

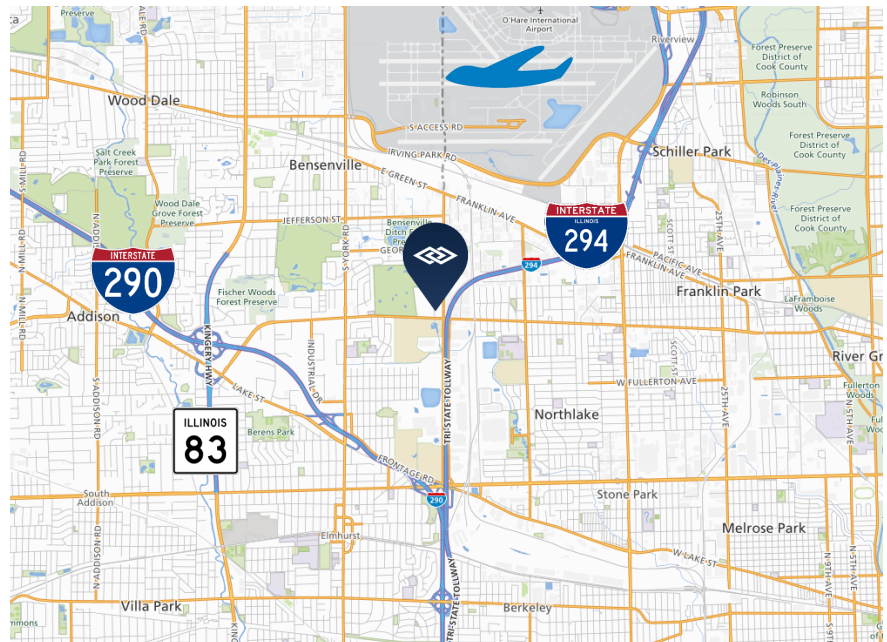
RETAIL SPACE AVAILABLE FOR LEASE ON 13 ACRES

GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL



FEATURES

- Future +/- 12,000 SF retail strip center (divisible)
- Additional land available adjacent to site
- +/- 13 acres visible from Grand Avenue and I-294
- 30,000 Vehicles Per Day on Grand Avenue
- Available for build-to-suit, ground lease or outright sale
- Blocks from future I-294 full interchange
- Two existing hotels adjacent to site
- On-site sports dome opening 2019/2020
- Lease rate: Subject to offer



**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

JEFFREY J. PROVENZA

Vice President

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GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL



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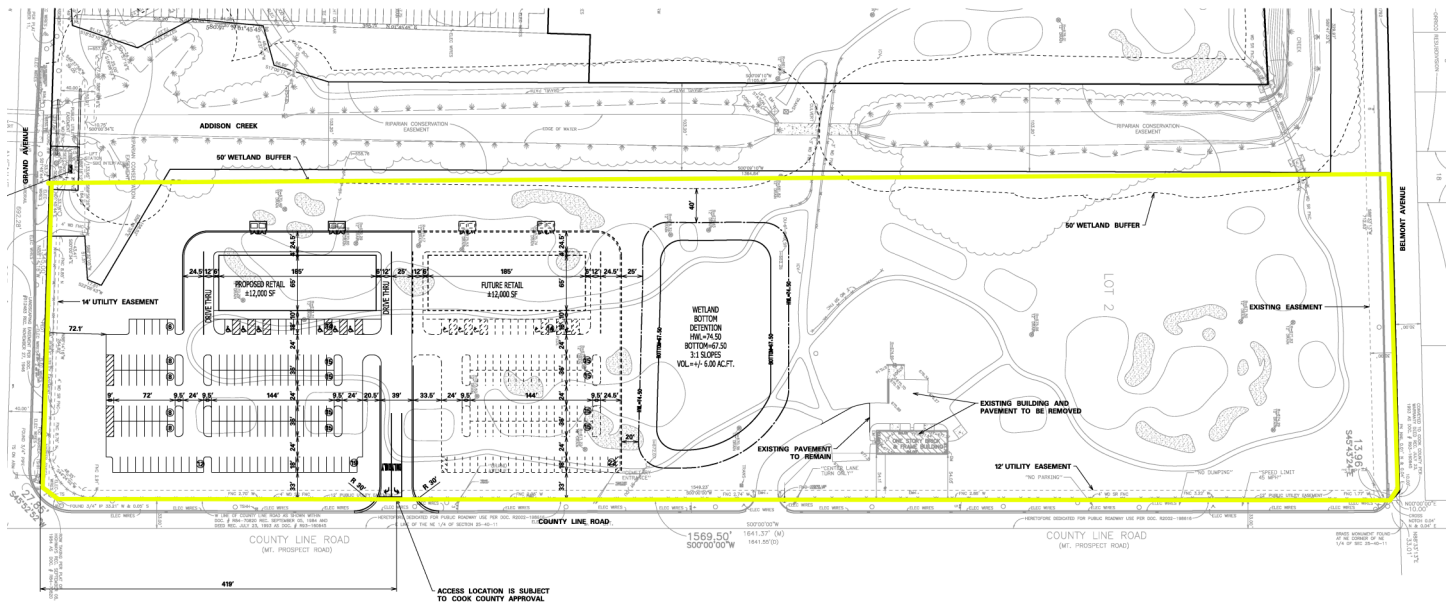
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Proposed Concept Plan 1



