



FOR LEASE | RETAIL

# PRIME OUTLOT BTS WITH DRIVE THRU

812-818 Route 59 | Bartlett, IL 60103



## PRESENTED BY:

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## PROPERTY HIGHLIGHTS

- Outlot BTS - Strongest Site in Market
- Excellent Visibility & Full Access to Route 59 (48,000 VPD)
- Strong Mix of Retail, Restaurant, and Medical Co-Tenancy
- Center Anchored by Northwest Medicine, Dollar Tree, DuPage Medical, and Anytime Fitness,
- Strong Demographics with High Incomes
- Demand for QSR to Serve Nearby Business Parks & Residential



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## LEASE OVERVIEW

AVAILABLE SF: 2,500 - 7,600 SF

LEASE RATE: Negotiable

LOT SIZE: 0 Acres

BUILDING SIZE: 7,600 SF

YEAR BUILT: 2017

MARKET: Chicago

SUB MARKET: Dupage County

CROSS STREETS: Stearns Rd

## PROPERTY DESCRIPTION

Prominent build-to-suit outlot opportunity on Route 59 with drive thru with up to 7,600 sf. Full access to Route 59 immediately adjacent to outlot and additional full access to Stearns Rd. Excellent co-tenancy with a strong mix of retail, medical, restaurant, and daily needs businesses serving the local community. Bartlett Commons is anchored by Northwest Medicine Convenient Care, Dollar Tree, DuPage Medical, and Anytime Fitness.

## LOCATION OVERVIEW

Dynamic retail location at the key intersection of IL Route 59 & Stearns Rd in Bartlett. The center is surrounded by national retailers including Home Depot, Walgreens, Auto Zone, 5/3rd Bank, Wendy's, Sonic, Verizon, Sherwin Williams and many more.

Heavy traffic counts with 48,000 VPD on IL Rt 59 and additional 15,000 VPD on Stearns Rd [63,000 VPD at intersection].



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Rt 59 Outlot (Proposed / BTS)	Strip Center	NEGOTIABLE	NNN	2,500 - 7,600 SF	120 months	Proposed new construction / Build to Suit outlot retail opportunity. Up to 7,600 SF of restaurant/retail space with drive thru and patio seating. Excellent visibility Route 59. Adjacent to entrance with full access on Route 59.



