



LEASE RATE

**\$17.00 – 19.50
SF/YR**

OFFERING SUMMARY

Available SF:	1,140 – 2,380 SF
Lease Rate:	\$17.00 – 19.50 SF/yr (NNN)
Lot Size:	2.0 Acres
Year Built:	1970
Building Size:	21,260 SF
Renovated:	2008
Zoning:	B2 Community Retail District
Market:	Chicago
Submarket:	Joliet/Central Will

PROPERTY OVERVIEW

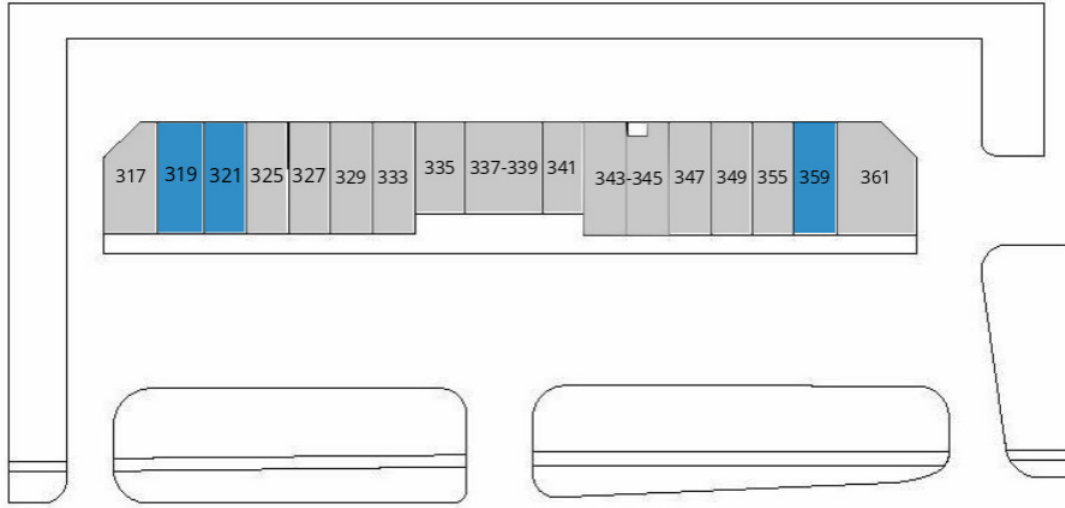
Oaks Plaza is a 21,260 sf Shopping Center located in Bolingbrook, IL. These units are situated with ample parking in a high traffic Center on Schmidt Rd just south of Boughton Rd. This center, ideal for retail or professional uses, hosts a diverse mix of tenants including Clementine's Pub, Achieve Health & Wellness, Rosati's Pizza, and more. With a recent, complete façade renovation Oaks Plaza is sure to impress any client.

LOCATION OVERVIEW

Ample Parking High traffic center located just south of Boughton Road in the Oaks Plaza Shopping Center. Located on west side of Schmidt Road just south of Boughton Road in Bolingbrook. Minutes from both I-55 and I355.

PROPERTY HIGHLIGHTS

- Recently Renovated
- All Units Street-facing
- Diverse Mix of Tenants
- Minutes from I-55 and I-355



