

PINECREST & BOUGHTON PLAZA

595 - 596 N PINECREST RD, BOLINGBROOK, IL 60440



LEASE RATE

\$18.50 SF/YR

OFFERING SUMMARY

Available SF: 1,515 - 1,521 SF

Building Size: 28,846 SF

Zoning: B-2 | Community Retail

Market: Chicago

Submarket: Joliet/Central Will

PROPERTY OVERVIEW

Pinecrest & Boughton Plaza pulls traffic from major thoroughfares and dense surrounding neighborhoods. The diverse Tenant mix includes Boost Mobile, Brown's Chicken, and Bolingbrook Family Dental among many others.

LOCATION OVERVIEW

Pinecrest & Boughton Plaza in Bolingbrook, IL is located at the lit intersection of E Boughton Rd and N Pinecrest Road and sits in close proximity to The Promenade Bolingbrook, IKEA, Bass Pro Shops, and Meijer. With a combined intersection vpd of 33,000, this high-visibility plaza near major highway systems is ideal for both retail and professional tenants.

PROPERTY HIGHLIGHTS

- Minutes from I-355 & I-55
- Just West of The Promenade Bolingbrook
- Combined 33,000 vpd at E Boughton Rd & N Pinecrest Rd Intersection
- High Visibility on E Boughton Rd
- Diverse Tenant Mix

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UNAVAILABLE

AVAILABLE

LEASE TYPE **NNN** | TOTAL SPACE **1,515 - 1,521 SF** | LEASE TERM **NEGOTIABLE** | LEASE RATE **CALL FOR PRICING**

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 594	1,521 SF	NNN	Call for Pricing	Nail Salon In-line Street-facing
Suite 595 C2	1,515 SF	NNN	\$18.50 SF/yr	Street-facing In-line Large Storefront Windows Ideal for Retail or Professional Uses

