

# For Lease

Lease / Ground Lease / Build To Suit

## NWC Route 53 & Old Chicago Drive

80-100 Old Chicago Drive | Bolingbrook, IL 60440



- ± 5 acre parcel available for ground lease (275 ft frontage x 800 ft depth)
- Signalized intersection
- Located at the NWC of S. Bolingbrook Drive (Route 53) & Old Chicago Drive
- Zoning B-3 - Highway Commercial
- Ingress / egress on Bolingbrook Drive (Route 53)
- Just south of I-55 full interchange exit
- Adjacent on the south to Advantage Chevrolet with an area mix of industrial parks and retail users

- PIN 12-02-22-201-023-0000
- High traffic counts on Bolingbrook Drive (Route 53):  
20,800 – Auto VPD  
4,500 – Trucks/Commercial VPD

### DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$50,139	\$80,071	\$102,942
DAYTIME POPULATION	5,630	53,880	110,465
RESIDENTIAL POPULATION	6,417	59,675	162,912

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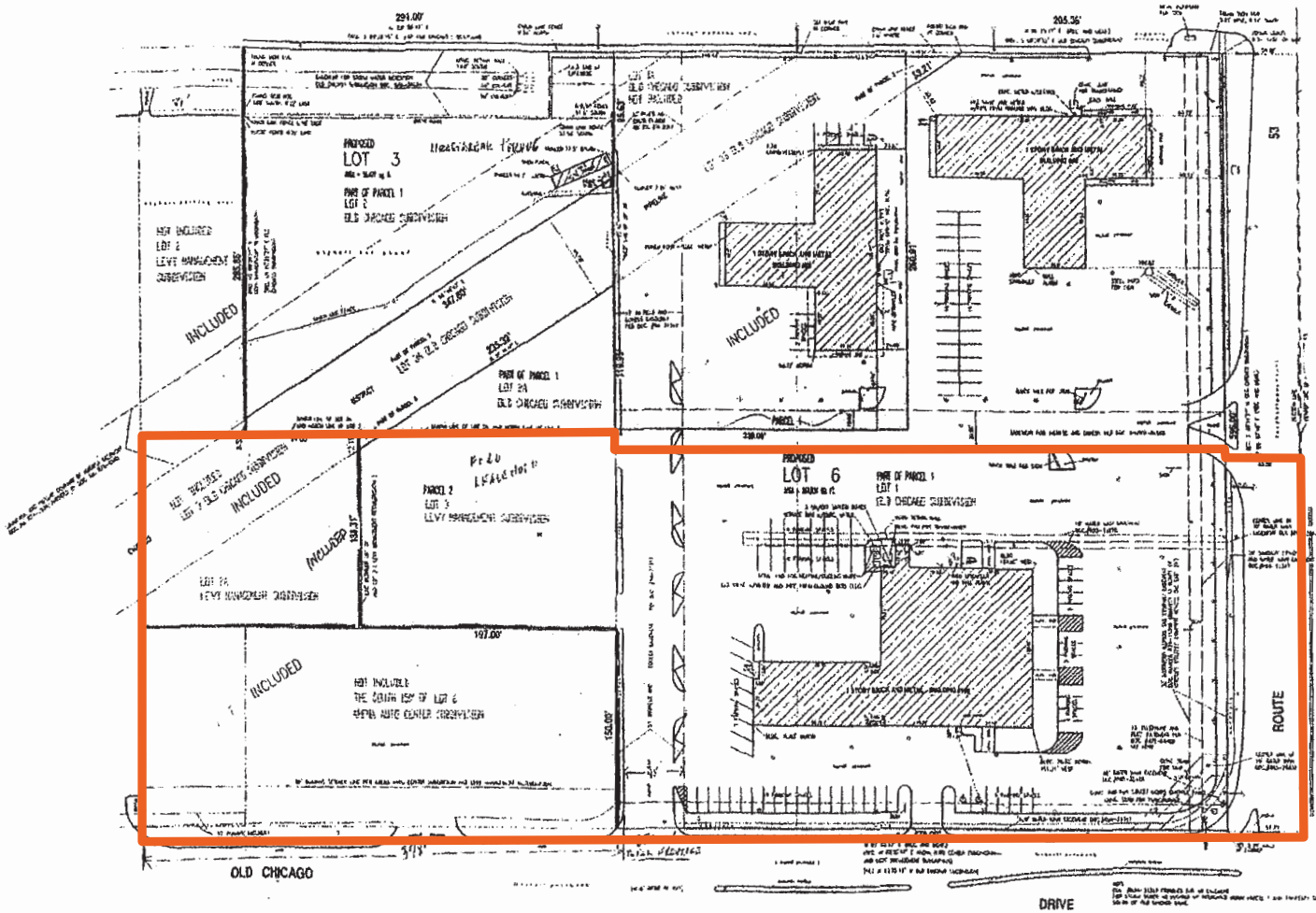


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