

Fully Improved Building Pad Available

Opportunity for Free Standing Building with Drive Thru

CBRE

Weber Pointe

SEC S. Weber Road and Airport Road,
Romeoville, IL 60446
www.cbre.us/weberpointelot4

FEATURES

- + Fully Improved Building Pad Available
- + Restaurant Sales Tax Incentive Available
- + Strong Retail Corridor anchored by Kohl's, Walmart & Blain's Farm & Fleet
- + Primary corner intersection at Weber Road and Airport Road
- + Multiple access points including two signalized intersections with full access
- + Great visibility with direct frontage on Weber Road
- + Growing residential population measuring 12% increase over the last 5 years



Contact Us

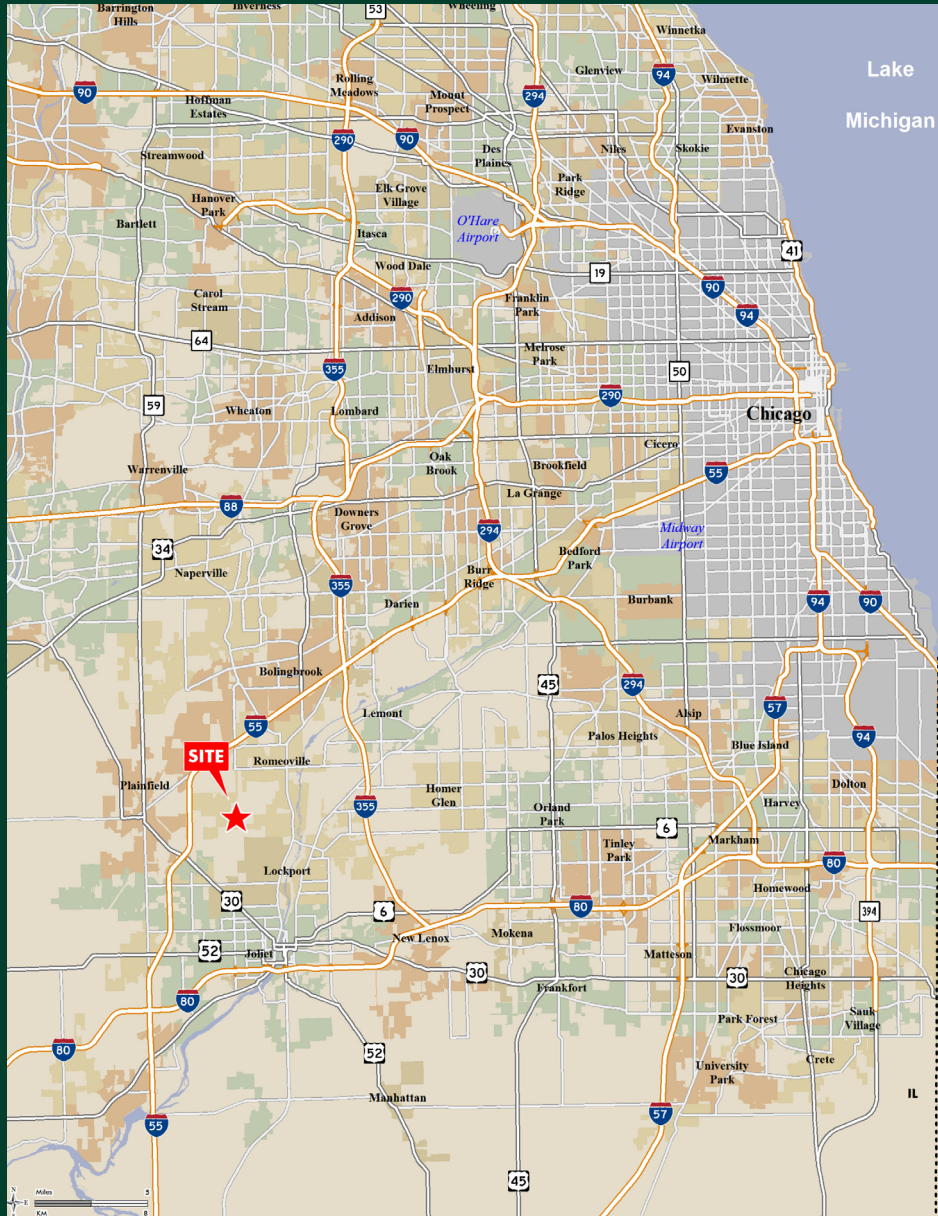
Sean McCourt
First Vice President
+1 312 297 7688
sean.mccourt@cbre.com

