



CALL FOR PRICING

OFFERING SUMMARY

Available SF:	1,445 - 1,584 SF
Lot Size:	0.97 Acres
Year Built:	2005
Building Size:	22,940 SF
Zoning:	B-2 Community Retail
Market:	Chicago
Submarket:	Joliet/Central Will
Traffic Count:	35,600 vpd

PROPERTY OVERVIEW

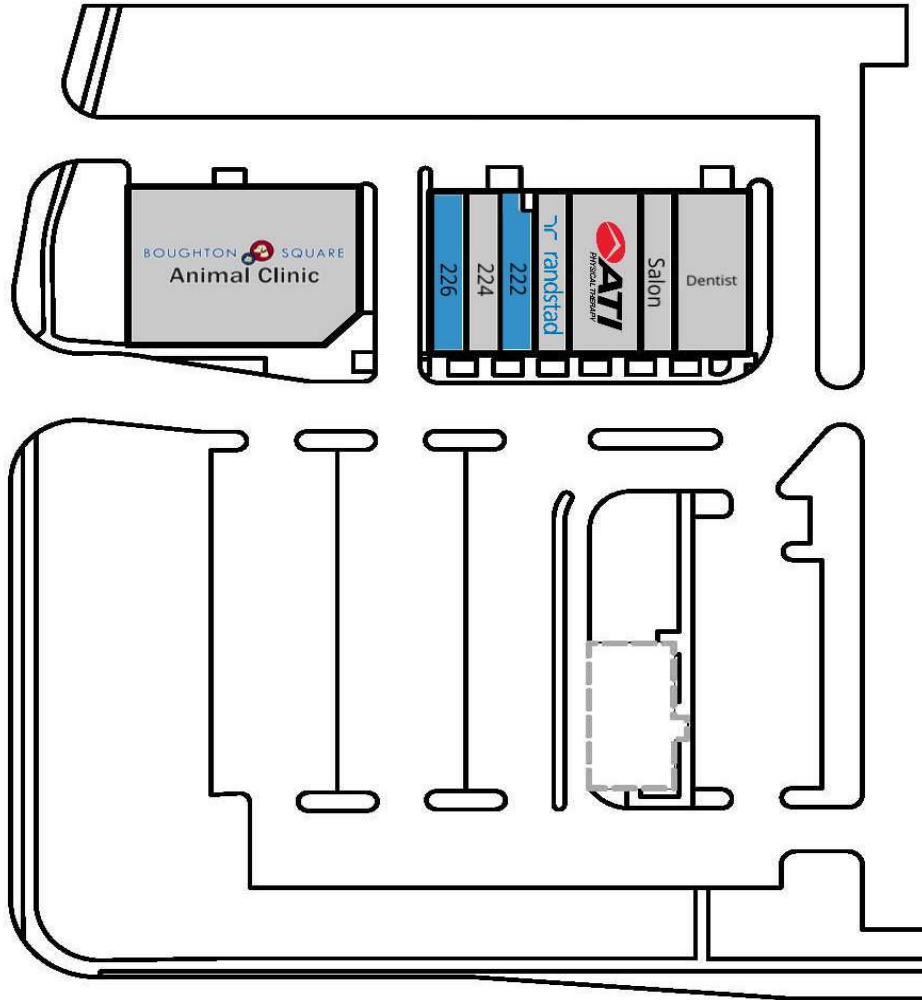
Northridge Plaza offers a contemporary storefront and a well-lit, well-manicured lot. Local anchors include neighboring Menards and grocer Fiesta Market while center tenants are Boughton Square Animal Clinic, ATI Physical Therapy, and Shining Smiles Dentistry.

LOCATION OVERVIEW

Northridge Plaza in Bolingbrook, IL lines N Bolingbrook Dr. between Menards and the Briar Square Shopping Center. With vpd averages of 35,600 on Bolingbrook Dr (Rte 53) and 10,000 on Briarcliff Rd, Northridge Plaza fits traffic needs for any business!