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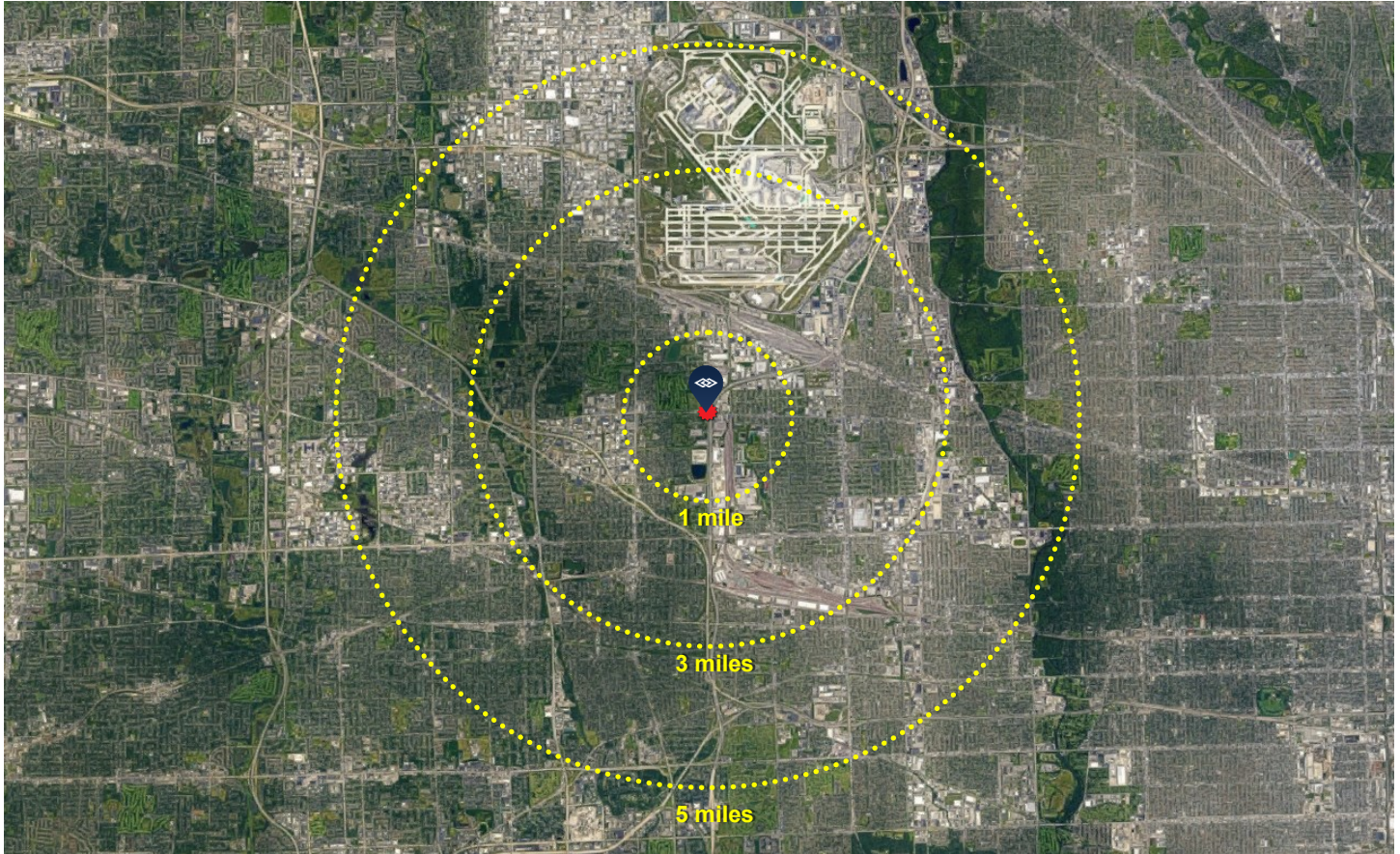
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Demographics



