

Bolingbrook Retail Project | Lots for ground lease or build-to-suit

549 E. Boughton Rd, Bolingbrook, IL

Features

- 4-acre development site in prime location
- Minutes from The Promenade Bolingbrook, I-355 interchange, Costco, Ikea and more and I-55 interchange
- Heavily traveled Boughton Rd with 32,700 VPD

Strong Demographics

- Population of 213,260 in 5-mile radius
- Average household income of \$124,616 within 5 miles

Great Visibility

- Signalized intersection with easy access
- Pad building opportunities, development ready



Exclusively Presented By: Tom Lusk

Xsite Real Estate

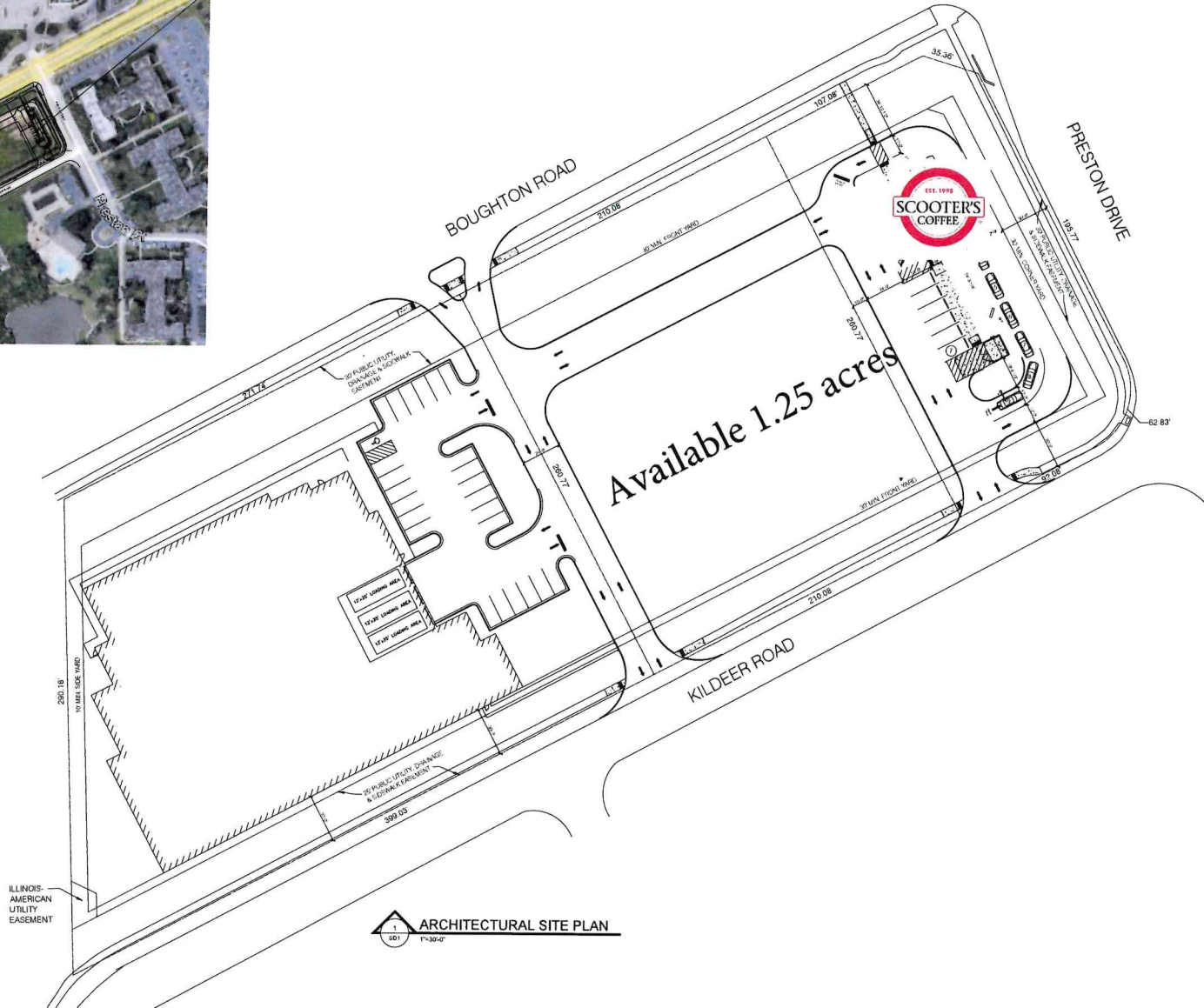
(630) 319 - 8559

tlusk@xsiterealestate.com





PROPOSED SITE



MRV
ARCHITECTS, INC.

