

# NEW RETAIL SPACE AVAILABLE

231 N. BOLINGBROOK DRIVE, BOLINGBROOK, IL 60440

RETAIL PROPERTY FOR LEASE



## PROPERTY HIGHLIGHTS

- Four suites, each with 200 amps. Expandable to 400 Amps
- Two 10' x 40' patios fronting on Bolingbrook Drive
- Already attained a special use permit for outdoor dining
- 1,500 gallon grease trap already installed
- Heavily reinforced roof trusses
- Large enclosed garbage area on the far backside of lot
- 34,000 vehicles per day on Bolingbrook Drive
- Air conditioning / heating units planned, 7.5 tons per suite
- Concrete floor will be poured as tenancy is secured

## LOCATION OVERVIEW

Northwest corner of N. Bolingbrook Drive & Lee Lane at a 4-way stoplight intersection. Ingress & egress on both Bolingbrook Drive and Lee Lane. A variance reducing the building setback from Bolingbrook Drive and Lee Lane makes this retail building one of the best exposed buildings along Bolingbrook Drive.

**LEASE RATE** **\$22.00 SF/YR NNN**

## OFFERING SUMMARY

**Building Size:** 7,064 SF

**Available SF:** 1,510 - 7,064 SF

**County:** Will

## MARTHA WINTER

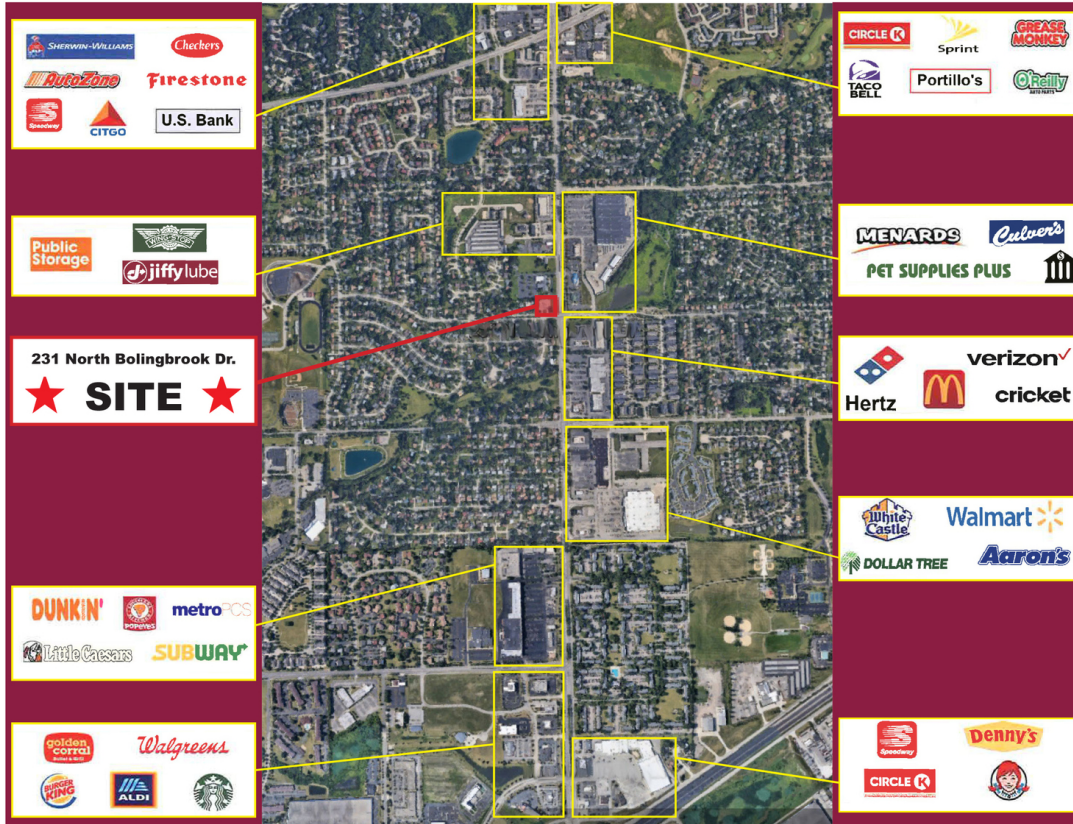
Senior Vice President  
 630.560.2902  
 MARTHA@LMTEAM.COM

Office Address: 361 S. Frontage Rd,  
 Suite 126  
 Burr Ridge, IL 60527  
 630.325.8338  
 LMTEAM.COM

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New Construction  
Completion Summer 2019