Riley McCarron
Associate
+1 312 334 7165
riley.mccarron@cbre.com

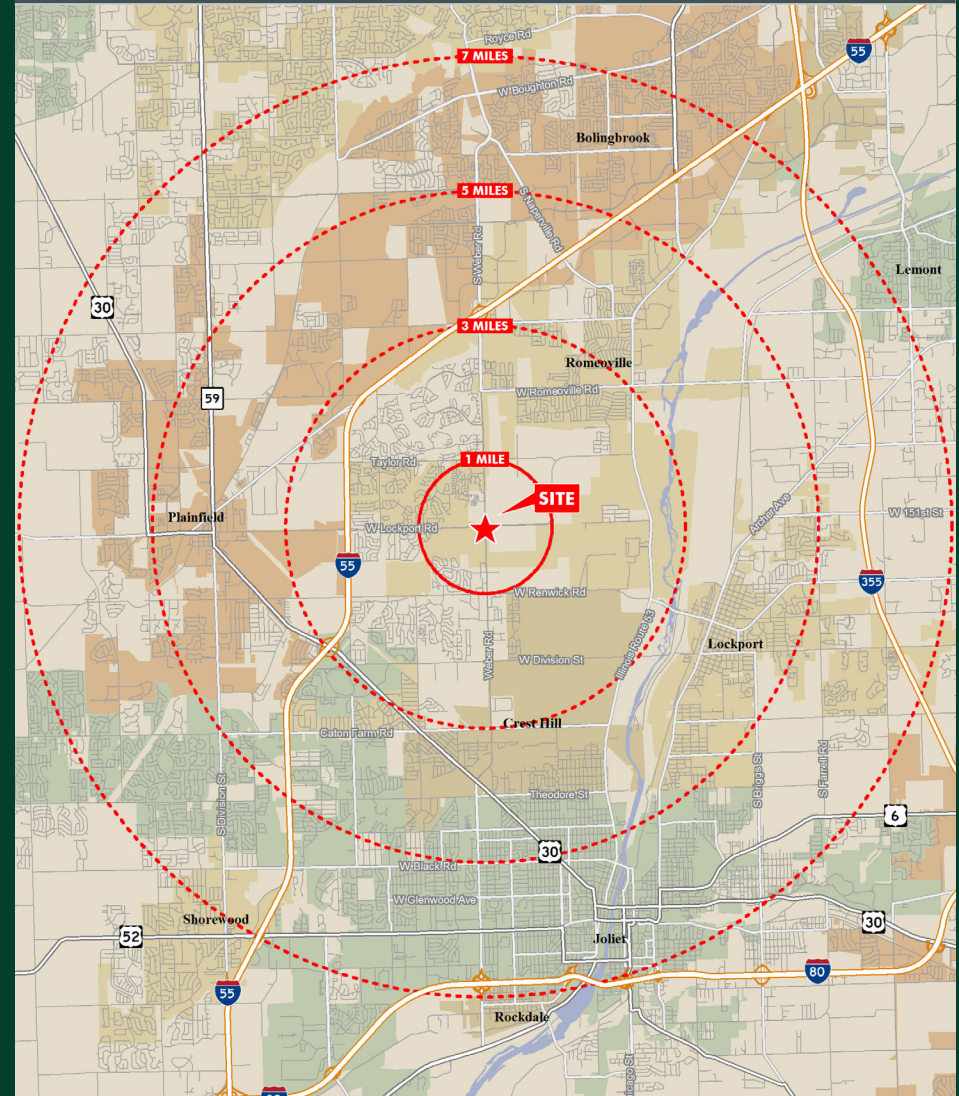
Suburban Chicago Location

For Lease

Growing Residential Population measuring 12% increase over the last 5 years



Estimated Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population	