



# THE GROVE AT BLOOMINGDALE

*BLOOMINGDALE, IL*



**Transformative mixed-use development with shopping, dining, entertainment, and residential**

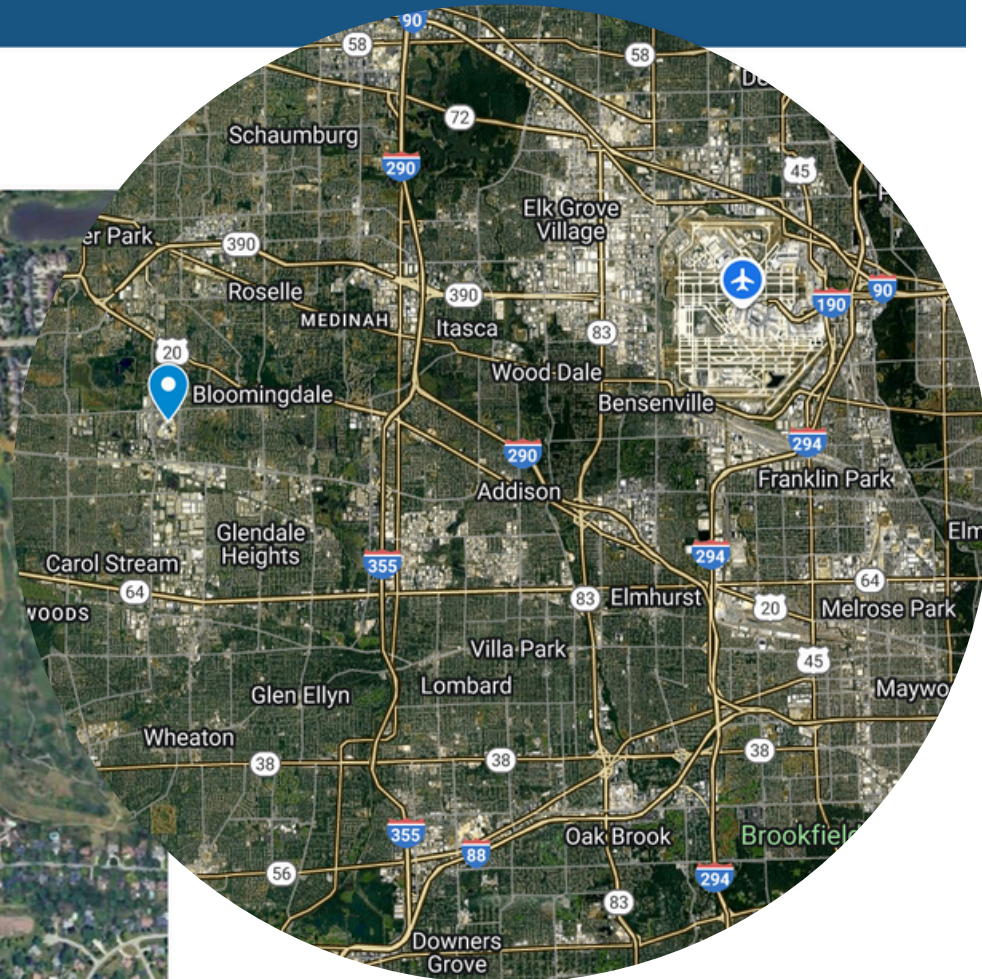
*"The Grove represents the next chapter in Bloomington's growth — a place where families, friends, and visitors can come together to live, dine, shop and celebrate,"*

