



FIRST IN
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Pheasant Hill North Shopping Center
Bolingbrook, IL

RETAIL SPACE AVAILABLE | +/-2,550 SF – 13,500 SF
PHEASANT HILL NORTH SHOPPING CENTER
BOLINGBROOK, ILLINOIS



2409 W. 104th St | Chicago, IL 60655 | (773) 779-3473 | www.firstinrealty.com



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PROPOSED FACADE IMPROVEMENTS



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Property Overview

Units available for lease along heavily traveled Route 53, Bolingbrook Drive, in the Pheasant Hill North Shopping Center in Bolingbrook, IL. Units range from 2,550 SF to 13,500 SF. +/- 46,000 SF retail center offering excellent visibility. Positioned on Route 53 with over 36,000 VPD, Pheasant Hill North also includes a large digital pylon sign, over 260 parking stalls and a well-balanced tenancy in a retail heavy corridor just one-half mile north of Interstate 55. Pheasant Hill North Shopping Center is the shadow center to Pheasant Hill Plaza development, anchored by Tony's Fresh Market. Area retailers include Super-Walmart, Menards, and Aldi, Fiesta Market, Tony's Finer Foods, Family Dollar, Pet Supplies Plus and more. Co-tenants include Napa Auto Parts, Amerimex Mufflers, Subway, City Sports and many more. Ideal for fitness, therapy, retail, office space, a light warehouse, or automotive tenants with a retail component!

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CURRENT SITE PHOTOS



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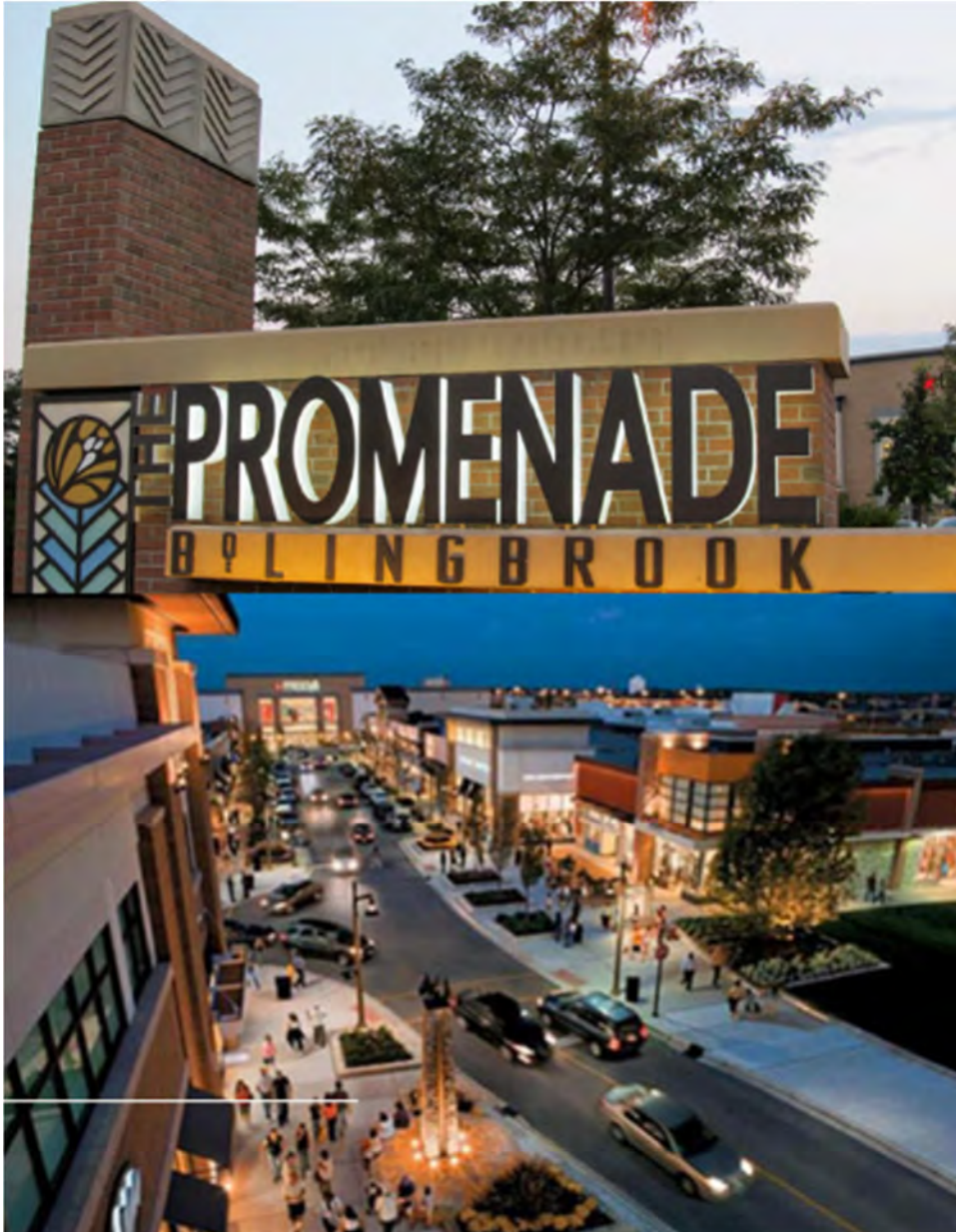
Pheasant Hill North Shopping Center
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SITE PHOTO