7,859	60,672	153,177	350,566
Avg. Household Income	\$79,052	\$82,128	\$88,036	\$95,068
Median Age	30.9	35.1	36.4	35



Weber Pointe

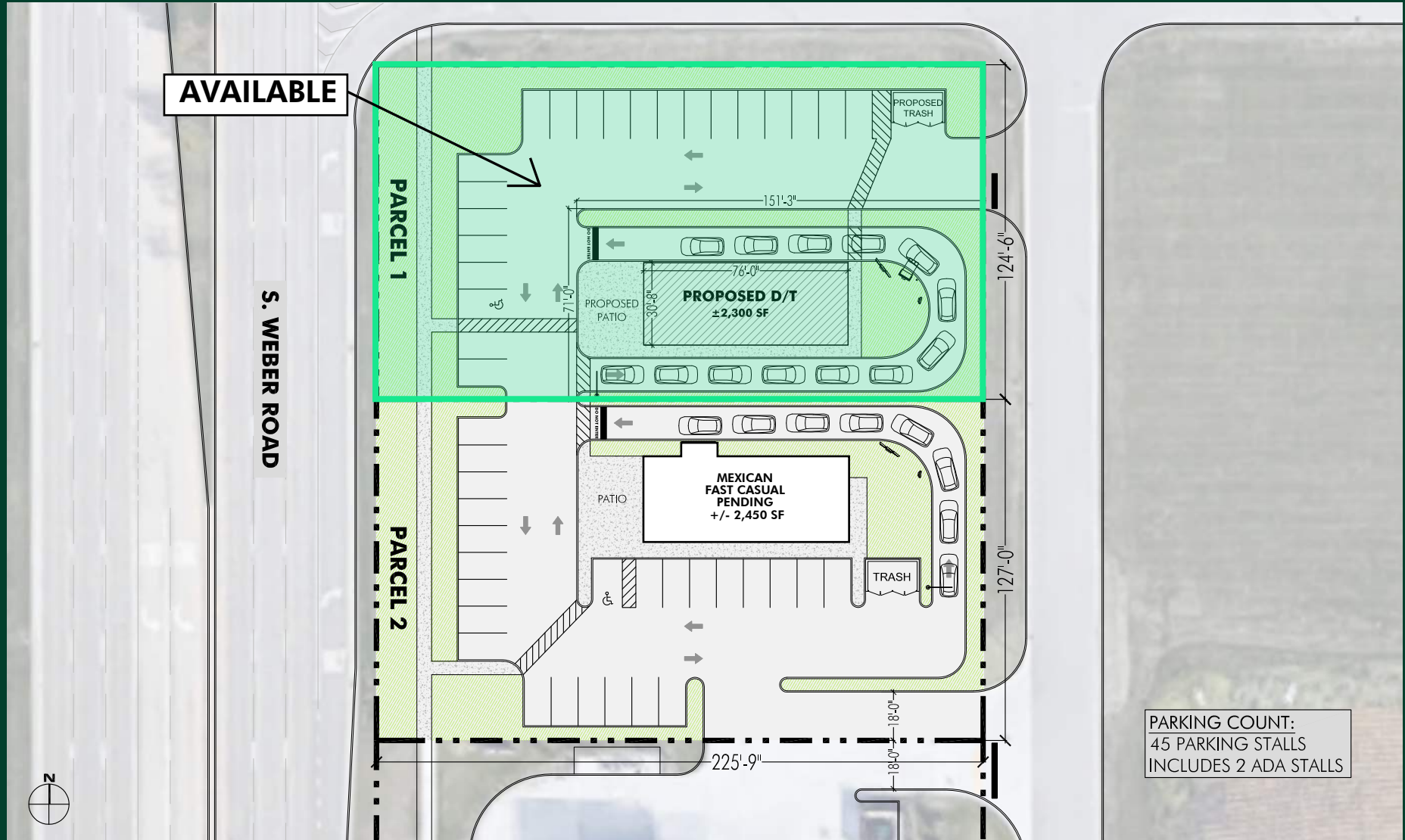
SEC S. Weber Road and Airport Road | Romeoville, IL 60446

