



FIRST IN
REALTY
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Pheasant Hill North Shopping Center
Bolingbrook, IL
13,500 SF Retail End-Cap Unit Available

**RETAIL SPACE AVAILABLE | +/-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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Property Overview

+/- 13,500 SF retail end-cap available for lease in the heavily traveled Pheasant Hill North Shopping Center in Bolingbrook, IL.

- Large available end-cap unit in an approximate 46,000 SF retail center
- Excellent visibility from Route 53 at traffic signalized entrance.
- Unit is suitable for larger tenants and offers clear open spans with large approximate 15' ceiling heights.
- Great space for large mid-size tenants.
- Located on Route 53 with over 36,000 VPD.
- Includes a large digital pylon sign, over 260 parking stalls and a well-balanced tenancy in a retail heavy corridor just 1/2 mile north of I-55.
- Shadow center to Pheasant Hill Plaza redevelopment, anchored by Tony's Fresh Market and area retail-ers include Super-Walmart, Menards, and Aldi.
- Co-tenants include Napa Auto Parts, Amerimex Mufflers, Subway, City Sports and many more.
- Ideal for fitness, retail sales, clothing, sports academies, medical practice and more!!!



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SITE PHOTOS



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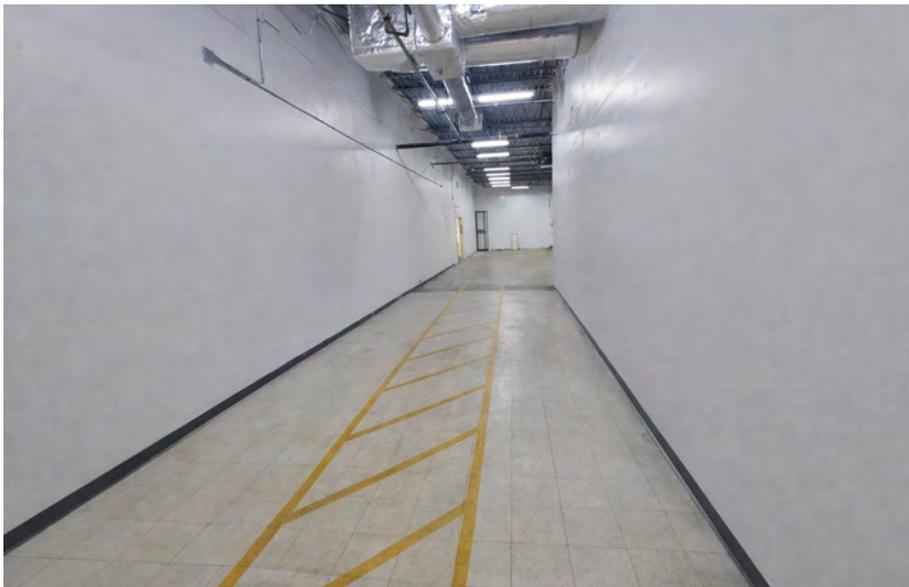
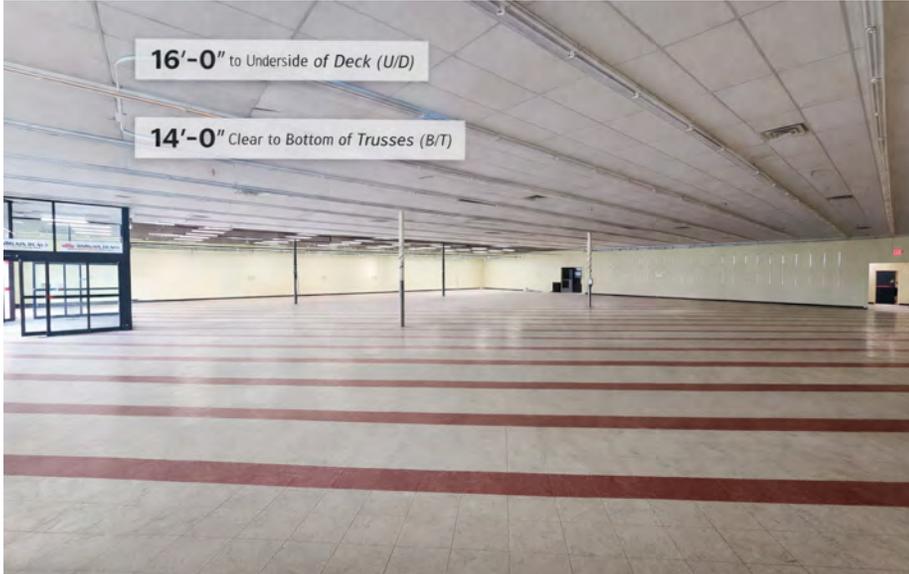
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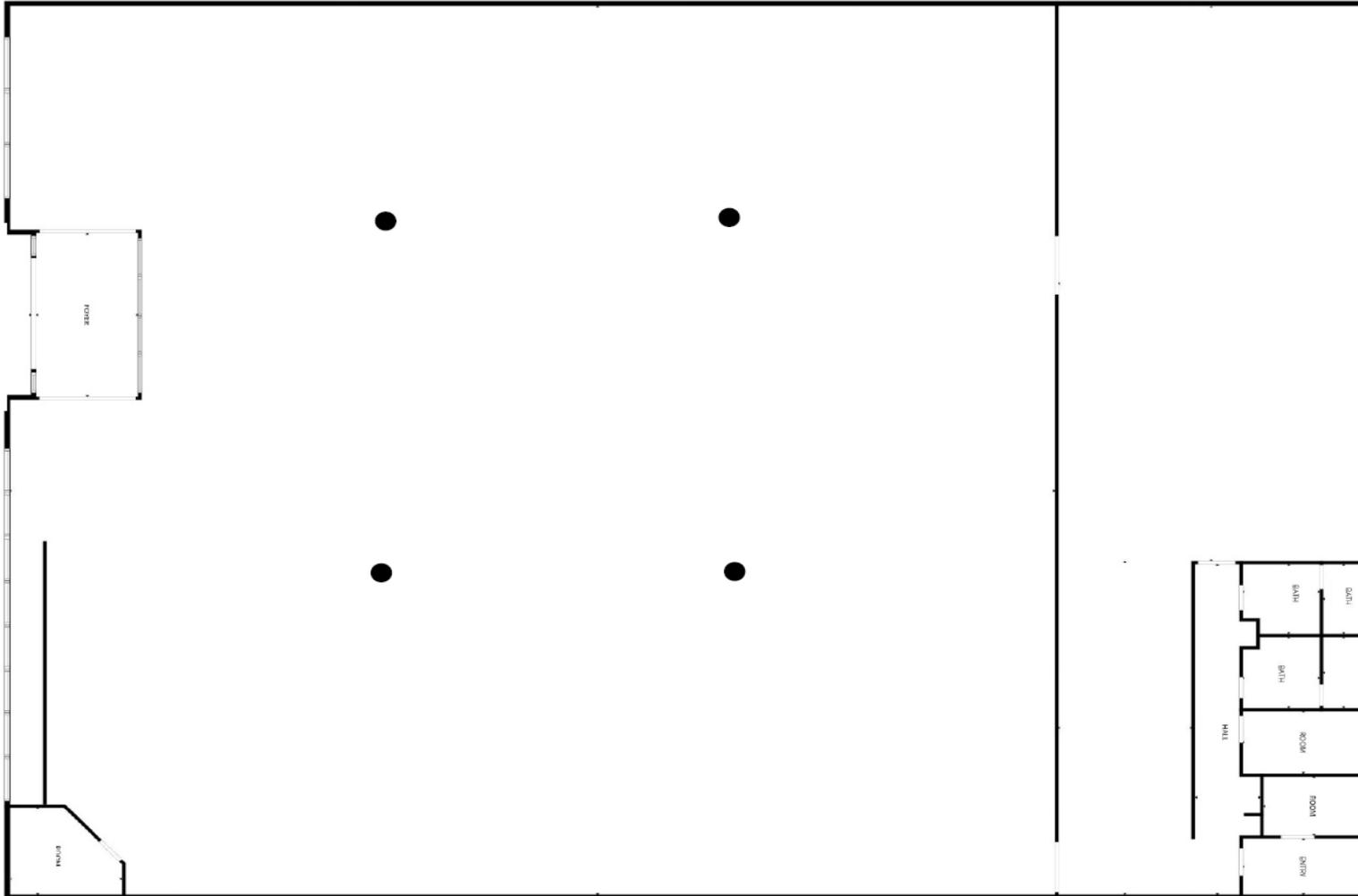