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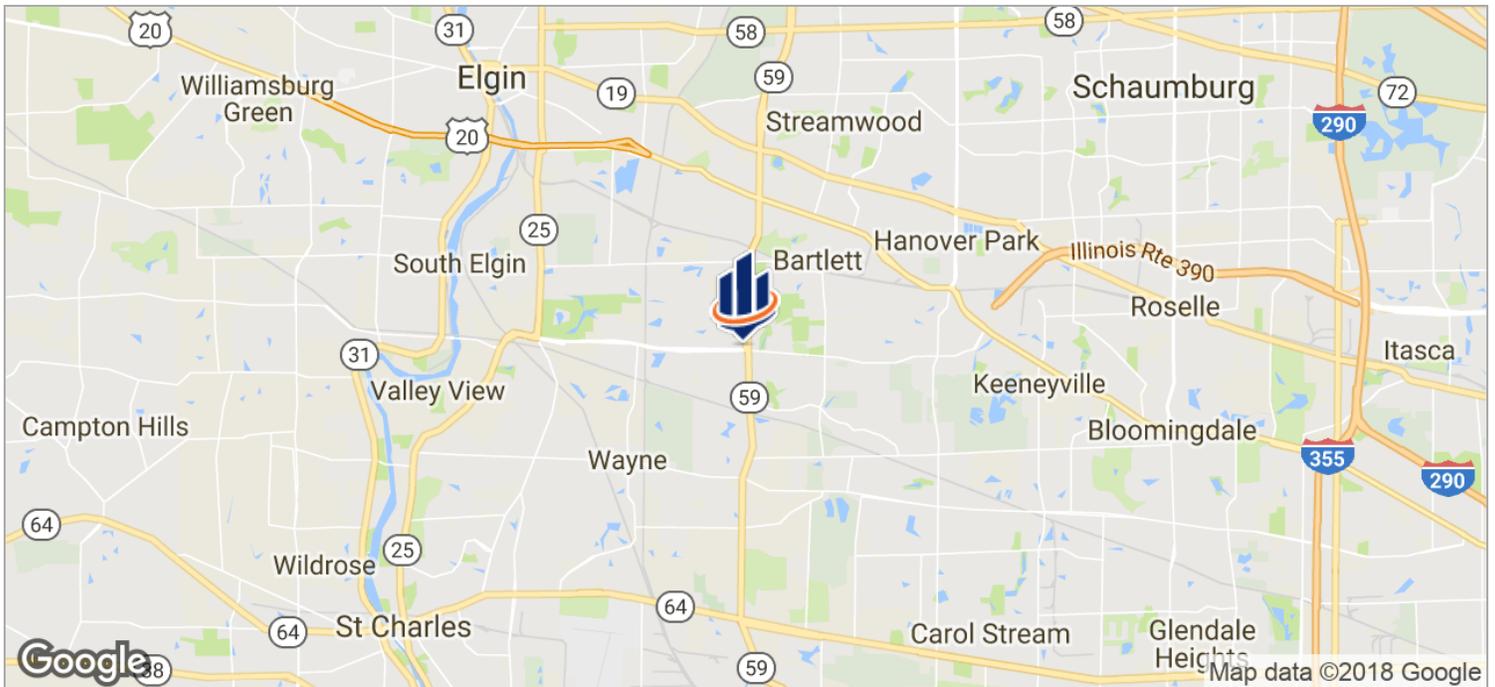
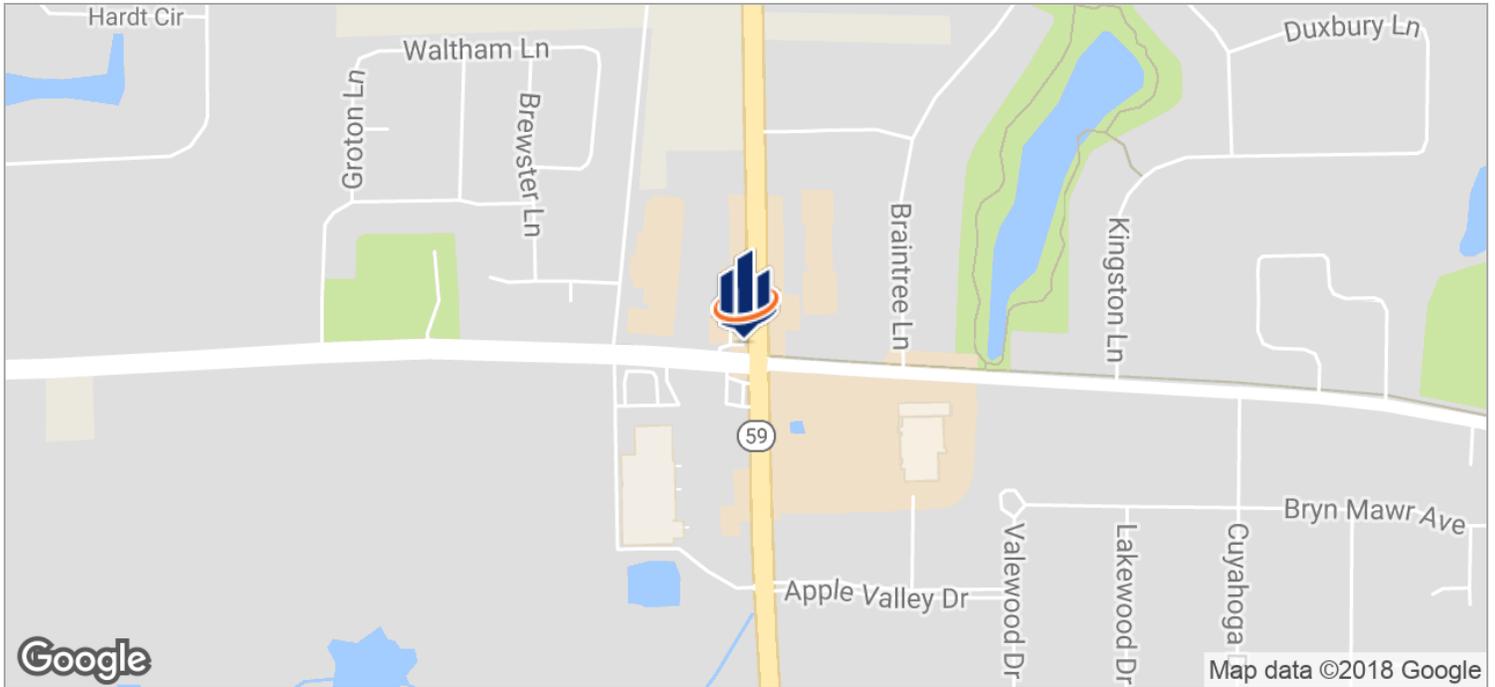
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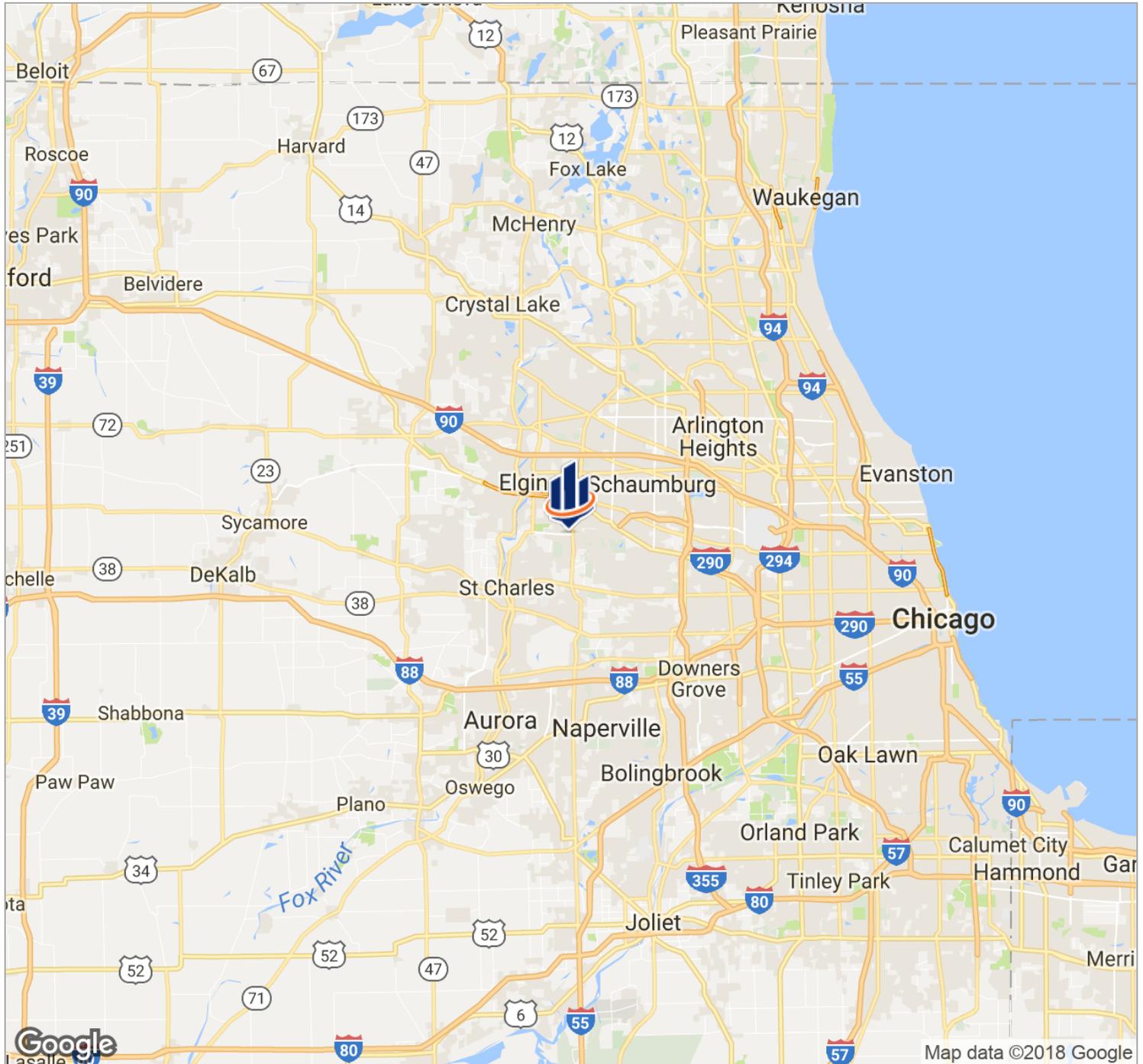
