

592-598 Pinecrest & 595 Pinecrest, Bolingbrook

**NOW: \$4,400,000**



## Property Highlights

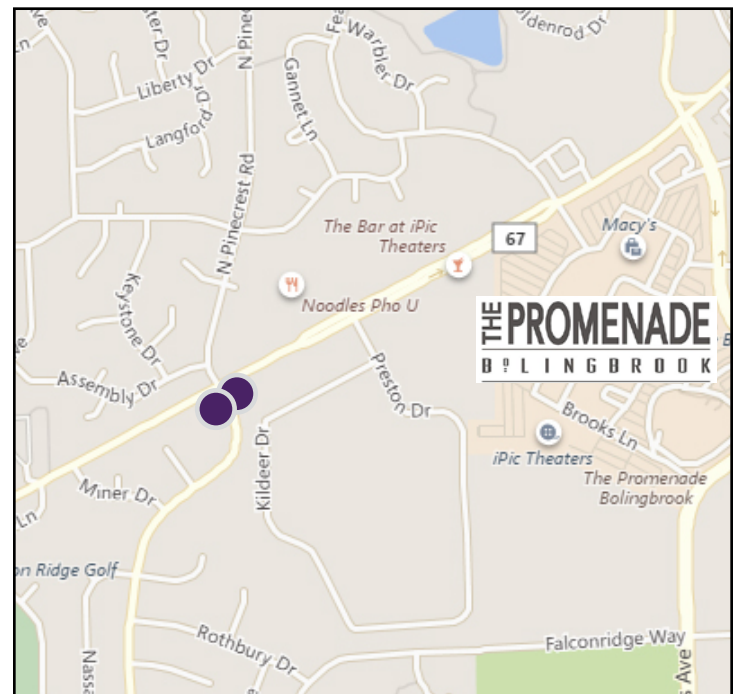
- Two adjacent retail centers
- 92.0% occupied portfolio
- Pinecrest Plaza (592-598 Pinecrest):
  - 13,516 SF multi-tenant center
  - Fully leased to local tenants
- Boughton Plaza (595 Pinecrest):
  - 15,330 SF multi-tenant center
  - Tenants include Dunkin' Donuts
- Potential to add value thru leasing
- Highly visible at stoplit corner of Boughton and Pinecrest
- Many long-term tenants in place
- 2017 Portfolio NOI: \$306,543
- Total Land Area: 3.48 acres
- Zoning: B-2

## Property Overview

Two adjacent retail centers at the corner of Boughton and Pinecrest are available for sale as a portfolio. Pinecrest Plaza is a 13,516 square foot multi-tenant center that is fully leased. The building is divided into seven units, with good visibility from busy Boughton Ave. Boughton Plaza is a 15,330 square foot neighborhood center that is 85% leased. Tenants in this center include Dunkin' Donuts, Western Polytechnic Institute and more. Both centers are leased to a number of long-term tenants featuring below market rents, with a good mix of office and retail users.

Boughton Rd. one of the major commercial arteries in Bolingbrook, attracting local and national retailers. Bolingbrook is an affluent western suburb that has experienced tremendous economic and population growth.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,006	79,883	209,008
Growth 2018-2023	0.71%	0.61%	0.28%
Households	4,835	27,142	75,347
Median Income	\$66,615	\$75,372	\$88,140



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