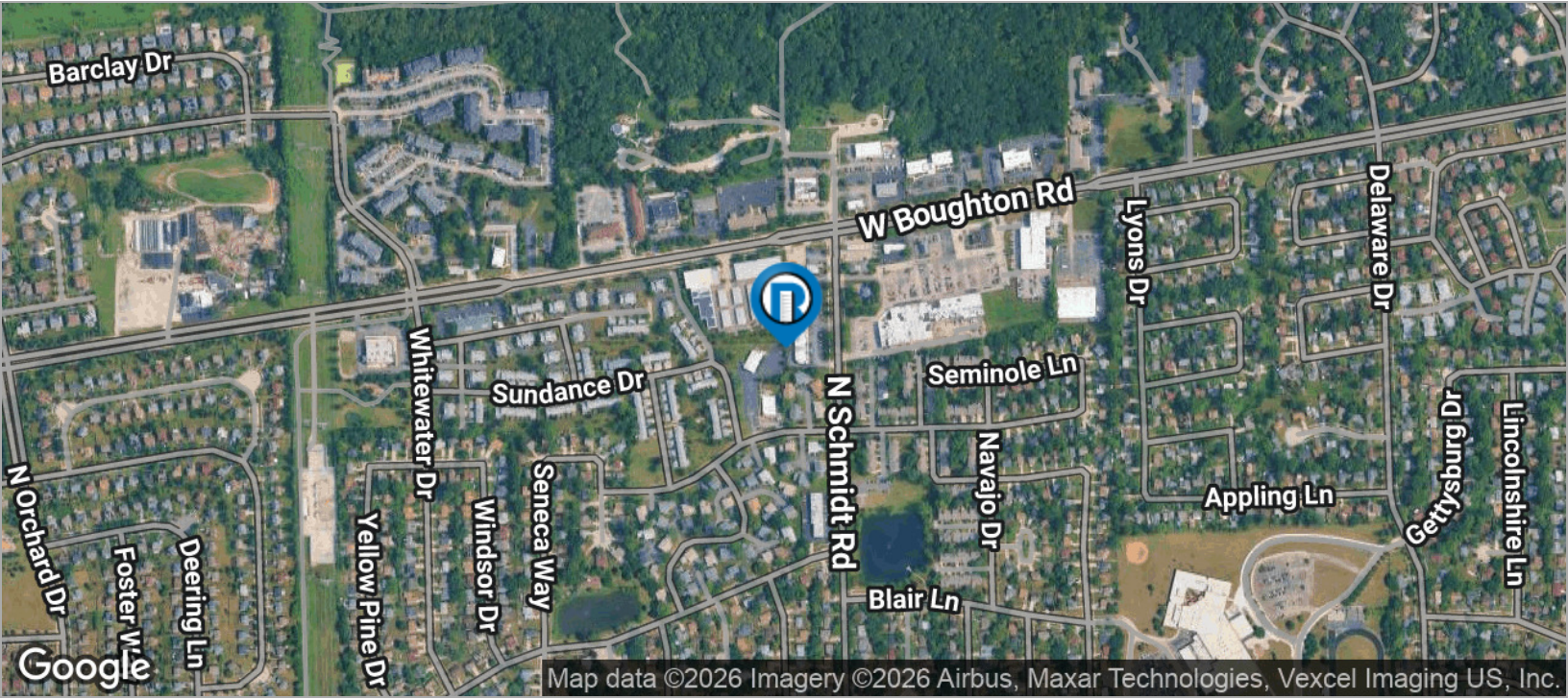
N SCHMIDT ROAD

AVAILABLE SPACES

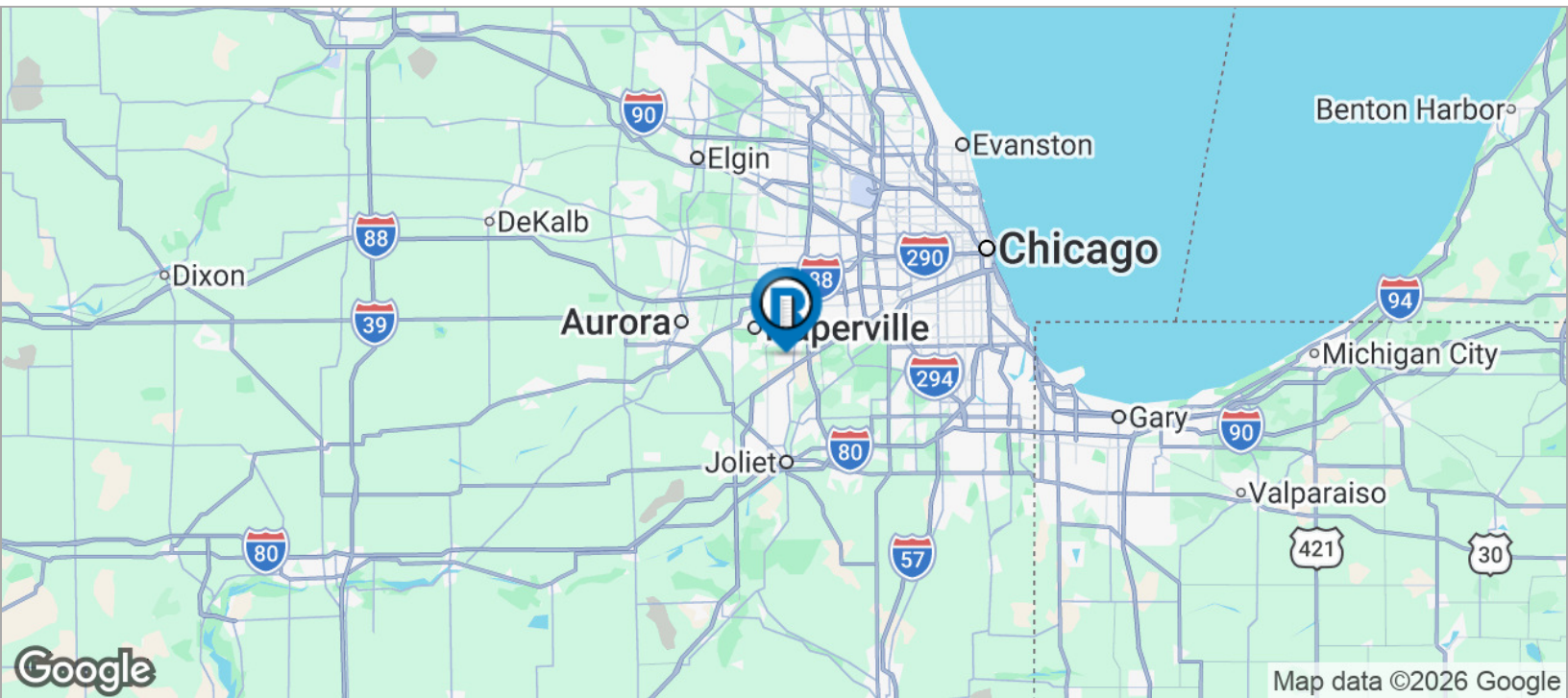
SUITE	SIZE	TYPE	RATE	DESCRIPTION
319 N. Schmidt Road	1,240 - 2,380 SF	NNN	\$17.00 SF/yr	Street-facing In-line Ideal for Retail or Professional Uses
321 N. Schmidt Road	1,140 - 2,380 SF	NNN	\$17.00 SF/yr	Former Salon Washer/Dryer Hookup Large Storefront Windows In-line
359 N. Schmidt Road	1,160 SF	NNN	\$19.50 SF/yr	Former Nail Salon Washer/Dryer Hookup