PROPERTY HIGHLIGHTS

- Just south of Menards
- Adjacent to Grocery Anchored Shopping Center
- Strong Route 53 Retail Corridor
- 1 mile north of I-55
- 35,600 vpd on Bolingbrook Dr (Rte. 53)

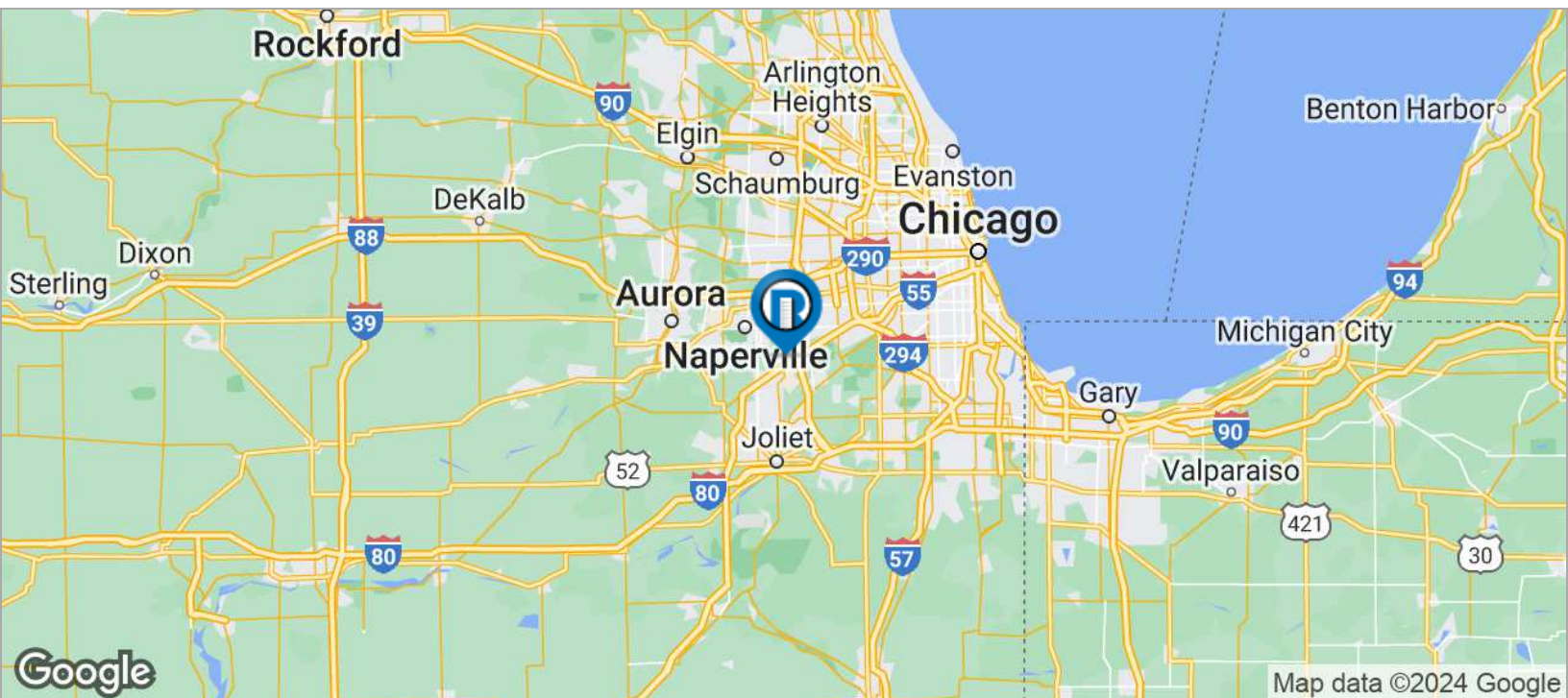


AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	VIDEO
222 N Bolingbrook Dr	1,445 SF	NNN	Call for Pricing	-
226 N Bolingbrook Dr	1,584 SF	NNN	Call for Pricing	-

