for lease

ROSE PLAZA

800 S Weber Road, Romeoville, IL 60446

NEWLY DEVELOPED 11,254 SF STRIP CENTER IN ROMEOVILLE, IL

Offering Summary

AVAILABLE SF | 1,440-2,051 SF
ASKING PRICE | $30 SF/YR (NNN)
CAM & TAX | $8.00 SF/YR
LOT SIZE | 2 ACRES

Traffic Count:

38,800+ VPD

Population:

171,465 (5 MILES)

Avg HH Income:

$110,394 (5 MILES)

#Households:

64,809 (5 MILES)

New ground-up retail development featuring 7 suites in an 11,254 SF strip center scheduled for delivery in 2027. Positioned at a high-traffic corner in Illinois growing southwest suburbs, the property offers access to I-55 and I-80. Nearby major retailers include Walmart Supercenter, T.J. Maxx, ALDI, Amazon, & Target.

- ***Premium End Cap & Inline Suites:*** High-visibility end cap with a patio and drive-thru potential, ideal for restaurant, service, and retail users, with 84 parking spaces
- ***Strong Growth Corridor:*** Surrounded by new commercial, industrial, and residential development, minutes from Lewis University Airport

Nearby Tenants:

Supercentre Walmart
amazon wayfair
T.J.maxx Blain's Farm & Fleet
TARGET ALDI

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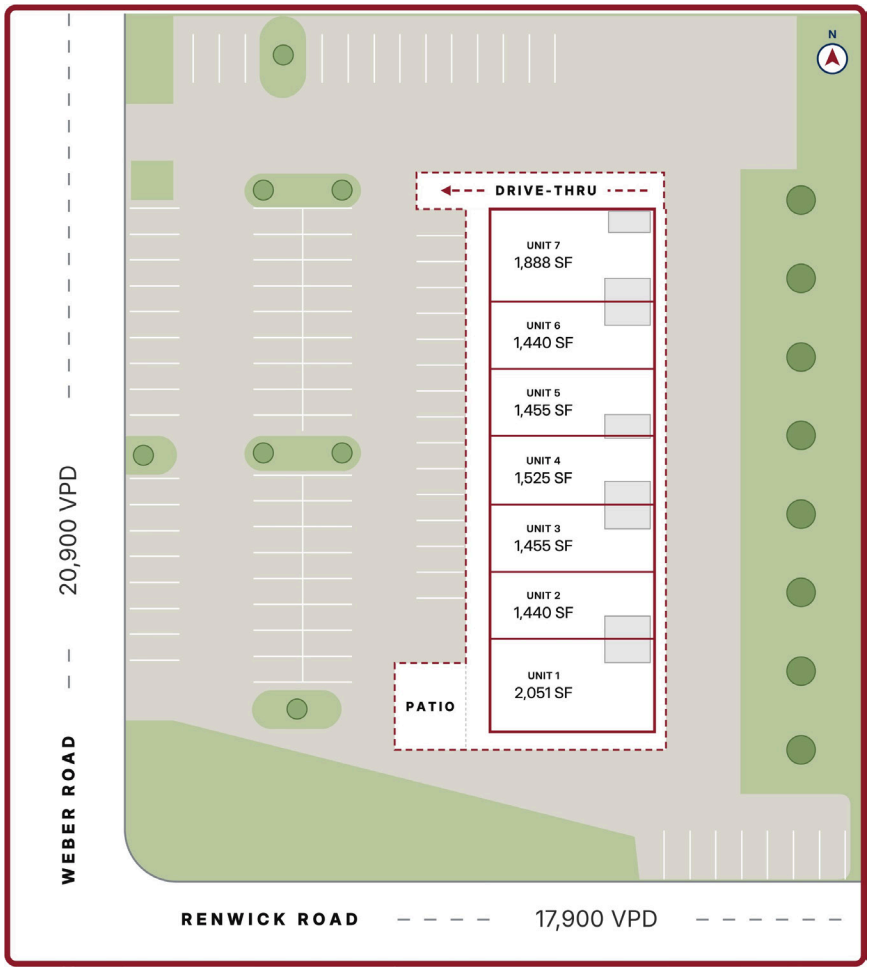
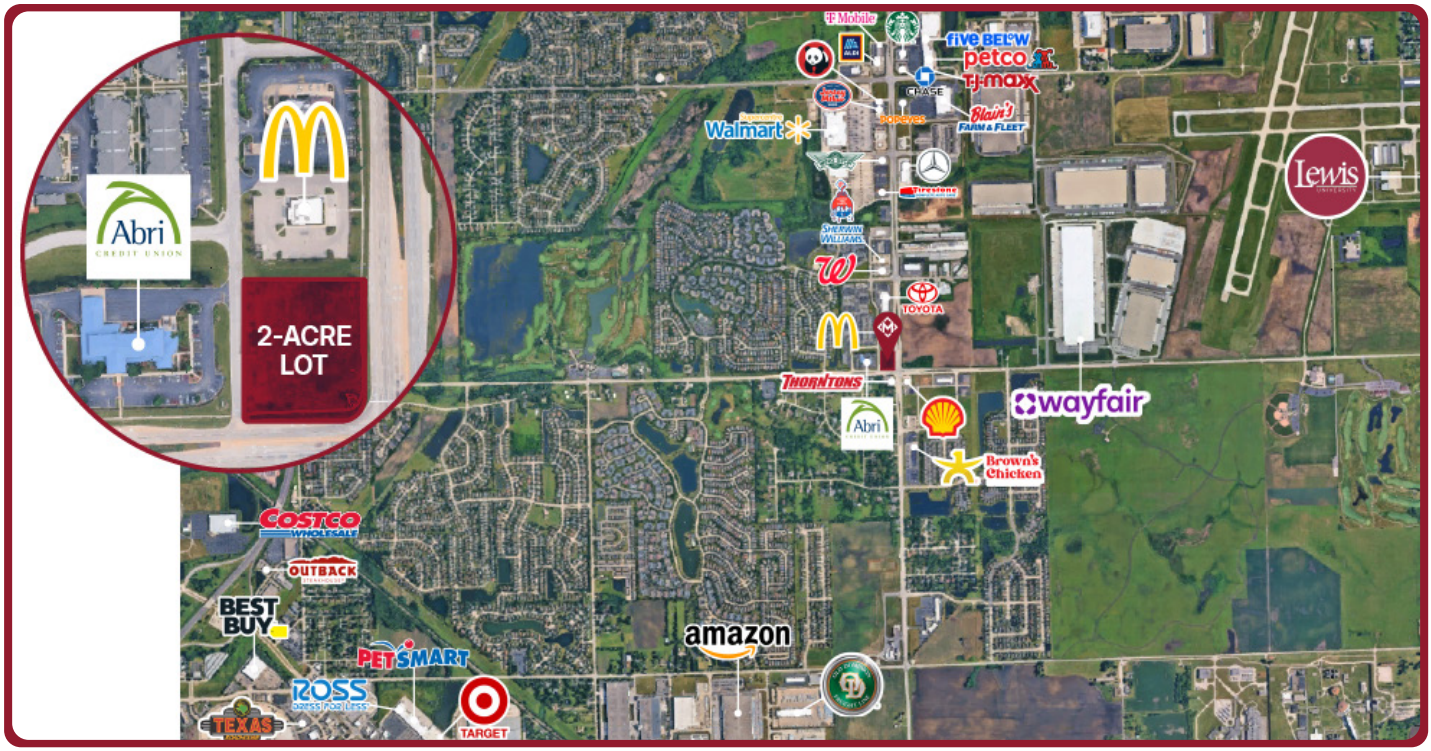


#	SF
1	2,051 SF
2	1,440 SF
3	1,455 SF
4	1,525 SF
5	1,455 SF
6	1,440 SF
7	1,888 SF



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