OAKS PLAZA

317-61 N. SCHMIDT ROAD, BOLINGBROOK, IL 60440



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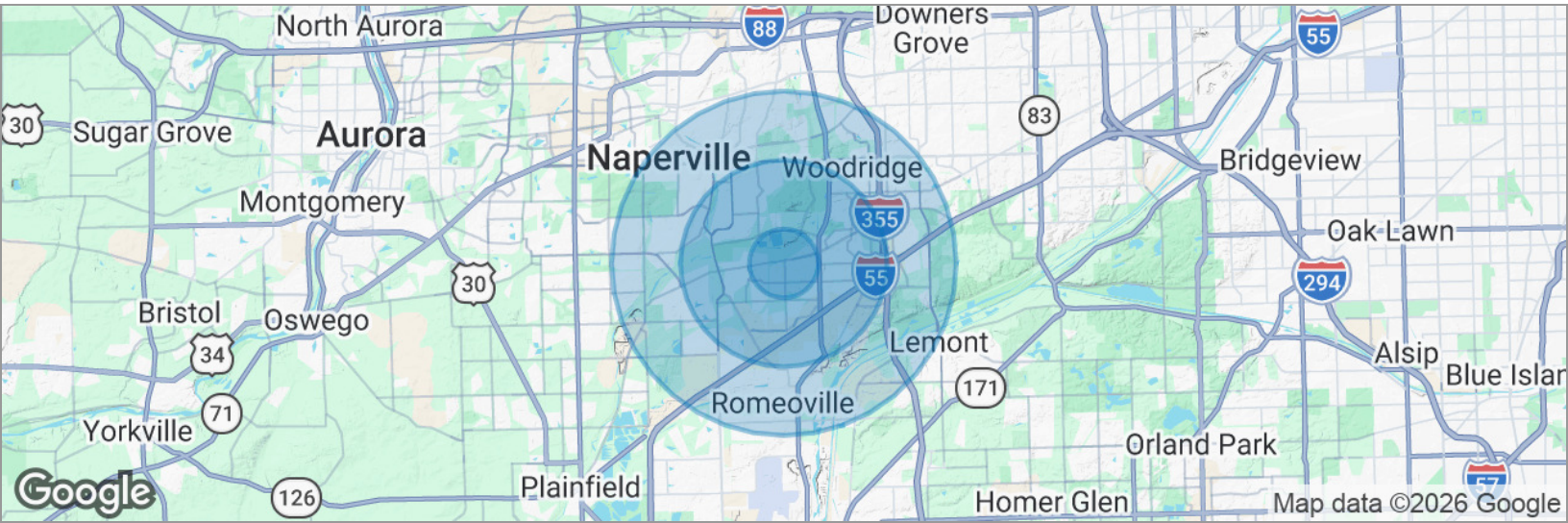
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OAKS PLAZA

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,649	72,983	184,408
Median age	36.7	38.1	39.4
Median age (Male)	36.4	37.2	38.4
Median age (Female)	38.5	39.5	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,489	24,809	65,013
# of persons per HH	3.0	2.9	2.8
Average HH income	\$93,866	\$107,494	\$122,607
Average house value	\$262,812	\$346,154	\$388,168

* Demographic data derived from 2020 ACS - US Census