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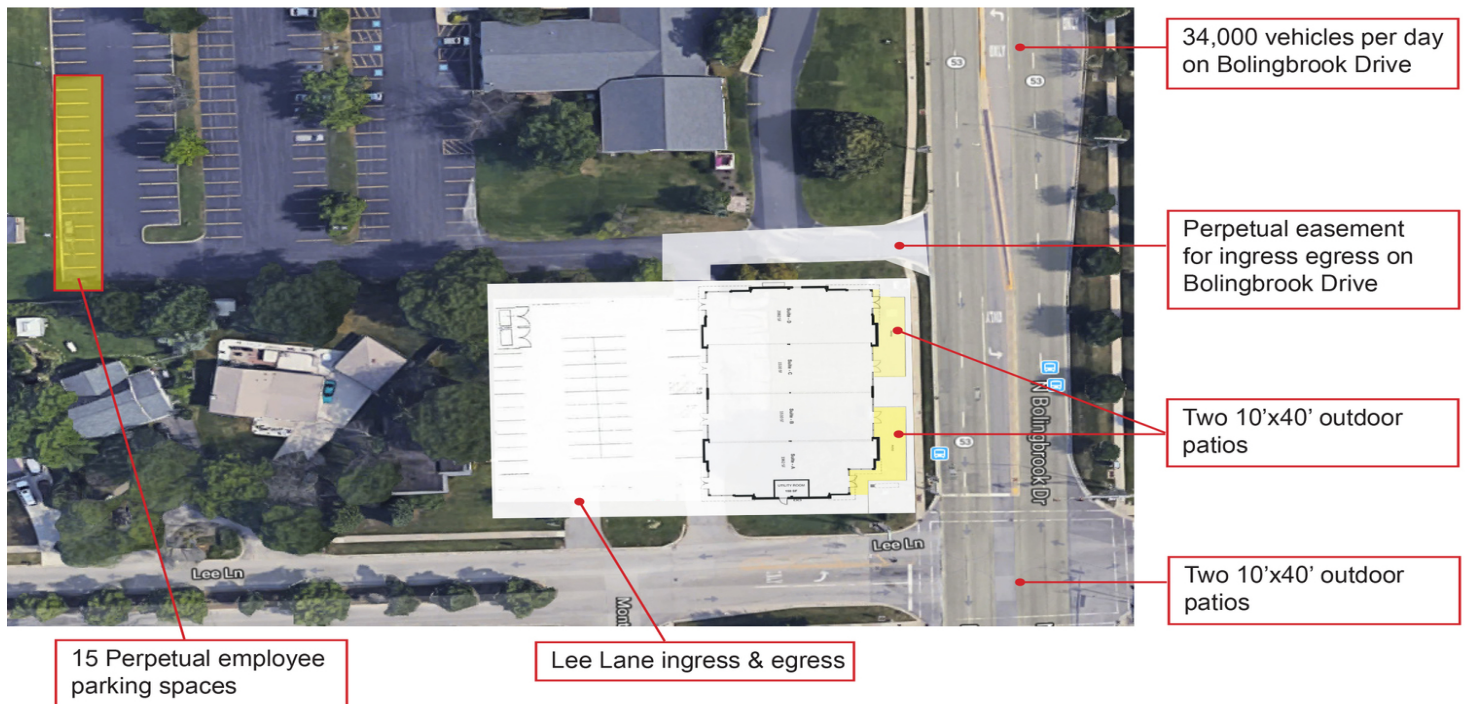
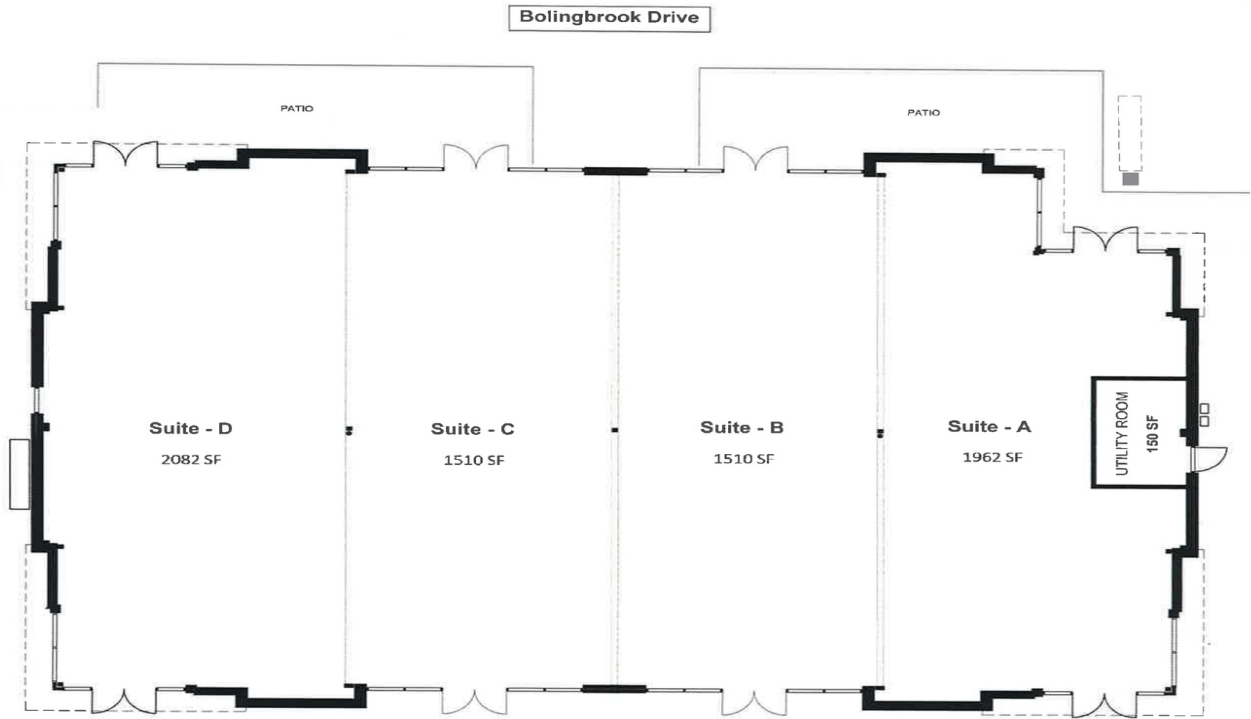
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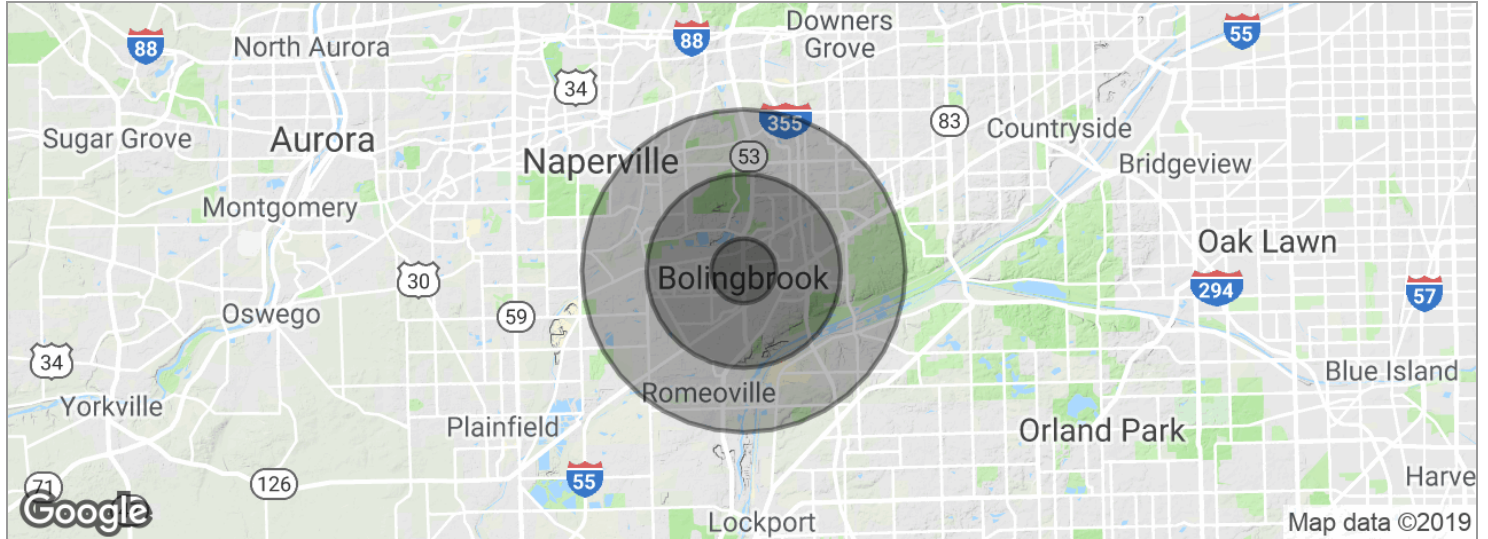
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,387	82,405	194,938
Median age	31.0	33.4	35.7
Median age (male)	28.8	32.2	34.7
Median age (Female)	33.5	34.7	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,244	26,049	65,297
# of persons per HH	3.3	3.2	3.0
Average HH income	\$69,849	\$85,684	\$94,661
Average house value	\$207,285	\$301,879	\$333,563

\* Demographic data derived from 2010 US Census