

# FLAGSHIP PAD SITE ON BUTTERFIELD ROAD

1461 BUTTERFIELD ROAD, DOWNERS GROVE, ILLINOIS



## BROKER CONTACTS

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CITADEL  
PROPERTY ADVISORS



# FAST FACTS

|               |                                            |
|---------------|--------------------------------------------|
| BUILDING SIZE | +/- 11,354 SF                              |
| OUTDOOR DECK  | +/- 1,358 SF                               |
| PARCEL SIZE   | 1.99 AC                                    |
| PARKING       | +/- 156 SPACES                             |
| PARCEL #      | 06-30-407-013                              |
| R.E. TAXES    | \$48,132                                   |
| TRAFFIC COUNT | 50,800 VPD                                 |
| ZONING        | B3 - GENERAL<br>SERVICES & HWY<br>BUSINESS |

# DEMOGRAPHICS

*5-mile radius*

**270,253**  
POPULATION

**\$149,573**  
HOUSEHOLD INCOME

**207,740**  
EMPLOYEES

# PHOTOS



# AERIAL



GENERAL NOTE: ALL ITEMS NOTED TO BE RELOCATED ARE TO BE RELOCATED BY OWNER.

# FLOOR PLAN

**11,354 SF**

BUILDING SIZE

**1,358 SF**

OUTDOOR DECK

**280**

DINING ROOM SEATING

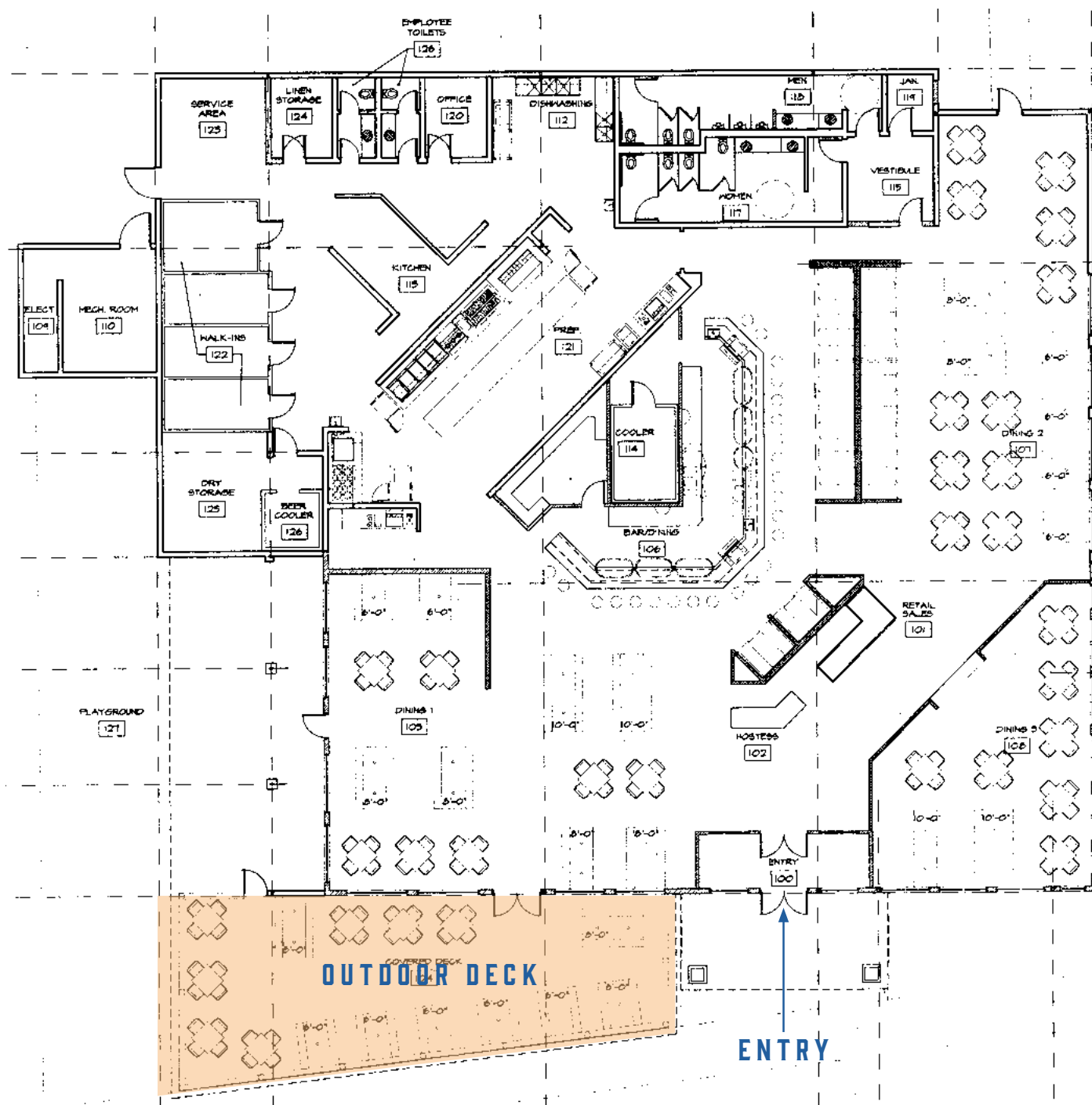
**24**

BAR SEATS

**80**

OUTDOOR DECK SEATS

*(All sizes approximate)*



# AERIAL



Yorktown Mall

H&M Marshalls target  
FOREVER 21 JCPenney

ANCHO & AGAVE  
tacos • amigos • tequila

Buco's  
Cuban Restaurant

THE CAPITAL  
GRILL

PGA TOUR  
SUPERSTORE

HOOTERS Melting Pot

HONEY JAM  
DAY CAFE

Holiday Inn Express

RED LOBSTER

BW Best Western  
Hotels & Resorts

OUTBACK  
STEAKHOUSE

BURGER KING  
Portillo's  
HOT DOGS • BEER • BURGERS • SALADS

PETSMART

VCF

GOLF GALAXY

BEST BUY

Panera  
BREAD

ROSS  
DRESS FOR LESS

buybuyBABY

CHIPOTLE  
MEXICAN BURELL

KOHL'S



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