Traffic count, County Line Road: 10,029 cars per day

Traffic count, Grand Avenue: 29,872 cars per day

	1 Mile	3 Miles	5 Miles
Population:	7,343	94,104	278,411
Median Household Income:	\$60,026	\$71,210	\$66,112

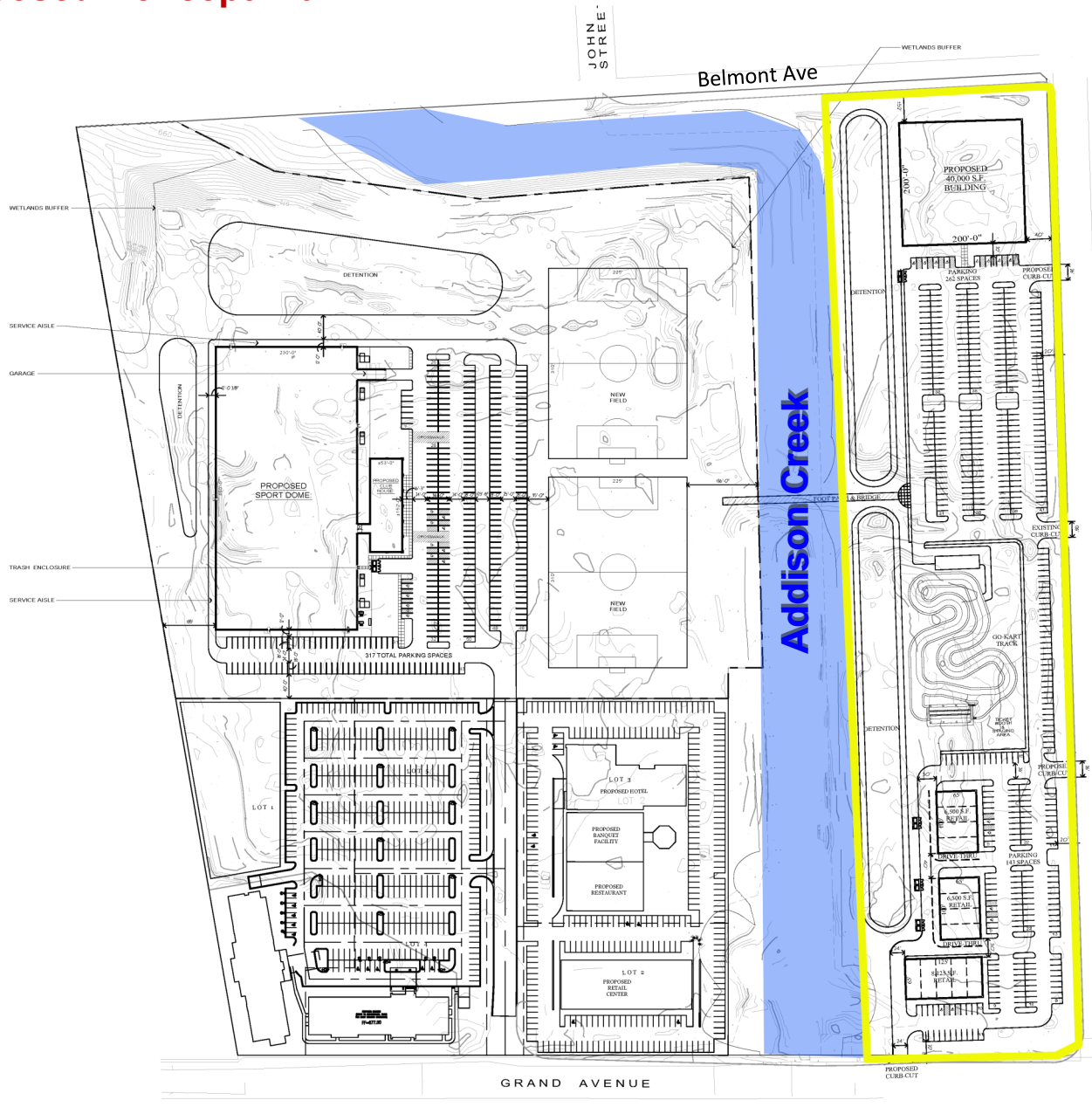
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Proposed Concept Plan 2



