



IN REM REAL ESTATE COMPANY

FOR LEASE > RETAIL SPACE

CONCORD PLAZA

469-497 S. Weber Road, Bolingbrook, IL 60490

Sabih Quadeer

quadeer@inremproperties.com

630.389.0010 x303



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PROPERTY SUMMARY

Available SF:	1,226 SF
Lease Rate:	\$16.00 SF/yr (NNN)
NNN Expenses	\$7.70 SF/yr
Lot Size:	3.23 Acres
Building Size:	21,353 SF
Zoning:	B-2
Cross Streets:	Hassert (111th)

PROPERTY OVERVIEW

Excellent and beautifully maintained property located in Bolingbrook and near the border of Naperville. End cap unit with potential drive-thru opportunity is also available. This is a can't miss opportunity and spaces going fast. Building is under new ownership and management and surrounded by rooftops and many commercial and industrial businesses in the vicinity.

PROPERTY HIGHLIGHTS

- Great Mix of Tenants
- Located near Border of Bolingbrook and Naperville
- Heavy Traffic Area surrounded by Rooftops and nearby industrial companies



Available Spaces

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Lease Rate: \$16.00 SF/YR (NNN)

Lease Type: NNN

Total Space 1,226 SF

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
491 S. Weber Road	Strip Center	\$16.00 SF/YR	NNN	1,226 SF	Negotiable	\$7.70 SF/Yr NNN