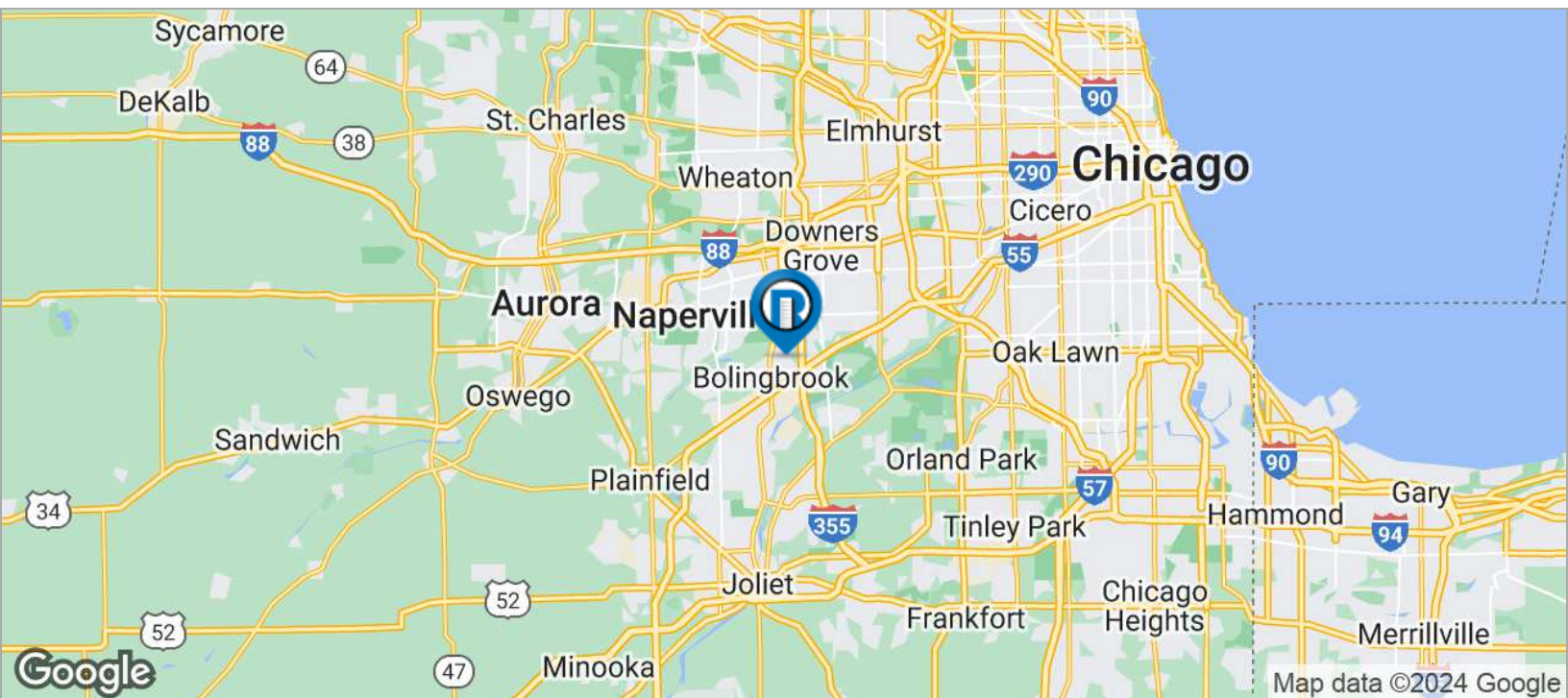
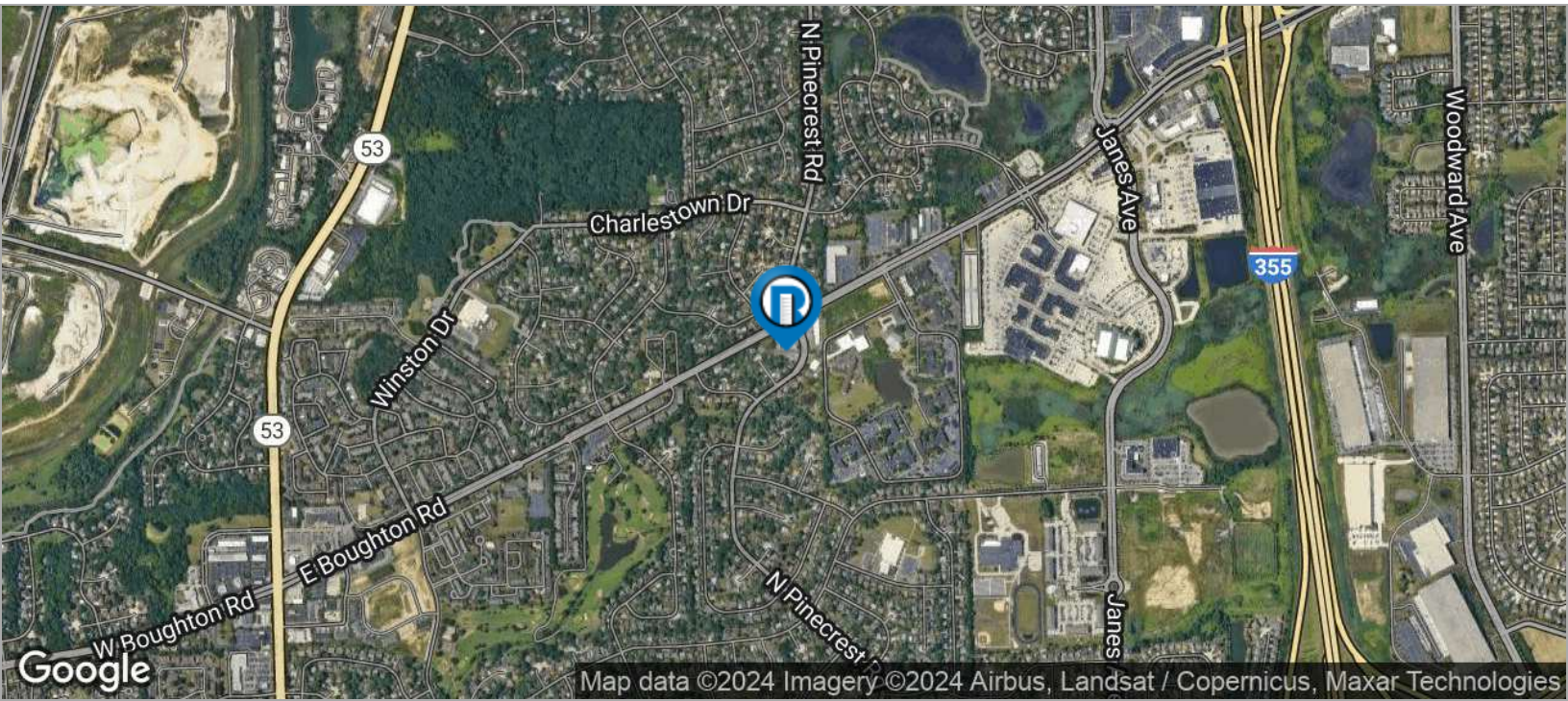
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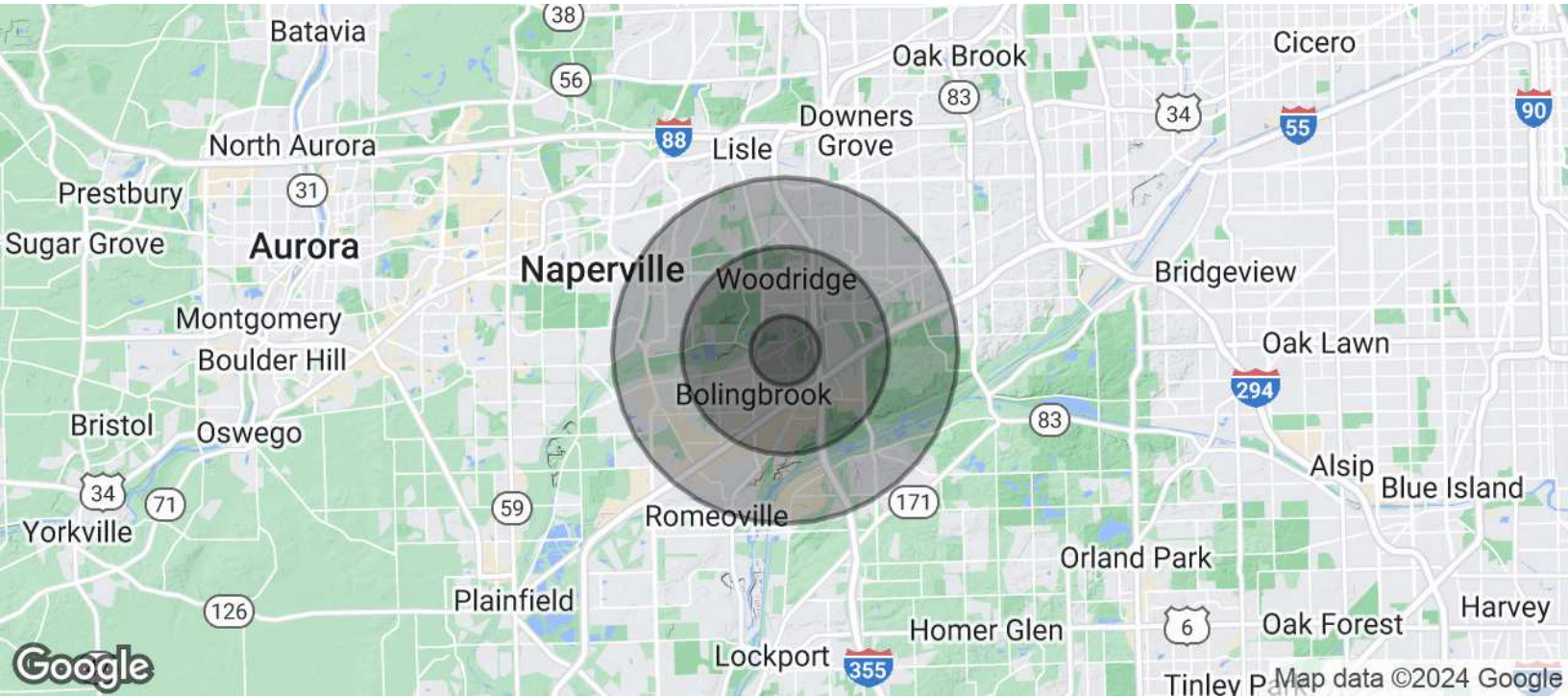
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,251	78,342	202,177
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,231	28,012	74,315
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$108,823	\$122,553	\$147,015
Average House Value	\$312,867	\$358,302	\$414,862

Demographics data derived from AlphaMap