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Located just 28 miles from Downtown Chicago and quick drive down 1-55, Bolingbrook, IL is considered one of the finest suburbs to reside and do business. First incorporated in 1965, Bolingbrook is one of the newer villages in Chicagoland but has experienced tremendous growth since their beginning becoming the 2nd largest village in the state of Illinois. They are home to The Promenade of Bolingbrook - a 750,000 SF open-air shopping center offering more than 60 shops and 12 dining options. Over 20 corporations are headquartered in Bolingbrook including Ulta Beauty, WeatherTech and ATI Physical Therapy. Amazon has a warehouse with over 7,000 employees. Bolingbrook is also home to 2 golf courses and a small airport.

Pheasant Hill North Shopping Center Bolingbrook, IL



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AERIAL MAP





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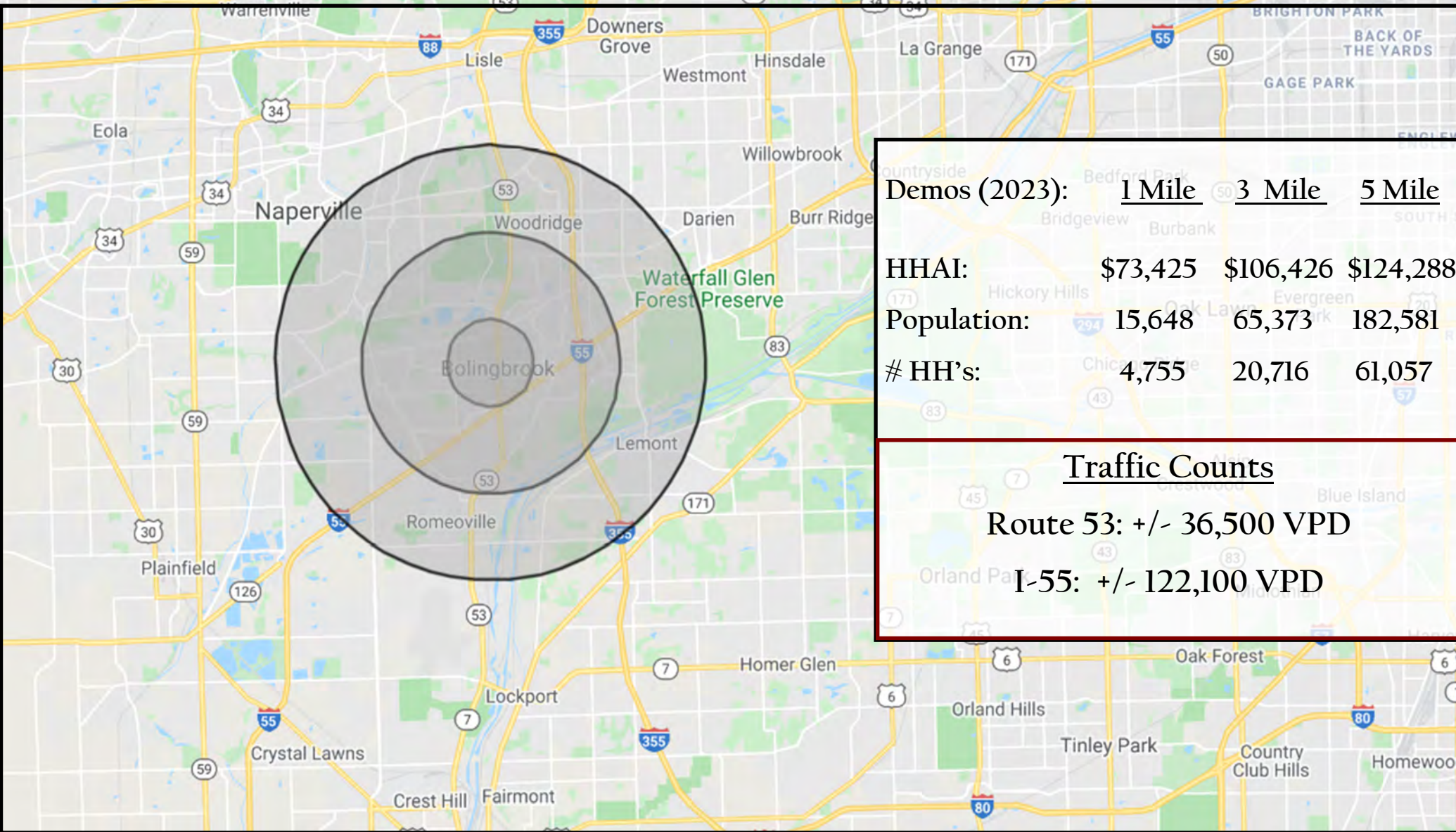
SITE MAP





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Demos (2023):	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
HHAI:	\$73,425	\$106,426	\$124,288
Population:	15,648	65,373	182,581
# HH's:	4,755	20,716	61,057

Traffic Counts
Route 53: +/- 36,500 VPD
I-55: +/- 122,100 VPD

Exclusively Listed By:



DESIGNATED MANAGING BROKER
MARK MIELNICKI

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