Unit 491 Photos

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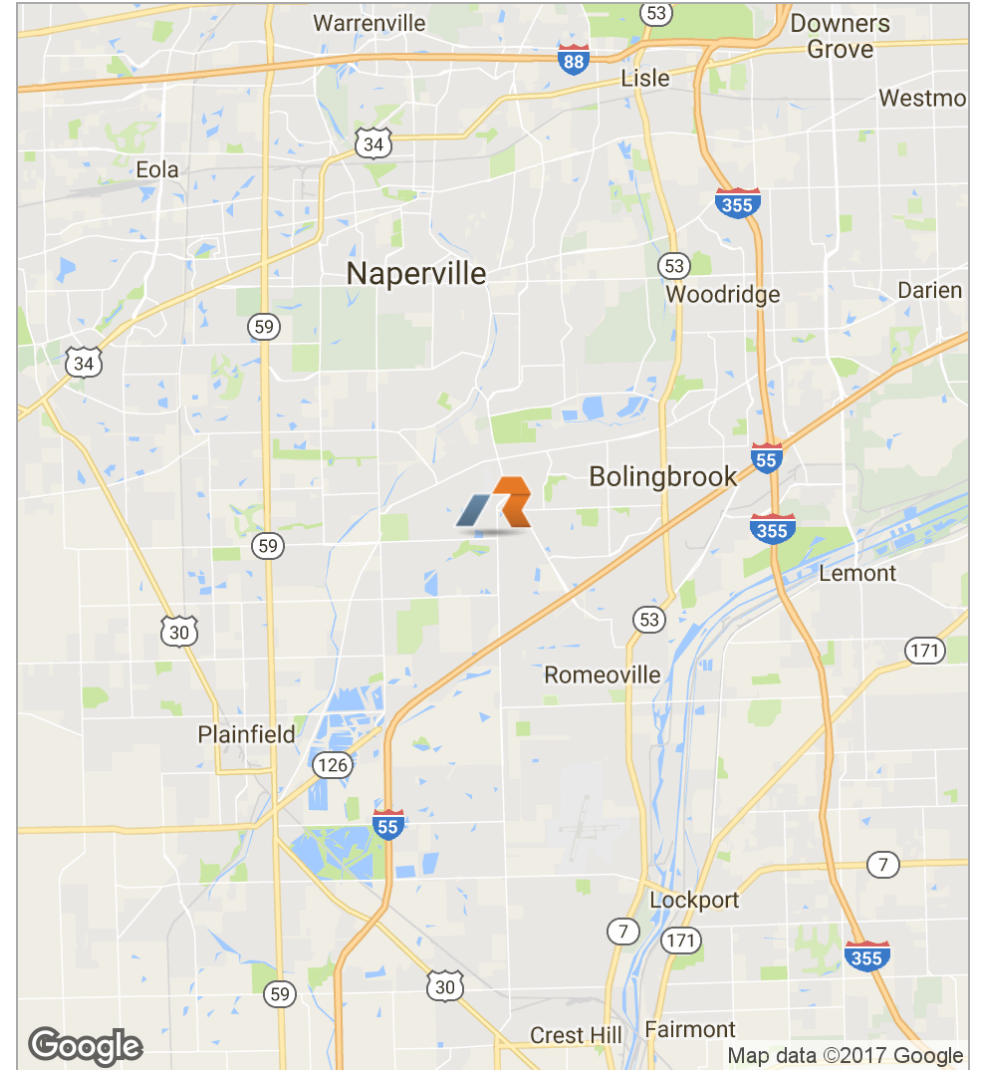
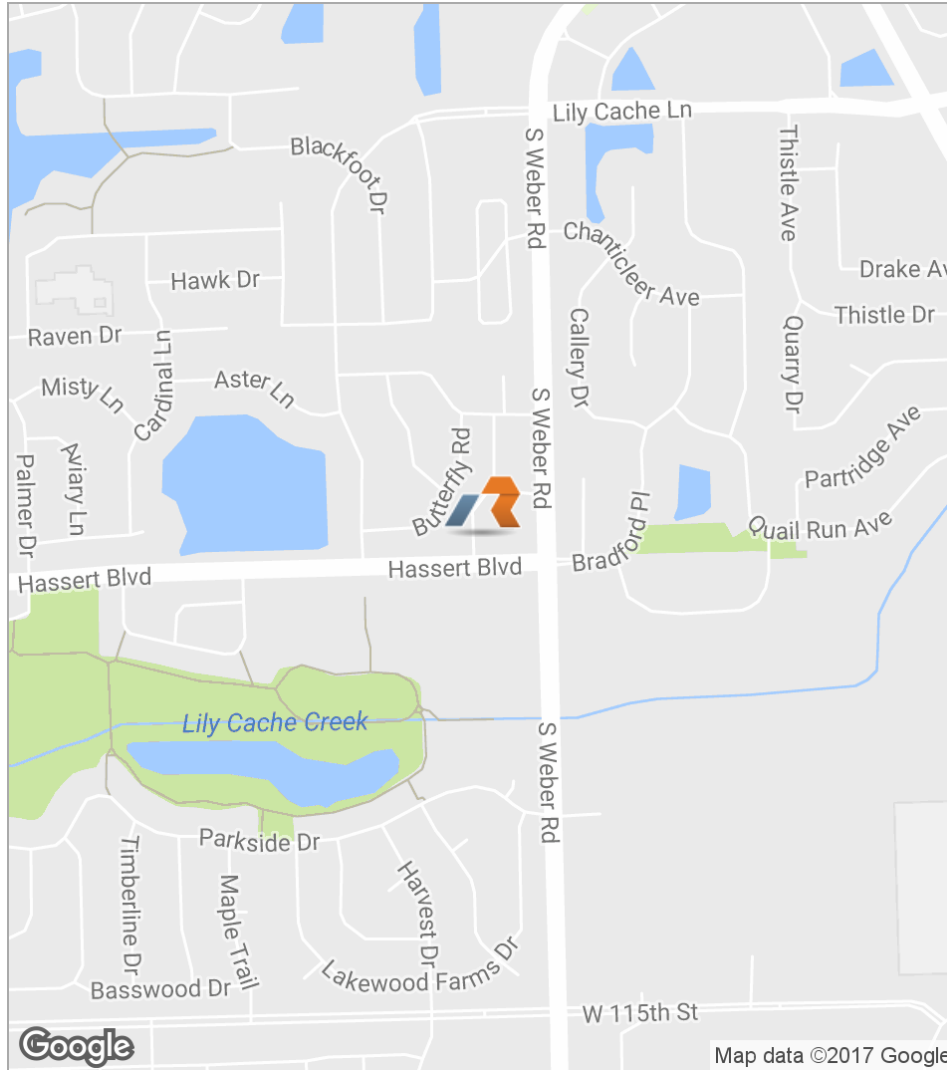
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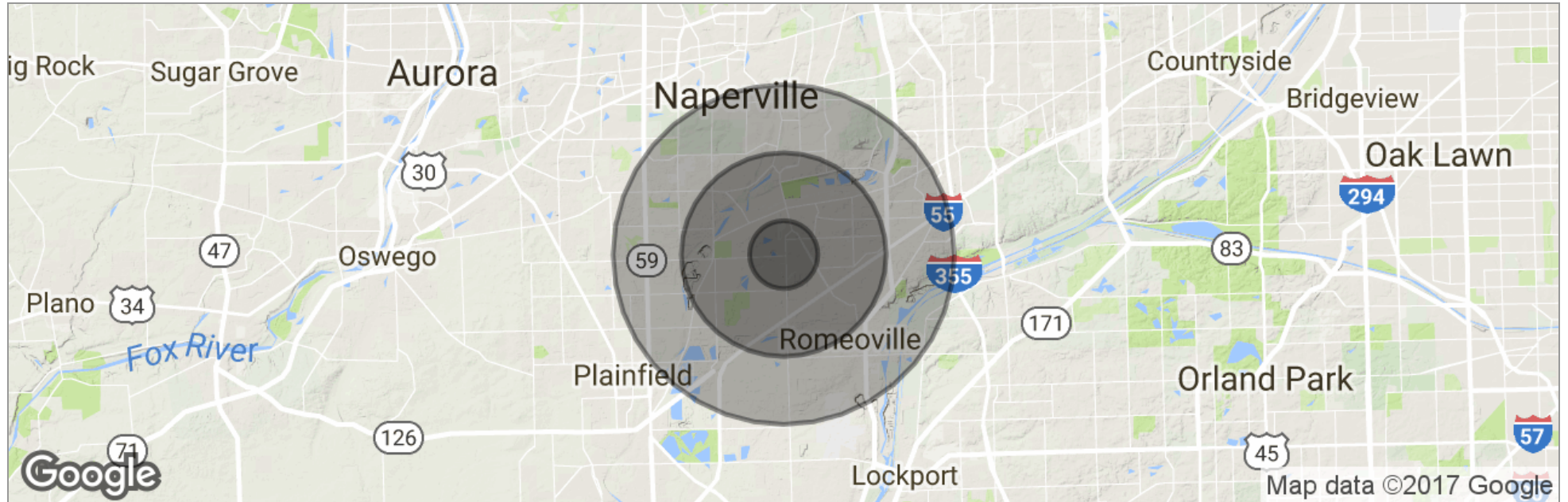
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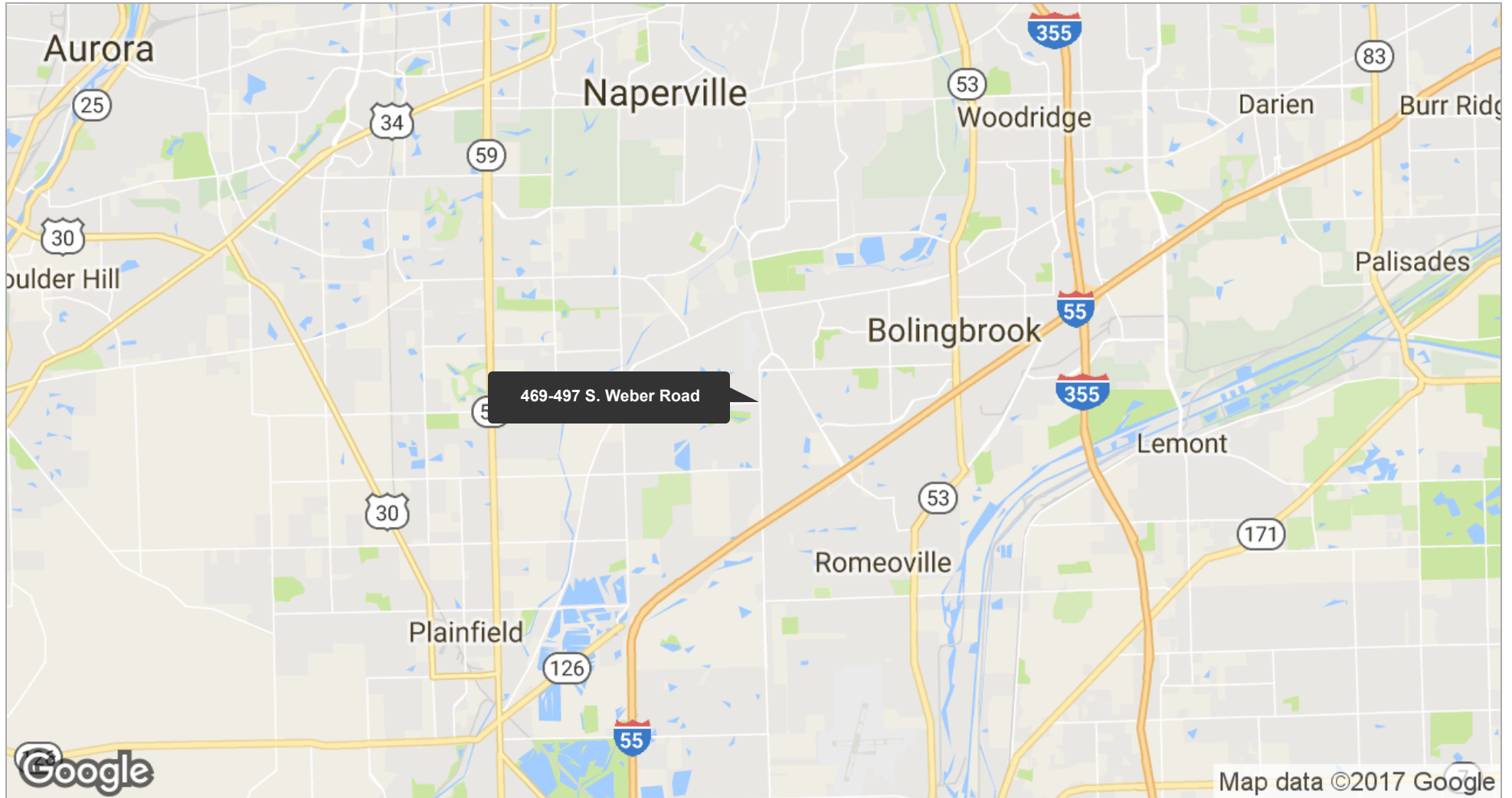
	1 Mile	3 Miles	5 Miles
Total Population	7,034	69,244	208,551
Population Density	2,239	2,449	2,655
Median Age	33.0	34.9	35.0
Median Age (Male)	32.7	34.4	33.9
Median Age (Female)	33.2	35.3	35.9
Total Households	2,122	21,264	64,844
# of Persons Per HH	3.3	3.3	3.2
Average HH Income	\$106,363	\$108,380	\$107,272
Average House Value	\$286,843	\$348,102	\$361,774