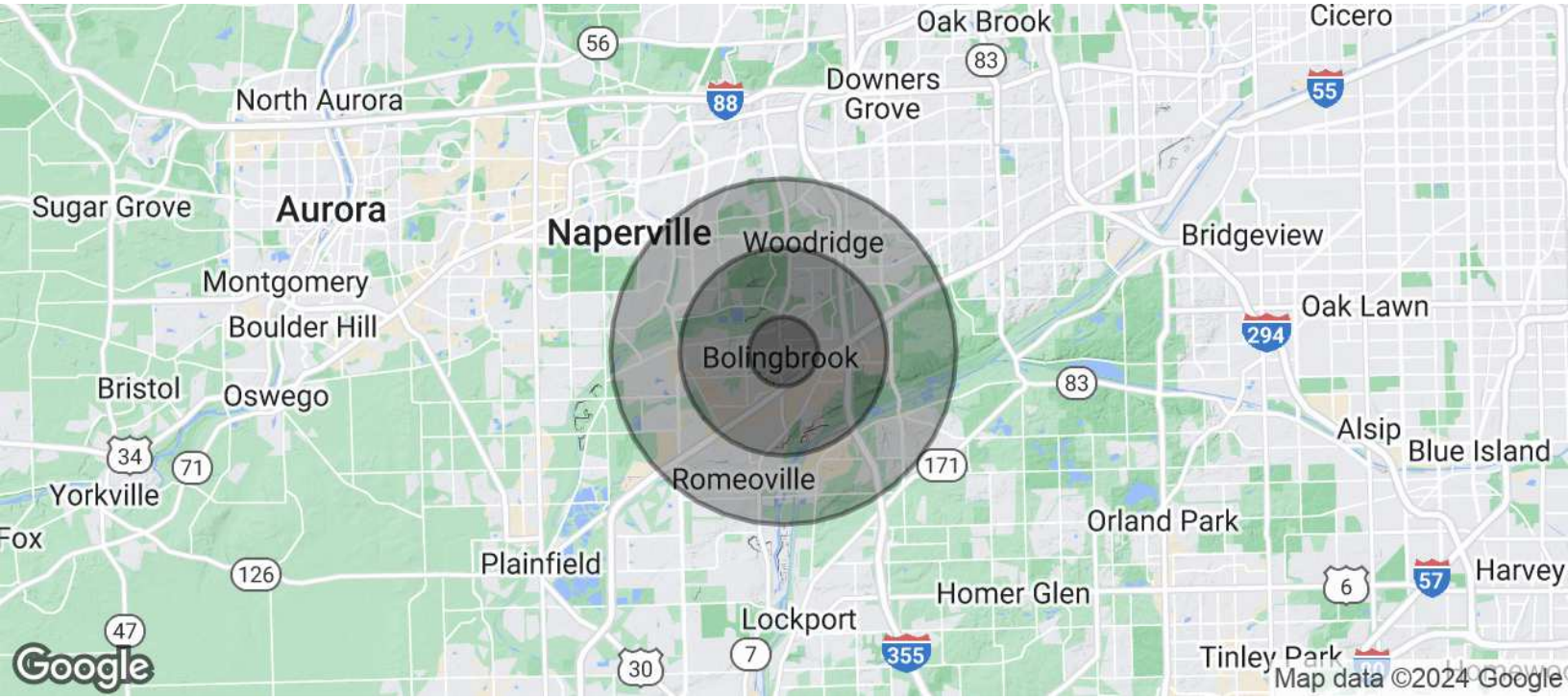
NORTHRIDGE PLAZA

210 - 226 & 230 N BOLINGBROOK DR, BOLINGBROOK, IL 60440



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,491	81,629	193,031
Average age	30.8	33.4	35.6
Average age (Male)	28.6	32.1	34.6
Average age (Female)	33.5	34.6	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,258	25,843	64,501
# of persons per HH	3.3	3.2	3.0
Average HH income	\$69,144	\$85,049	\$94,084
Average house value	\$203,764	\$301,231	\$334,697

* Demographic data derived from 2020 ACS - US Census

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