For Lease



FEATURES

- + Primary corner intersection at Weber Road and Airport Road
- + Multiple access points including two signalized intersections with full access
- + Great visibility with direct Weber Road access



PARKING COUNT:
45 PARKING STALLS
INCLUDES 2 ADA STALLS

Weber Pointe

SEC S. Weber Road and Airport Road | Romeoville, IL 60446

For more information:



DEMOGRAPHIC BRIEF

S WEBER RD & AIRPORT RD

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION				
2022 Population - Current Year Estimate	8,091	58,423	149,844	341,293
2027 Population - Five Year Projection	8,427	58,532	149,432	339,860
2010 Population - Census	7,414	58,763	148,214	339,397
2000 Population - Census	1,957	30,905	103,112	243,813
2022-2027 Annual Population Growth Rate	0.82%	0.04%	-0.06%	-0.08%
HOUSEHOLDS				
2022 Households - Current Year Estimate	3,183	19,591	53,374	116,358
2027 Households - Five Year Projection	3,345	19,790	53,626	116,771
2010 Households - Census	2,506	18,321	50,615	110,449
2000 Households - Census	760	9,820	36,644	82,101
2022-2027 Annual Household Growth Rate	1.00%	0.20%	0.09%	0.07%
2022 Average Household Size	2.52	2.84	2.74	2.88
HOUSEHOLD INCOME				
2022 Average Household Income	\$103,885	\$99,042	\$104,753	\$114,878
2027 Average Household Income	\$120,454	\$114,718	\$120,544	\$130,880
2022 Median Household Income	\$81,412	\$83,233	\$84,305	\$89,226
2027 Median Household Income	\$93,454	\$96,079	\$97,110	\$102,755
2022 Per Capita Income	\$40,414	\$33,458	\$37,278	\$39,287
2027 Per Capita Income	\$47,291	\$39,039	\$43,215	\$45,091
HOUSING UNITS				
2022 Housing Units	3,466	20,551	55,937	122,042
2022 Vacant Housing Units	283 8.2%	960 4.7%	2,563 4.6%	5,684 4.7%
2022 Occupied Housing Units	3,183 91.8%	19,591 95.3%	53,374 95.4%	116,358 95.3%
2022 Owner Occupied Housing Units	2,395 69.1%	16,543 80.5%	42,781 76.5%	90,488 74.1%
2022 Renter Occupied Housing Units	788 22.7%	3,048 14.8%	10,593 18.9%	25,870 21.2%
EDUCATION				
2022 Population 25 and Over	5,264	39,205	101,331	221,720
HS and Associates Degrees	3,228 61.3%	24,233 61.8%	62,199 61.4%	125,343 56.5%
Bachelor's Degree or Higher	1,583 30.1%	10,798 27.5%	29,790 29.4%	74,176 33.5%
PLACE OF WORK				
2022 Businesses	206	859	4,285	9,447
2022 Employees	3,515	14,086	55,405	127,002

Sean McCourt

First Vice President

+1 312 297 7688

sean.mccourt@cbre.com

Riley McCarron

Associate

+1 312 334 7165

riley.mccarron@cbre.com

CBRE, Inc

321 N. Clark St. Suite 3400, Chicago, IL 60654

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

