

FOR SUBLEASE

# 7400 Woodward Avenue

Woodridge, IL



**AVAILABLE**  
104,231 SF

**HOBBY LOBBY**



## Overview

AVAILABLE 104,231 SF Divisible

## Description

- 104,231 SF former JCPenney
- Space is divisible
- Great grocery or general merchandise location
- Immediate access to full interchange on I-355 with 128,400 VPD
- Opportunity to sublease with JCP or LL will consider new lease and term

## Contact

**KEN GALVIN**  
312.279.5325  
kenneth.galvin@srsre.com

**RICK IKELER**  
214.560.3208  
rick.ikeler@srsre.com



## Demographics

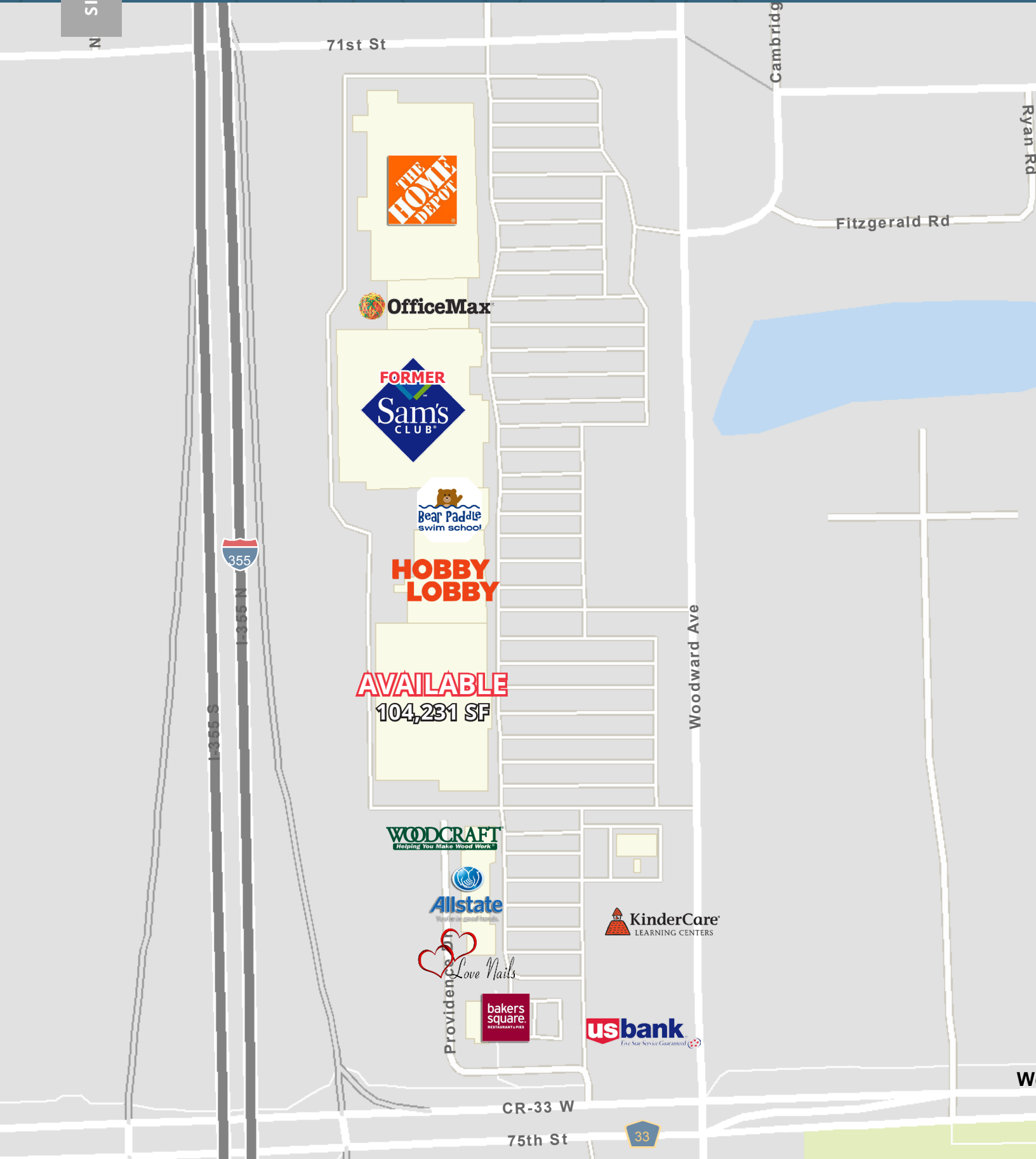
	1 MILE	2 MILE	3 MILE
Total Population	14,102	49,263	96,041
Total Households	5,330	19,019	37,974
Average HH Income	\$107,203	\$113,564	\$119,925

