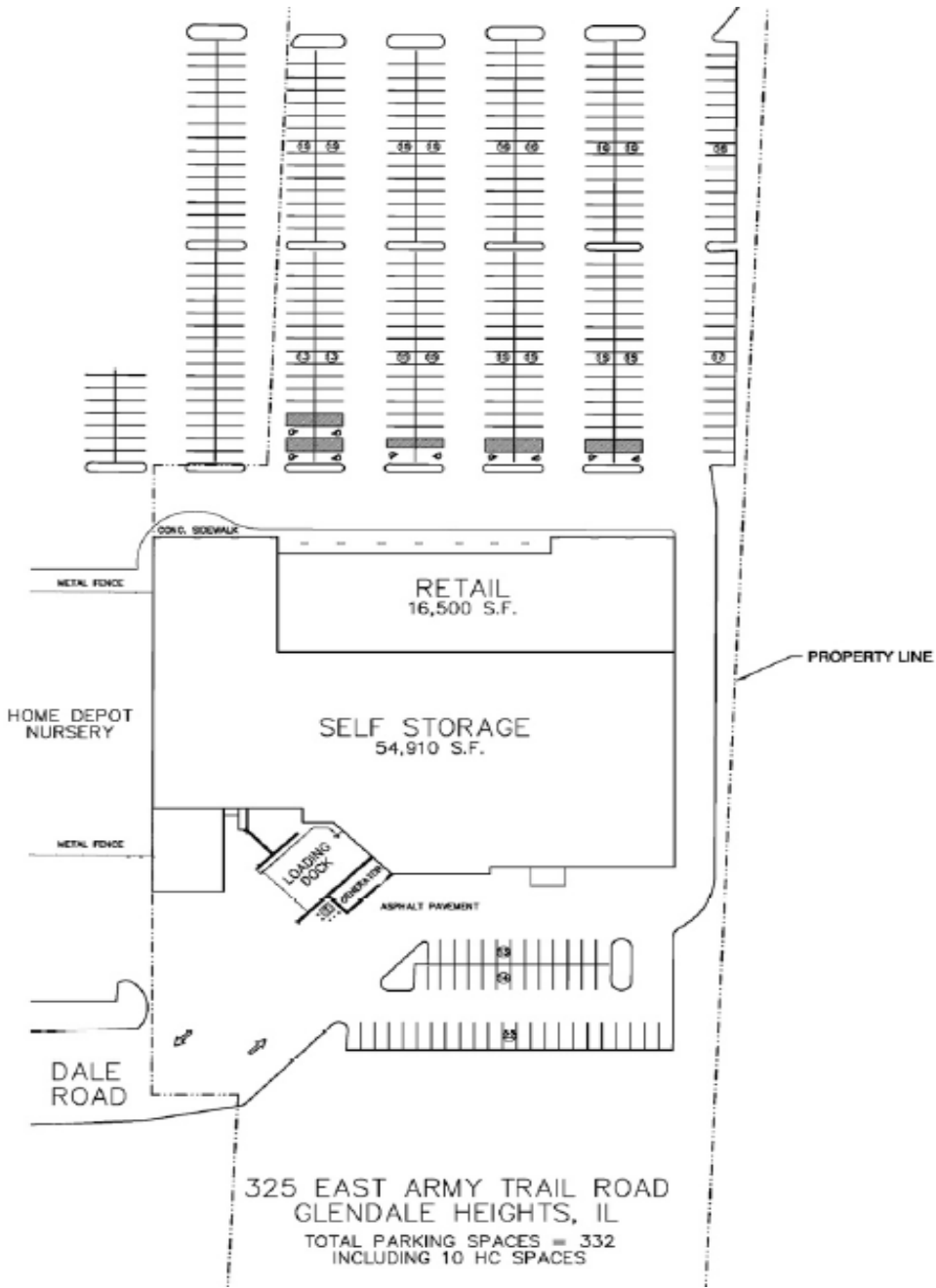
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 **CUSHMAN &  
WAKEFIELD**

# SITE PLAN



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# LOCATION & AMENITIES



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