1403 TRAVELER DR. SUITE 200
BOLINGBROOK, ILL. 60440
PH. 312.410.4400

549 E. BOUGHTON RD.
BOLINGBROOK, IL 60440

DATE	DESCRIPTION	BY	CHKD BY
10/26/23	PRELIMINARY SITE PLAN	J. HERSH	M. VALENTIN
10/26/23	REVISION		

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DRAWN BY: J. HERSH
CHECKED BY: M. VALENTIN
PROJECT NO.: 23041

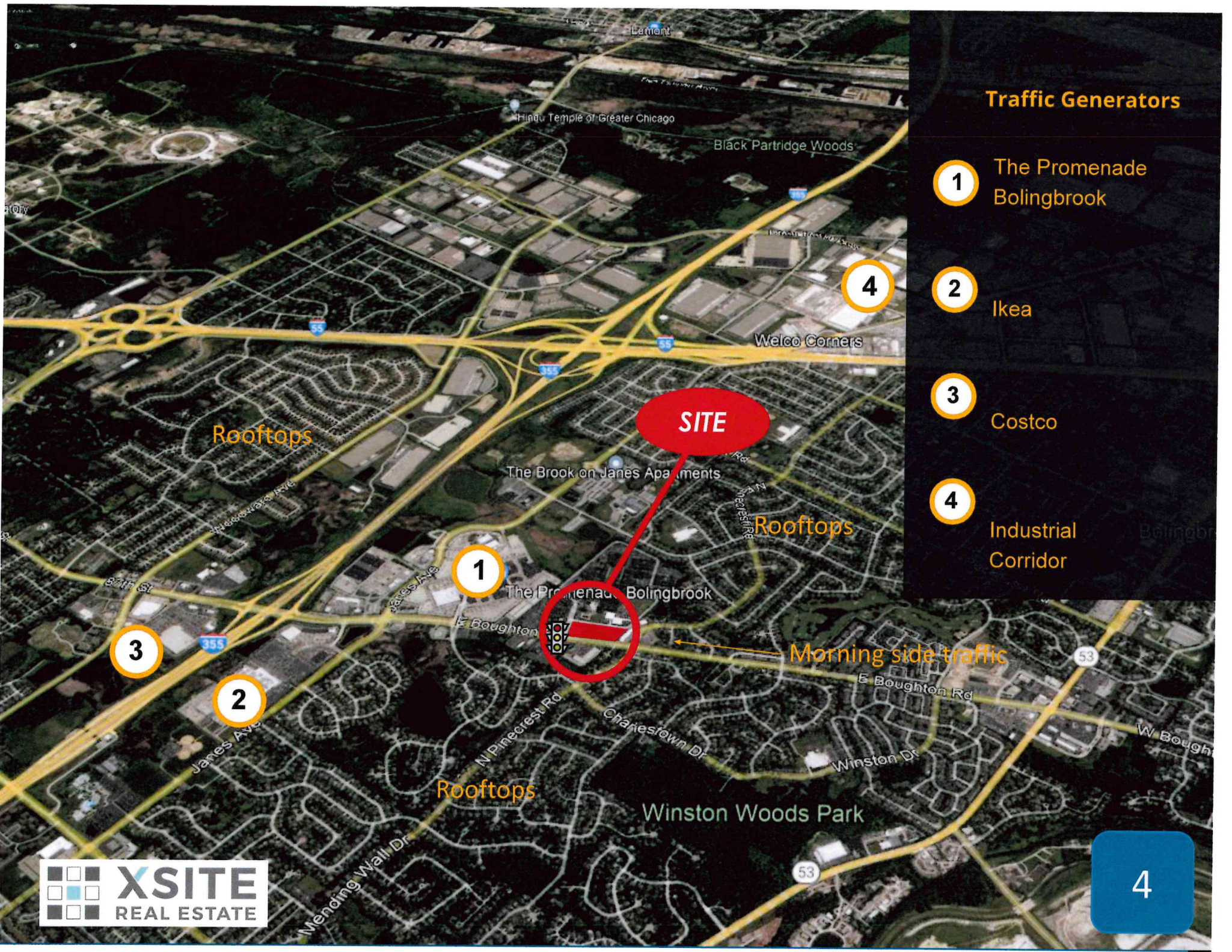
PRELIMINARY SITE PLAN

SD1

CONDITION OF LAND AT DELIVERY

The owner shall deliver the lots to Purchaser's in a "ready to develop" condition.

1. Subdivided and platted with separate tax identification
2. Phase I environmental report for overall project, buyer shall be responsible for its own environmental reports
3. Graded pad compacted to **95%** of the maximum dry density as determined by ASTM D 1557 (modified Proctor), with **2%** or less moisture
4. Off-site detention shall be in place
5. Landlord should extend all water, electricity, natural gas, telephone, cable, sanitary sewer, and storm sewer lines to the **Property line** (capacity may vary):
 - a. Electrical: **120/208** three-phase
 - b. Gas: **1.75** million BTU gas load
 - c. Water: **2"** domestic water service complete with meter and backflow prevention.
 - d. Sewer:
 - i. Sanitary sewer: **4"** sanitary sewer line at a minimum depth of **36"**
 - ii. Storm sewer:
 - e. Telephone: **2"** conduit



Traffic Generators

- 1** The Promenade Bolingbrook
- 2** Ikea
- 3** Costco
- 4** Industrial Corridor