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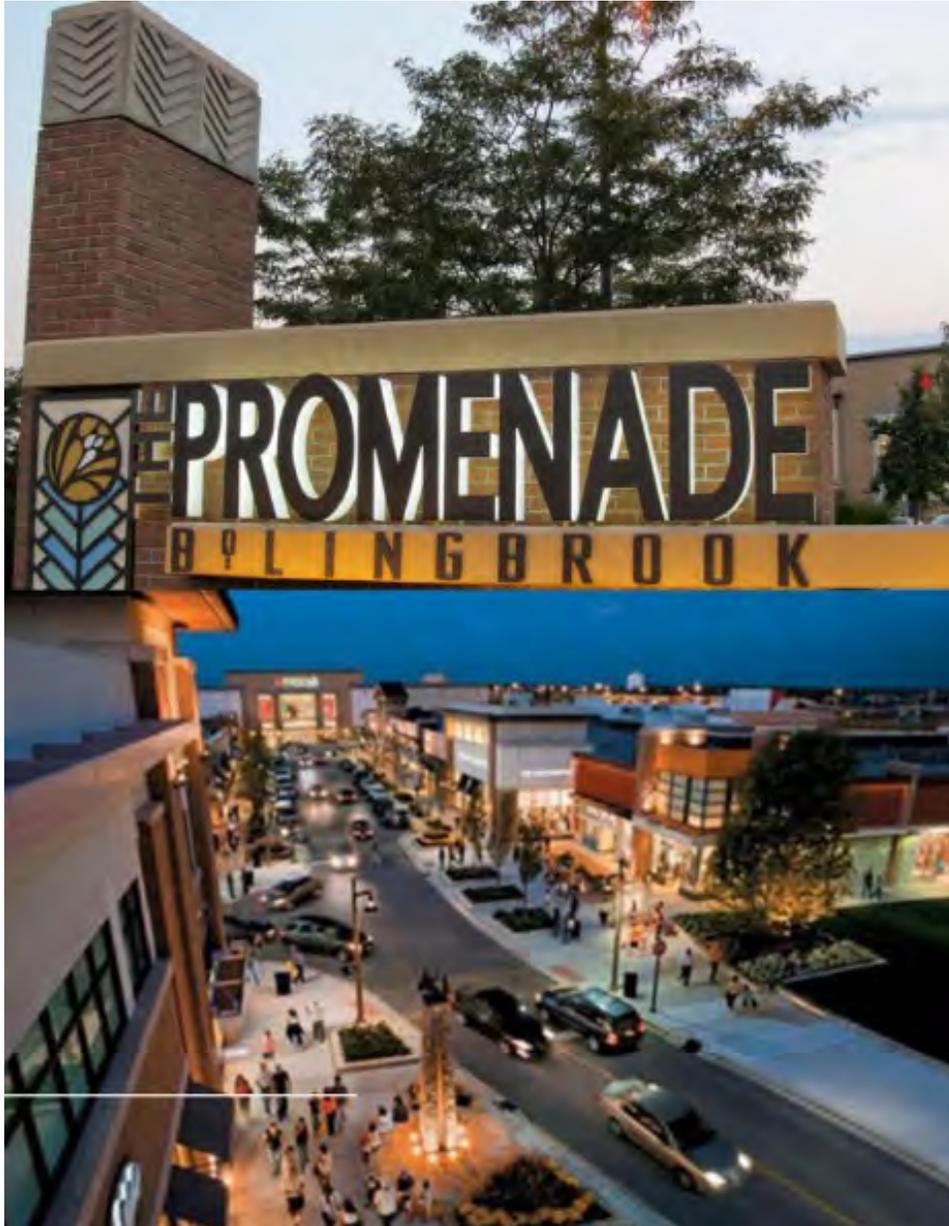
Floor Plan



Ceiling Heights
16'0" to Underside of Deck (U/D)
14'0" Clear to Bottom of Trusses (B/T)



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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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REGIONAL MAP