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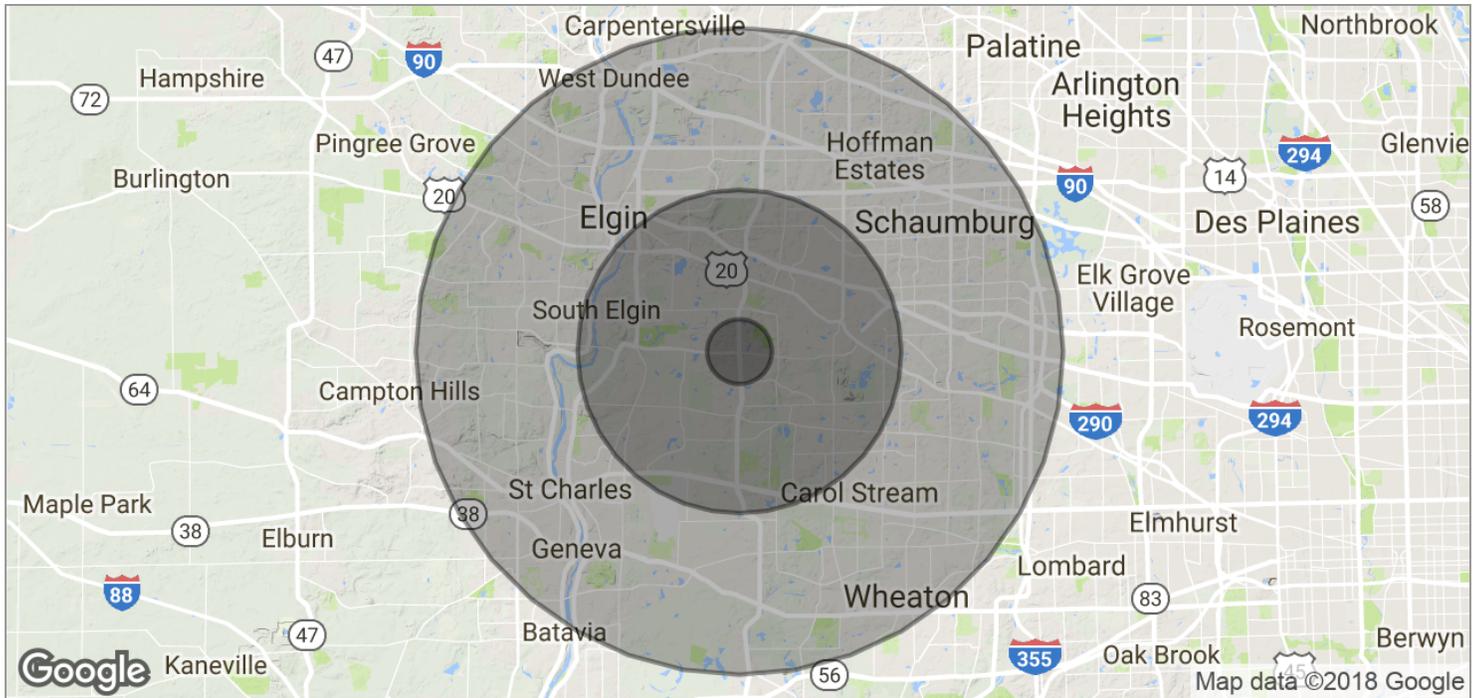
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,284	182,002	742,708
MEDIAN AGE	38.2	35.1	35.7
MEDIAN AGE (MALE)	36.3	34.6	34.7
MEDIAN AGE (FEMALE)	39.4	35.8	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,338	59,853	257,838
# OF PERSONS PER HH	3.2	3.0	2.9
AVERAGE HH INCOME	\$113,501	\$89,199	\$87,570
AVERAGE HOUSE VALUE	\$370,746	\$311,307	\$308,849



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