

# BLUEBELL RIDGE SHOPPING CENTER

BOUGHTON RD. & ROUTE 53, BOLINGBROOK, IL 60440



RETAIL PROPERTY FOR LEASE



## PROPERTY HIGHLIGHTS

- One space remaining in proposed strip center on Lot 2
- Traffic counts of 30,000 vehicles per day
- Outlot 1 also available for sale - 2 AC, price negotiable
- Available October 2019

## LOCATION OVERVIEW

Located directly between two lighted intersections

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,374	29,345	72,486
Total Population	14,014	90,930	210,152
Average HH Income	\$84,379	\$86,492	\$96,139

LEASE RATE

\$25.00 SF/YR NNN

## OFFERING SUMMARY

Building Size: 13,200 SF

Available SF: 2,890 SF

Lot Size: 2.0 Acres

County: Will

## MARTHA WINTER

Senior Vice President  
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Office Address: 361 S. Frontage Rd,  
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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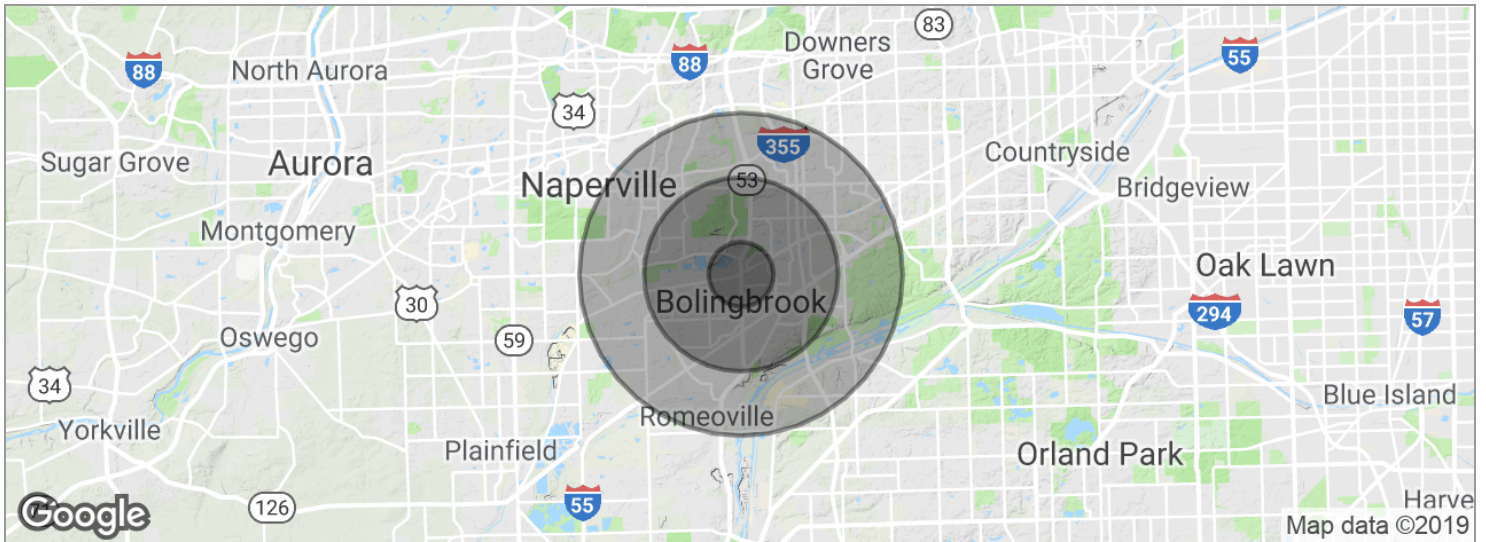
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	14,014	90,930	210,152
Median age	33.1	33.9	36.0
Median age (male)	32.3	32.5	35.0
Median age (Female)	34.0	35.1	36.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,374	29,345	72,486
# of persons per HH	3.2	3.1	2.9
Average HH income	\$84,379	\$86,492	\$96,139
Average house value	\$297,364	\$313,385	\$338,797

\* Demographic data derived from 2010 US Census

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