Year: 2020 | Source: Esri

## Traffic Counts

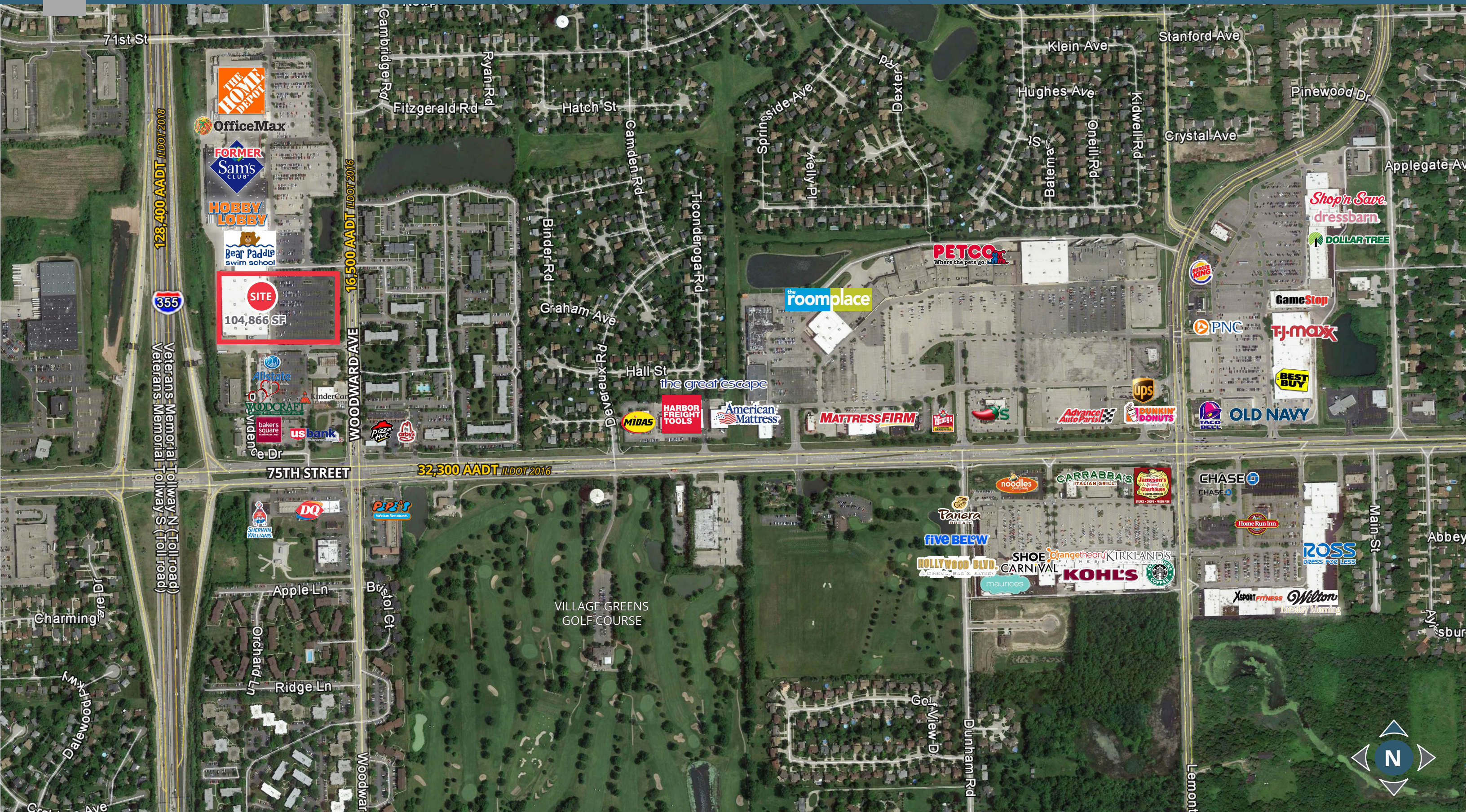
75th Street	32,300 VPD
Woodward Avenue	16,500 VPD
I-355	128,400 VPD

Year: 2016/2018 | Source: IDOT



# 7400 Woodward Avenue

Woodridge, IL 60517



## Demographic Profile

	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2020 Population	14,102	49,263	96,041
2000 Population	15,365	51,929	96,772
2010 Population	13,817	49,102	95,295
2025 Population	14,137	49,262	96,123
2000-2010 Annual Rate	-1.06%	-0.56%	-0.15%
2010-2020 Population: Annual Growth Rate	0.20%	0.03%	0.08%
2020-2025 Population: Annual Growth Rate	0.05%	0.00%	0.02%
2020 Median Age	39.0	41.1	42.2
<b>Households</b>			
2000 Households	5,389	18,936	36,052
2010 Households	5,177	18,778	37,232
2020 Total Households	5,330	19,019	37,974
2025 Total Households	5,349	19,044	38,095
2000-2010 Annual Rate	-0.40%	-0.08%	0.32%
2010-2020 Households: Annual Growth Rate	0.28%	0.12%	0.19%
2020-2025 Households: Annual Growth Rate	0.07%	0.03%	0.06%
2020 Average Household Size	2.64	2.58	2.52
<b>Housing Units</b>			
2020 Total Housing Units	5,558	19,935	39,939
2020 Owner Occupied Housing Units	3,942	14,174	27,194
2020 Renter Occupied Housing Units	1,388	4,845	10,781
2020 Vacant Housing Units	228	916	1,965
<b>Race and Ethnicity</b>			
2020 White Alone	66.4%	71.4%	72.2%
2020 Black Alone	7.9%	8.5%	8.4%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2020 Asian Alone	17.0%	12.9%	12.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	14.9%	12.6%	11.9%
<b>Income</b>			
2020 Median Household Income	\$86,678	\$92,250	\$94,638
2020 Average Household Income	\$107,203	\$113,564	\$119,925
2020 Per Capita Income	\$40,597	\$44,090	\$47,336
<b>2020 Population 25+ by Educational Attainment</b>			
Total	9,930	35,312	69,600
High School Graduate	15.4%	15.5%	15.4%
GED/Alternative Credential	1.2%	1.8%	1.9%
Some College, No Degree	20.2%	19.3%	19.0%
Associate Degree	6.8%	8.7%	8.5%
Bachelor's Degree	32.7%	30.8%	30.2%
Graduate/Professional Degree	19.2%	19.6%	20.6%
<b>Data for all businesses in area</b>			
Total Businesses:	368	1,116	2,478
Total Employees:	3,937	11,700	29,558
Total Residential Population:	14,102	49,263	96,041
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	12,168	42,509	86,326
Workers	5,484	18,410	38,325
Residents	6,684	24,099	48,001