* Demographic data derived from 2010 US Census



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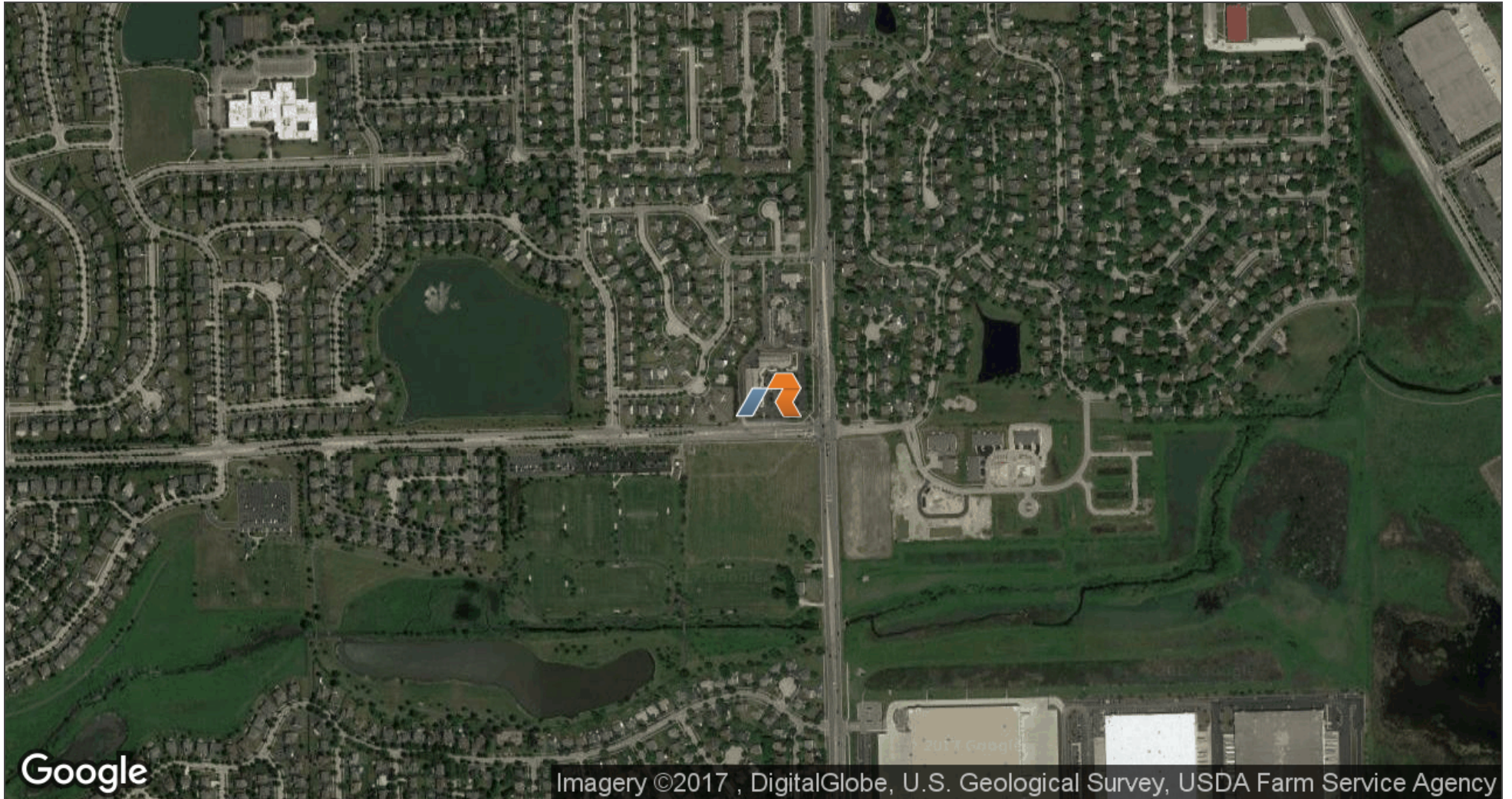




