



**8,562 SQUARE FOOT BUILDING ON 2.00 ACRES OF LAND**

## **PROMINENT FREESTANDING BAR & RESTAURANT**

**105 REMINGTON BLVD, BOLINGBROOK, IL**

**FOR SALE OR LEASE**



**CONTACT: SHARON BAR-SHALOM** [sbarshalom@metrocre.com](mailto:sbarshalom@metrocre.com) 847.780.1299 // **GARY GREENFIELD** [ggreenfield@metrocre.com](mailto:ggreenfield@metrocre.com) 847.412.9710

## PROPERTY HIGHLIGHTS

- 2nd Gen Full-Service Bar & Restaurant Available
- Lighted Intersection at Hard Corner of IL-53 & I-55
- Dedicated Monument Signage Visible from I-55
- Exclusive Parking on Expansive 2.0 Acre Lot
- Pad Dimensions Favorable for Redevelopment
- Site Draws I-55 Industrial Park Corridor

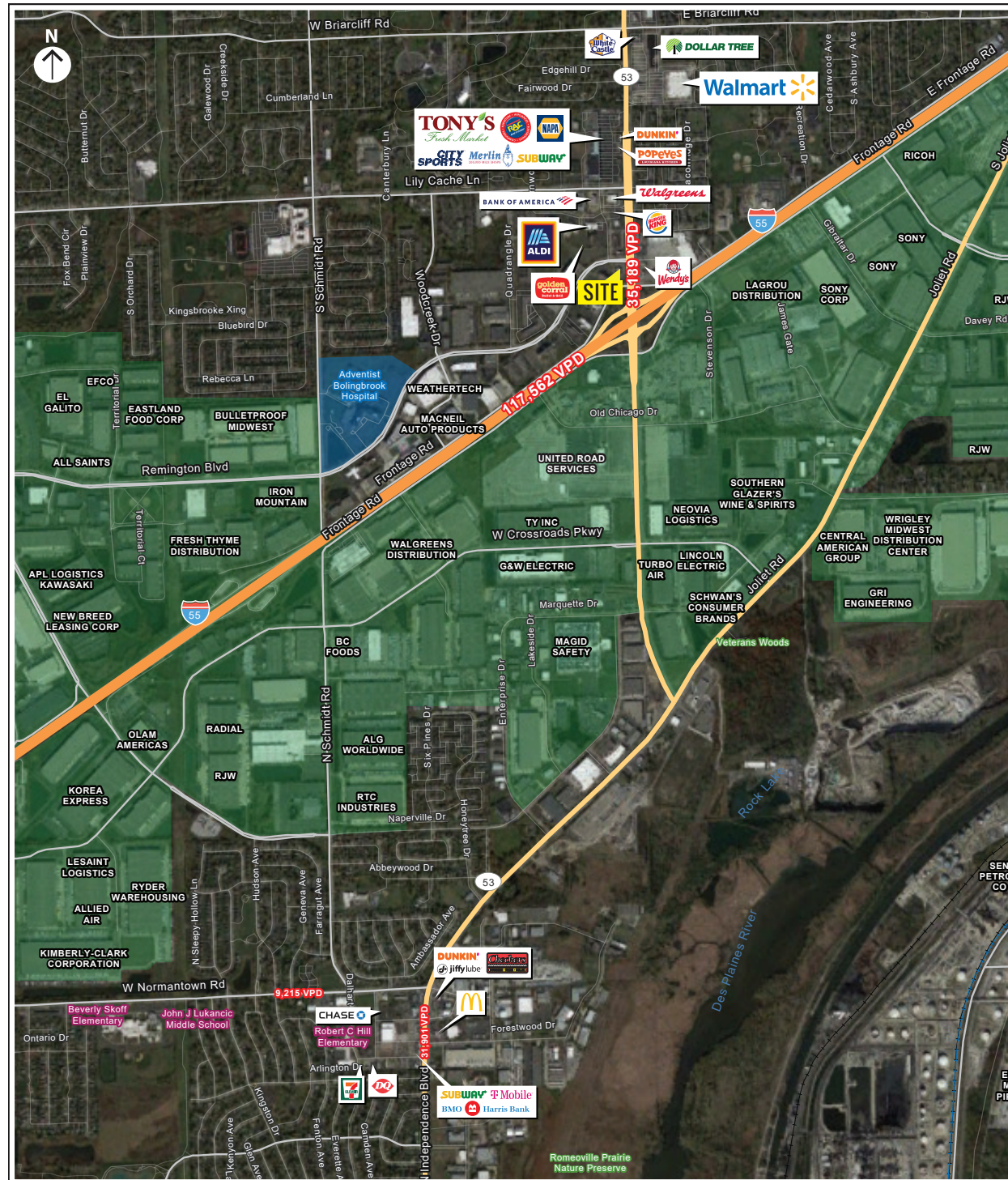
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,978	60,171	169,385
DAYTIME POPULATION	9,120	51,149	118,146
HOUSEHOLDS	3,599	20,565	60,133
AVG HH INCOME	\$87,251	\$116,292	\$148,850