Chicago Bow Hunters

Charlestown Dr

Rooftops

SITE

The Promenade
Apartments

Noodles Pho U

The Painting Camp

THE PROMENADE
BOLINGBROOK



Heritage Woods of
Bolingbrook
Assisted Lifestyle
Community

Morning side traffic

Tacoma El Valle

Heritage Woods of Bolingbrook



Greenleaf Apartments
800 units

Rooftops

Greenleaf Apartments

XSITE
REAL ESTATE

5



Jet Brite Car Wash

E Boughton Rd



Preston Dr

Bar Lo

Lily Cache C

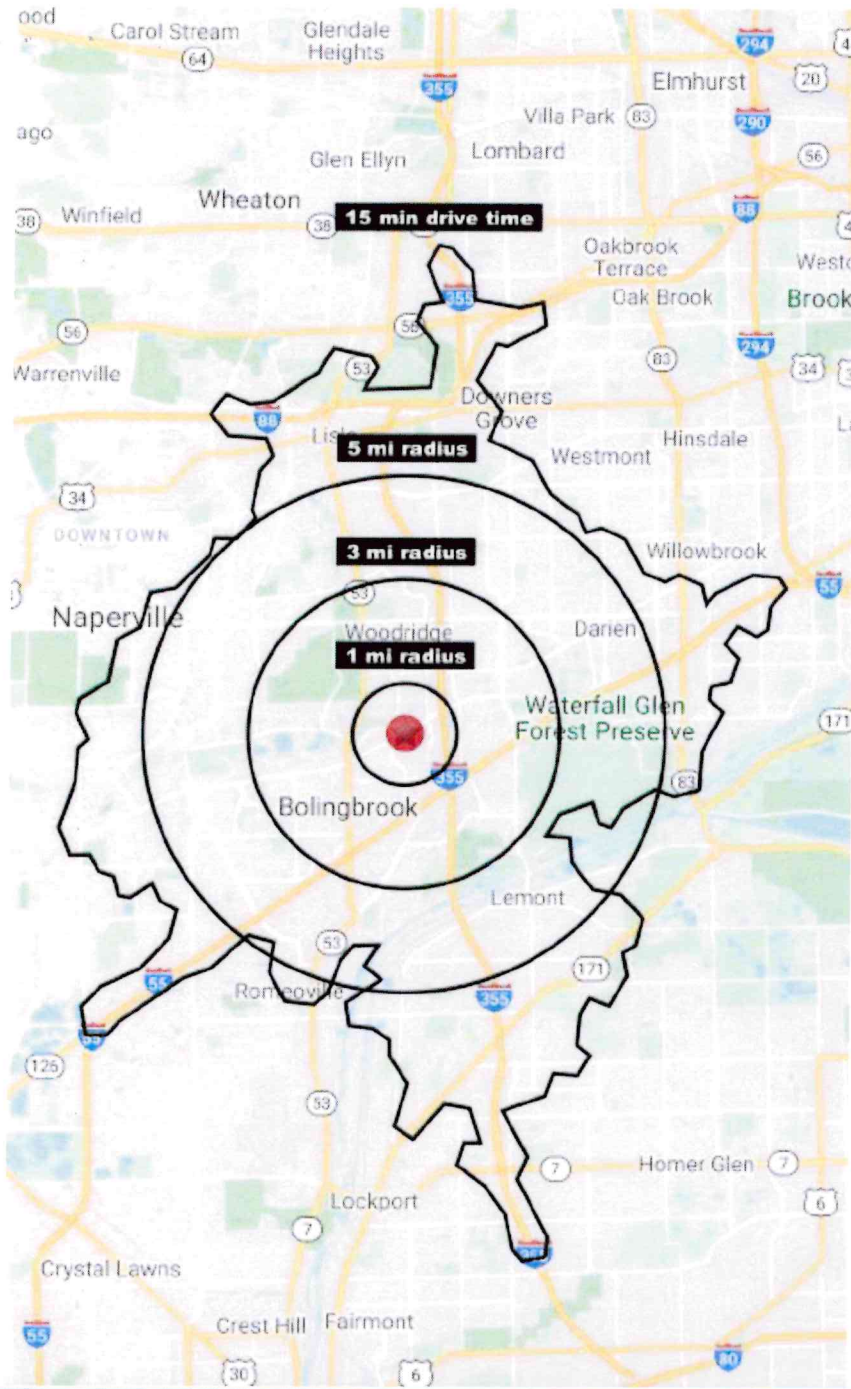
Killeen Dr

Preston Dr

Preston Dr

Village Dr





	1-mile	3-mile	5-mile	15 min drive
Population	12,651	79,997	213,260	305,954
Households	4,616	28,088	78,867	113,792
Ave HH Income	\$98,428	\$107,422	\$124,616	\$128,196
Daytime Employees	6,676	38,446	87,434	184,121
Owner Occupied	69.0%	74.5%	77.8%	77.5%
White collar	62.6%	60.2%	68.3%	69.8%
Consumer Exp. Food & Bev	\$47.02M	\$303.59M	\$942.50M	\$1.39B