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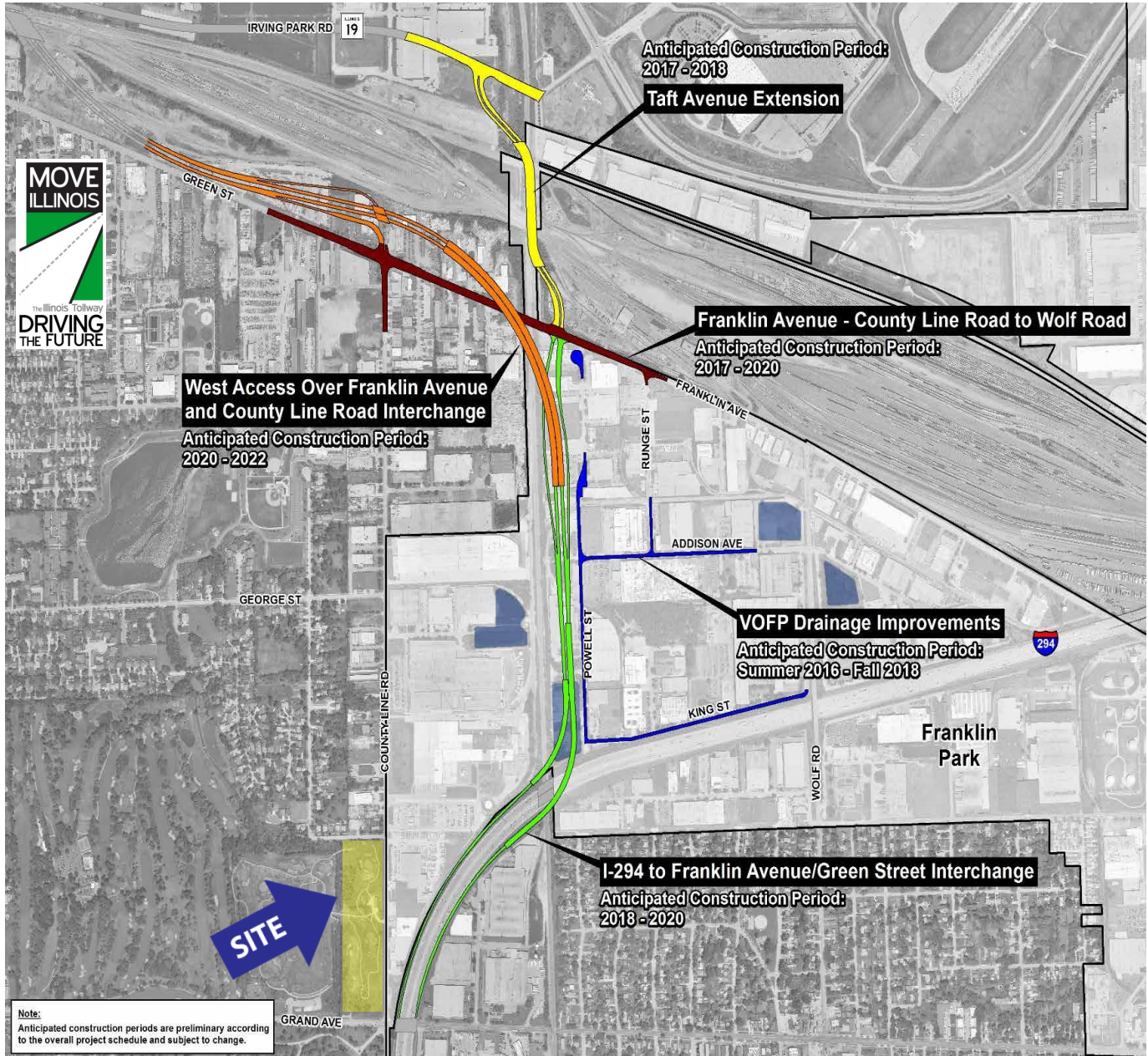
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Submitted subject to error, change in status, or withdrawal without notice.

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GRAND AVENUE & COUNTY LINE ROAD, BENSENVILLE, IL

Lots 3&4 Available for BTS, Ground Lease or Sale (fully divisible)



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