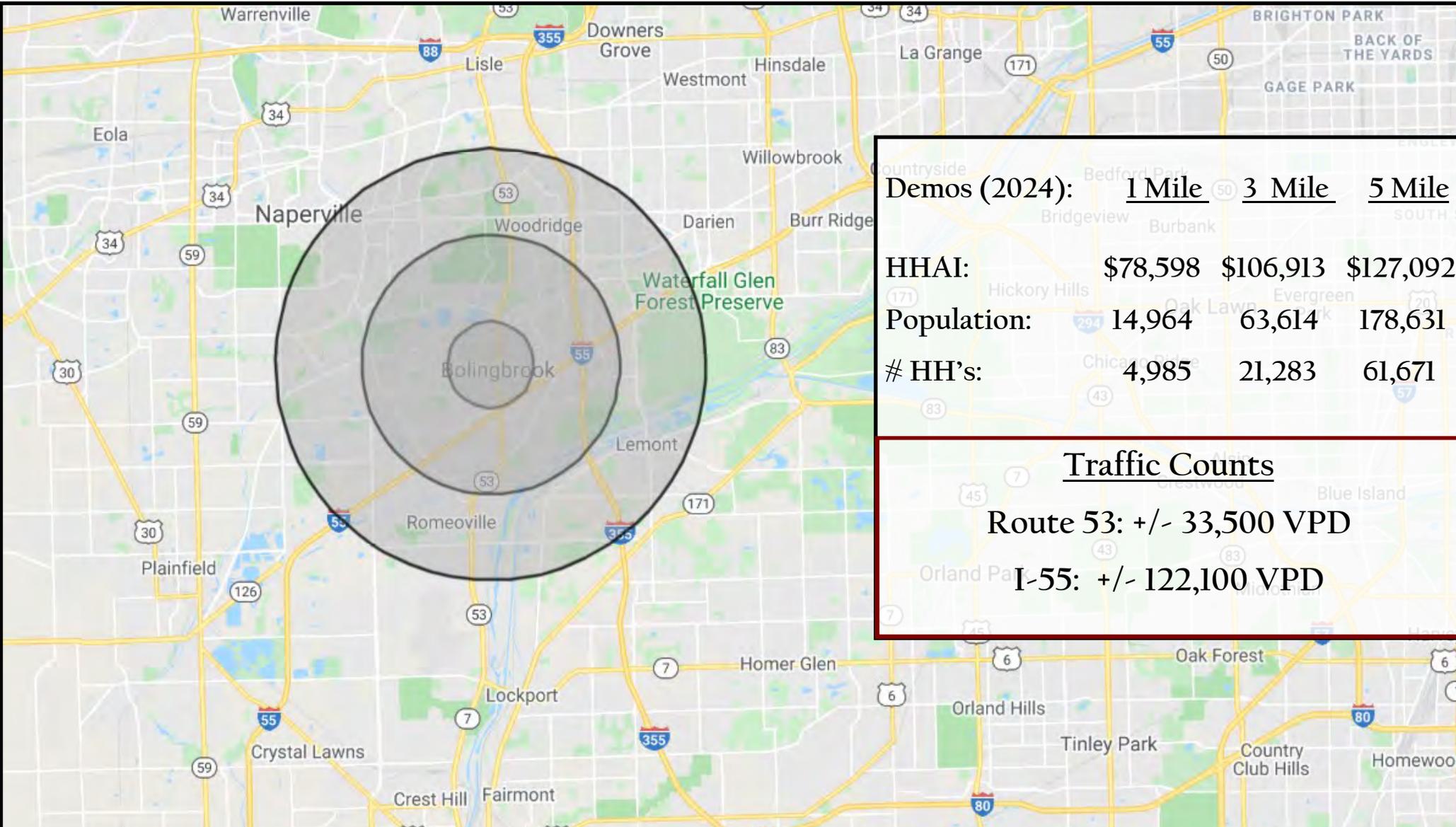




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Demos (2024):	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
HHAI:	\$78,598	\$106,913	\$127,092
Population:	14,964	63,614	178,631
# HH's:	4,985	21,283	61,671

Traffic Counts
 Route 53: +/- 33,500 VPD
 I-55: +/- 122,100 VPD

Exclusively Listed By:



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**DESIGNATED MANAGING BROKER
MARK MIELNICKI**

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