**Bloomington Mayor Franco Coladipietro**



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## AERIAL CONTEXT OVERVIEW



**SITE LOCATION:**  
FORMER STRATFORD SQUARE MALL  
BLOOMINGDALE, IL 60108



# CONCEPTUAL RENDERINGS

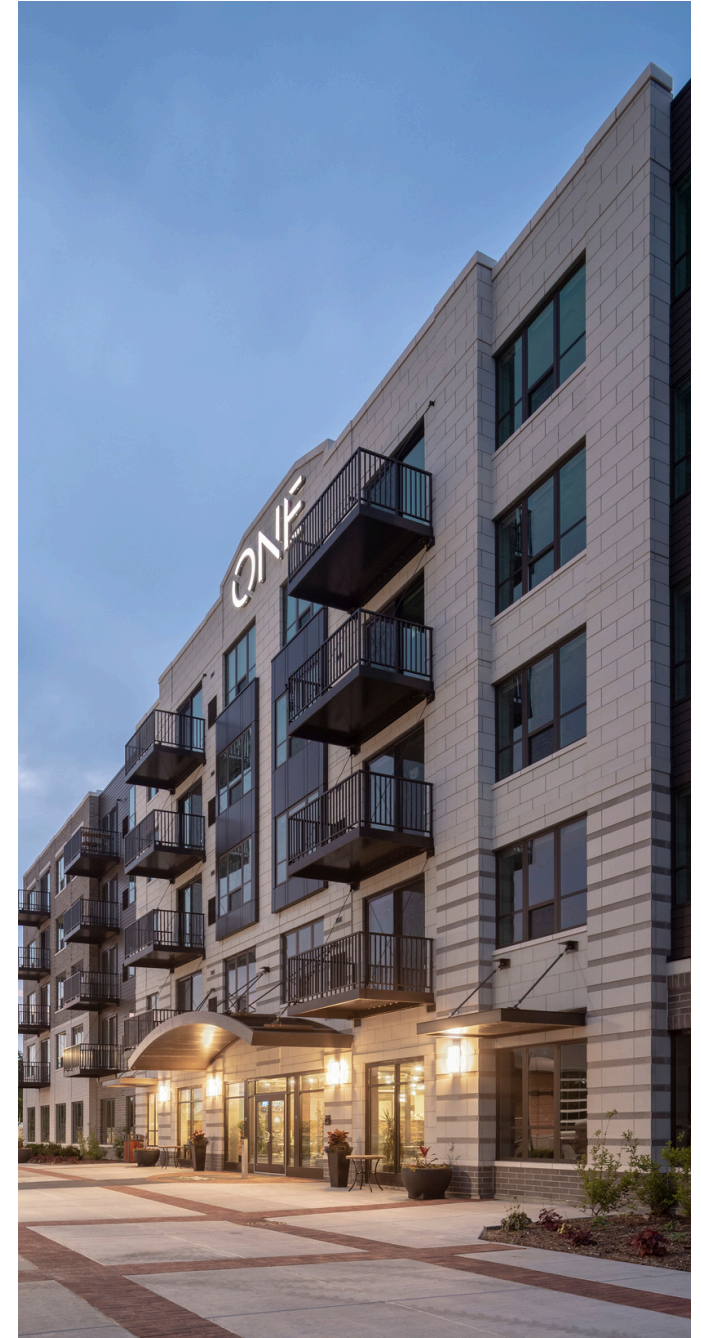








# CONCEPTUAL RENDERINGS





# CONCEPTUAL VIDEO

**[CLICK HERE TO SEE VIDEO](#)**



## PROPERTY FEATURES

Transformative mixed-use redevelopment replacing Stratford Square with a modern, open-air retail and dining district.

Prime visibility + access at Gary Ave & Schick Rd, drawing from Bloomingdale and surrounding high-income suburbs.

Flexible floorplates for restaurant, retail, fitness, wellness, and experiential concepts.

High-performing demographics with strong household income and dense daytime population.

Enhanced circulation + ample parking designed for convenience and high-volume traffic flow.

Modern streetscape design with activated outdoor space, plazas, and year-round programming potential.  
Curated co-tenancy strategy targeting best-in-class regional and national operators.

142 S Gary Ave, Bloomingdale, IL

**KOHL'S**

**WOOLMAN'S**

**LIFETIME**

**HOBBY LOBBY**

**COOPER'S HAWK**  
WINERY & RESTAURANTS

**TEXAS ROADHOUSE**



5 Mile	POPULATION	252,232
10 Mile	POPULATION	832,861
20 Mile	POPULATION	3.7M

HOUSEHOLDS	67,110
HOUSEHOLDS	216,245
HOUSEHOLDS	948,569









AVG HH INCOME	\$127,924
HAVG HH INCOME	\$130,634
AVG HH INCOME	\$134,743



# SITE PLAN

## THE GROVE

### OVERALL SITE PLAN

KEY	
	DINING/ENTERTAINMENT
	COMMERCIAL/RETAIL
	MEDICAL/OFFICE
	RESIDENTIAL
	SPORTS COMPLEX
	FUTURE
	RESTROOMS/SECURITY/OFFICE
	SERVICE/TRASH



Village of Bloomingdale  
Main Village Hall | 201 S. Bloomingdale Road | Bloomingdale, Illinois 60108



BUTTERFIELD DR

GRAVITY  
architectural + design, llc





**SEGOVIA**  
P A R T N E R S

## **LEASING AND SALES**

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