## TRAFFIC COUNTS

REMINGTON BLVD	9,615 VPD
S BOLINGBROOK DR	35,189 VPD
I-55	133,830 VPD

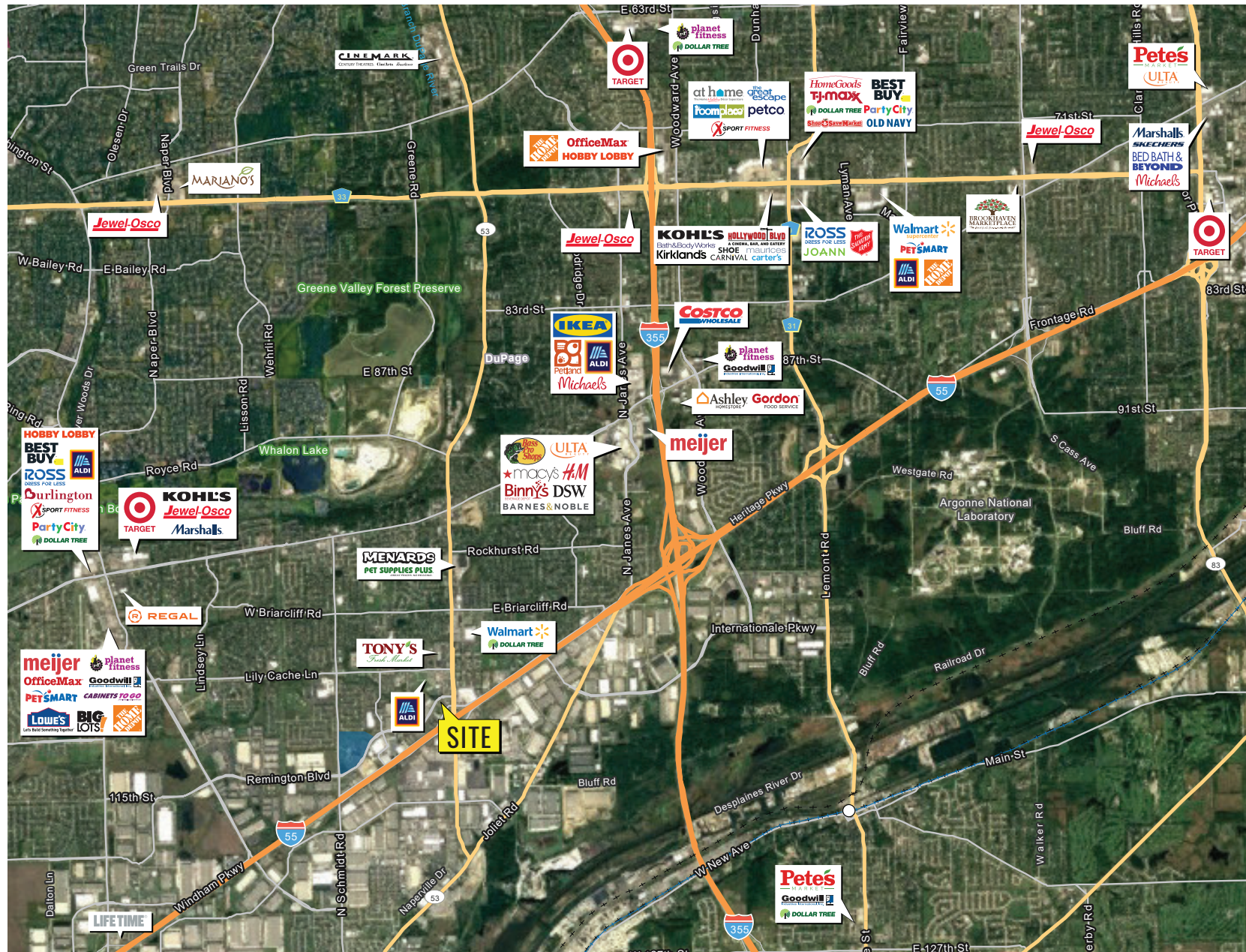
## AREA TENANTS INCLUDE



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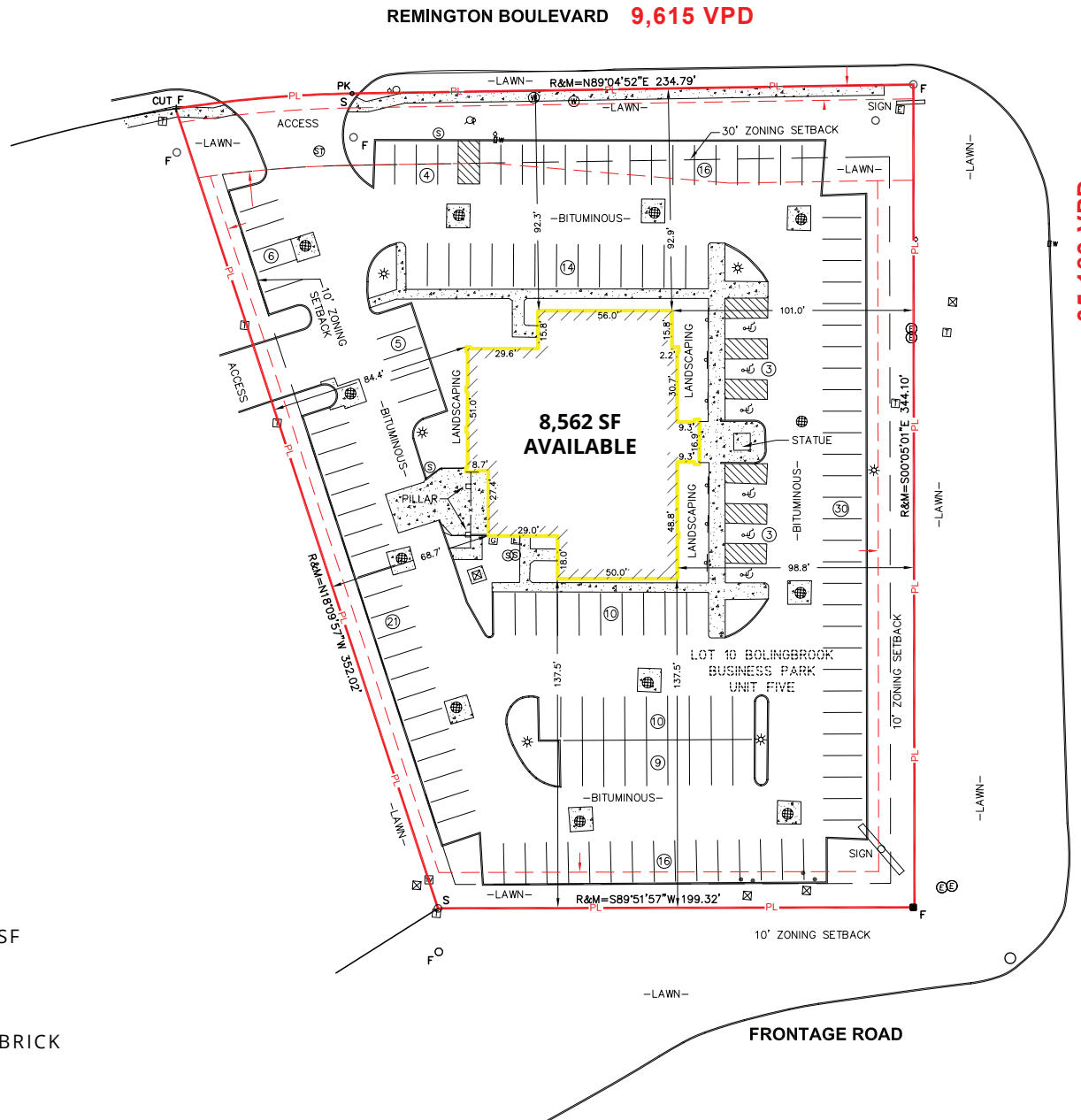
56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com



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- GLA = 8,562 SF
- LAND AREA = 2.00 AC / 87,120 SF
- STORIES = SINGLE (1)
- PARKING = 147 STALLS
- CONSTRUCTION = MASONRY / BRICK

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