Aerial Map

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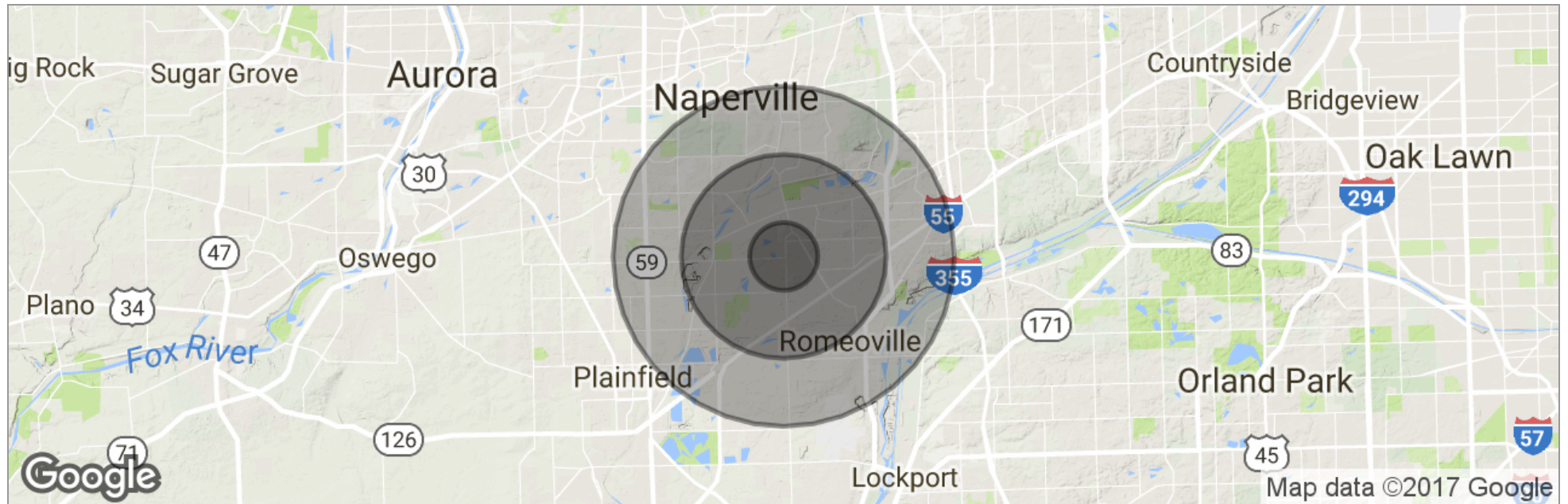
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Additional Photos

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