



LEASE RATE

\$16.50 - 18.50 SF/
YR

OFFERING SUMMARY

Available SF:	1,445 - 9,500 SF
Lease Rate:	\$16.50 - 18.50 SF/yr (NNN)
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 is a 22,940 sf shopping center in Bolingbrook, IL just south of Menards and adjacent to the Briar Square Shopping Mall which is anchored by the grocer Fiesta Market. Center tenants include; Duncan's Doggie Daycare, ATI Physical Therapy, and Hertz. Area retailers include Menards, Walmart, Verizon, and Culvers. With 35,600 vpd on Bolingbrook Dr (Rte 53) and 10,000 vpd on Briarcliff Rd this street facing shopping center has excellent road-side appeal.

PROPERTY HIGHLIGHTS

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

ADDITIONAL PHOTOS

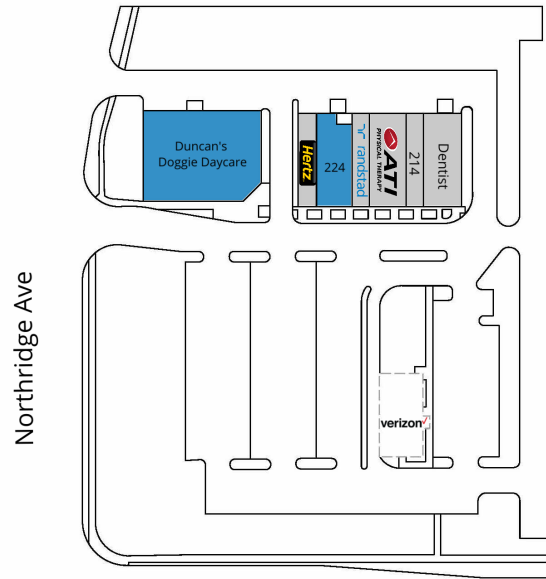
NORTHBRIDGE PLAZA

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



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UNAVAILABLE

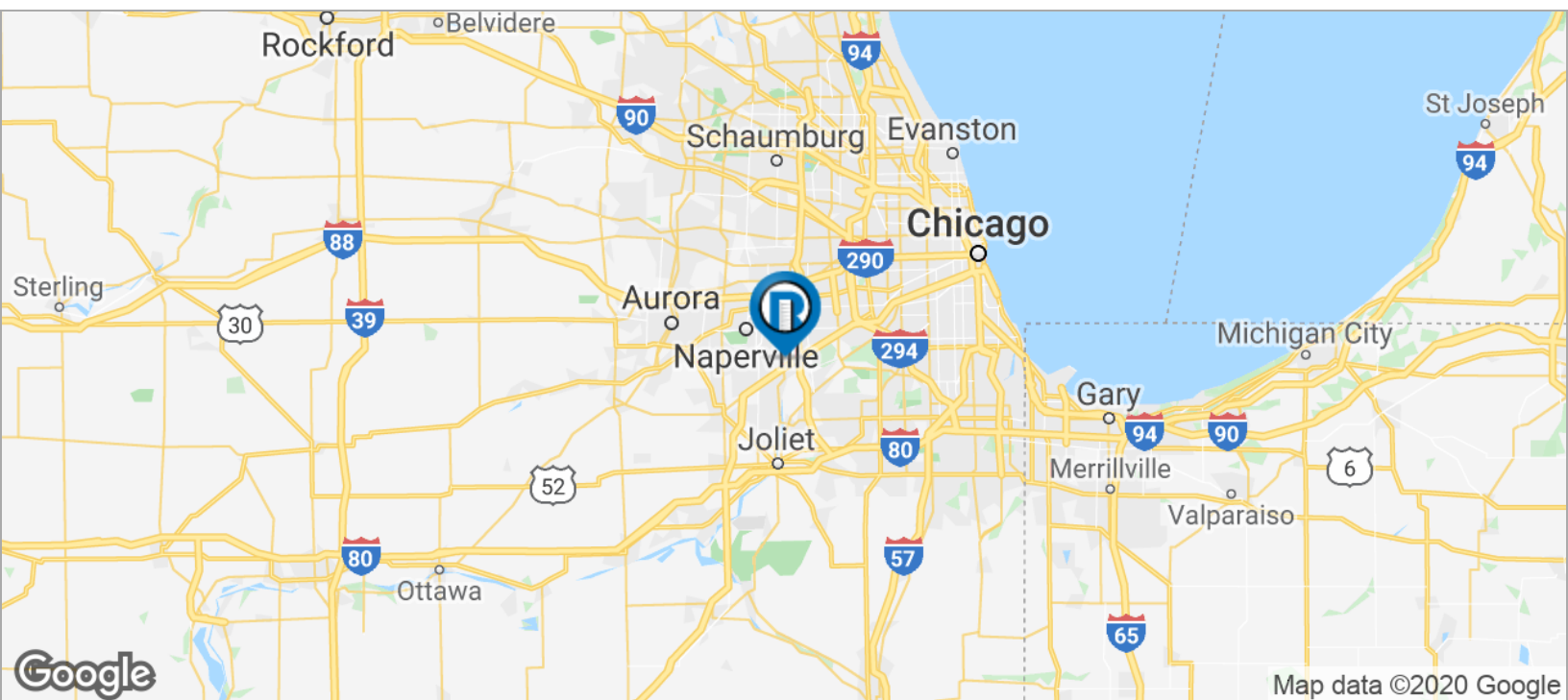
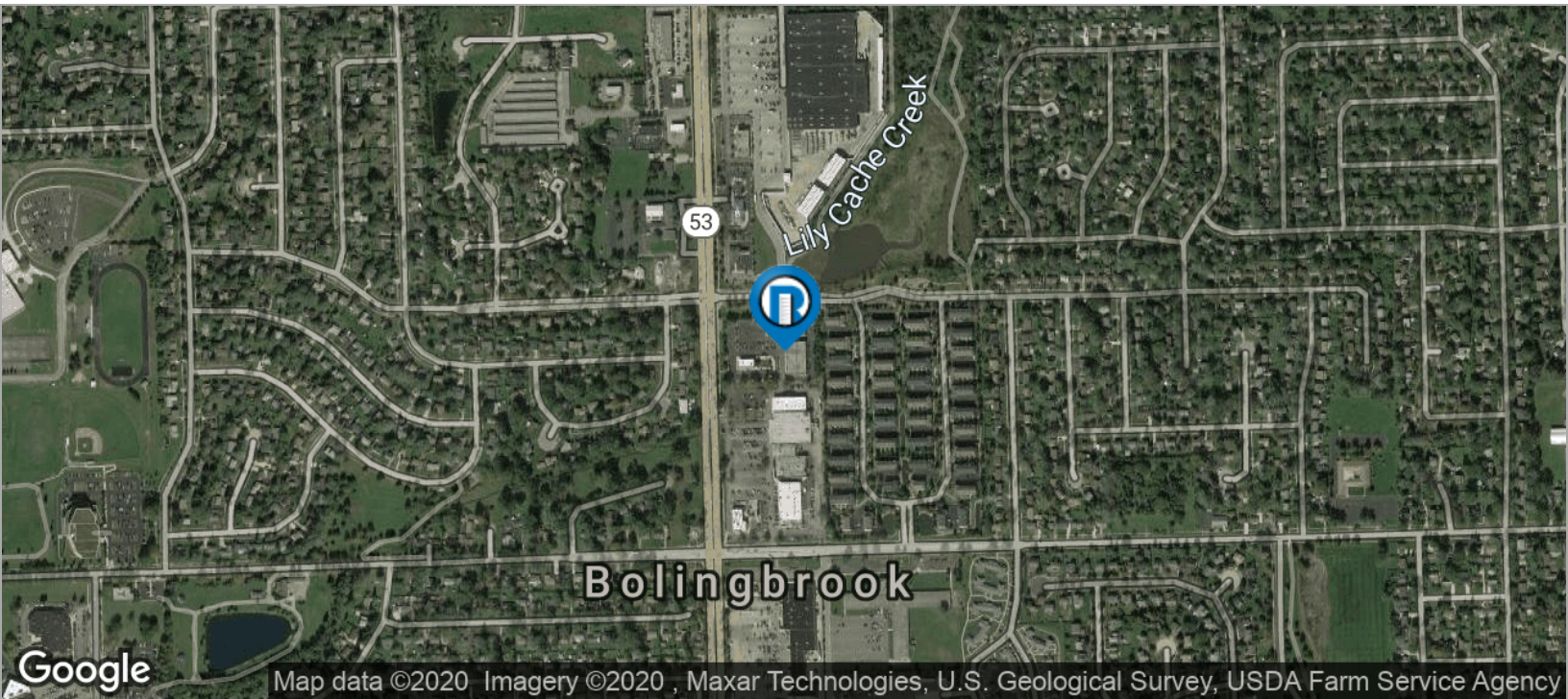
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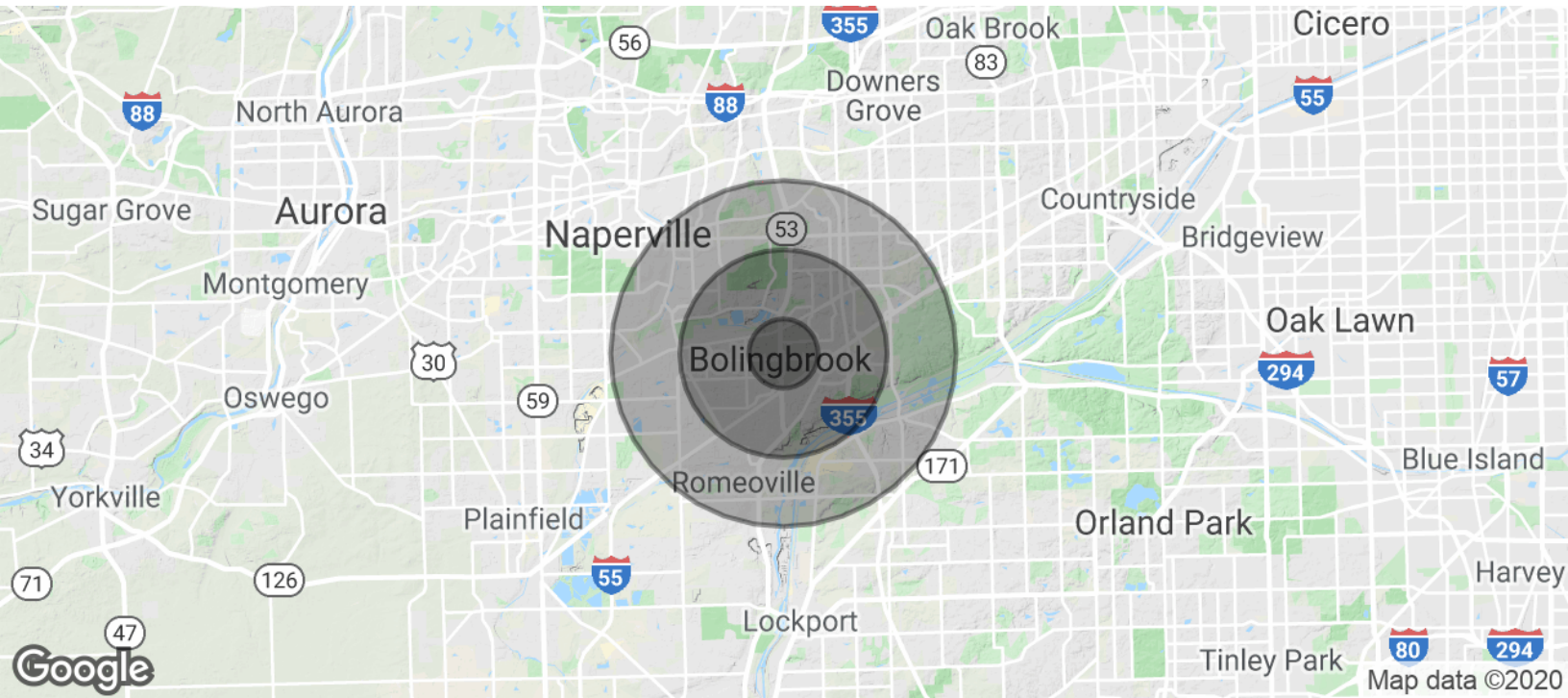
LEASE TYPE NNN | TOTAL SPACE 1,445 - 9,500 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$16.50 - \$18.50 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
222 N Bolingbrook Dr	Available	1,445 - 2,921 SF	NNN	\$16.50 SF/yr
230 N Bolingbrook Dr	Available	9,500 SF	NNN	\$18.50 SF/yr

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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	17,491	81,629	193,031
Median age	30.8	33.4	35.6
Median age (Male)	28.6	32.1	34.6
Median 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 2010 US Census

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