

LEASE

Highly-Visible Retail Outlots Available Festival Center

185 N KENNEDY DRIVE

Bradley, IL 60915

PRESENTED BY:

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+/- 0.34 AC

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Kennedy Dr

24,500 VPD

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$60,000.00 per year (NNN)
AVAILABLE SF:	0.34 Acres
LOT SIZE:	4.1 Acres
BUILDING SIZE:	63,796 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this unique retail opportunity on Kennedy Drive in Bradley, Illinois. Two highly visible retail outlots are available for ground lease in front of the popular Festival Shopping Center anchored by Big Lots, Dollar General, Papa John's, and Rent-A-Center.

PROPERTY HIGHLIGHTS

- Two ±0.34 acre retail outlots available for lease
- Signalized Intersection at Broadway Street & Kennedy Drive
- Perfect for small-format coffee or food service retailer
- 24,500 VPD along Kennedy Drive | Major Retail Corridor
- Abundant on-site parking (4.19/1,000)
- Pylon signage available

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ADDITIONAL PHOTOS



Pylon Signage



Festival Center Retailers



Outlot 1 (North)

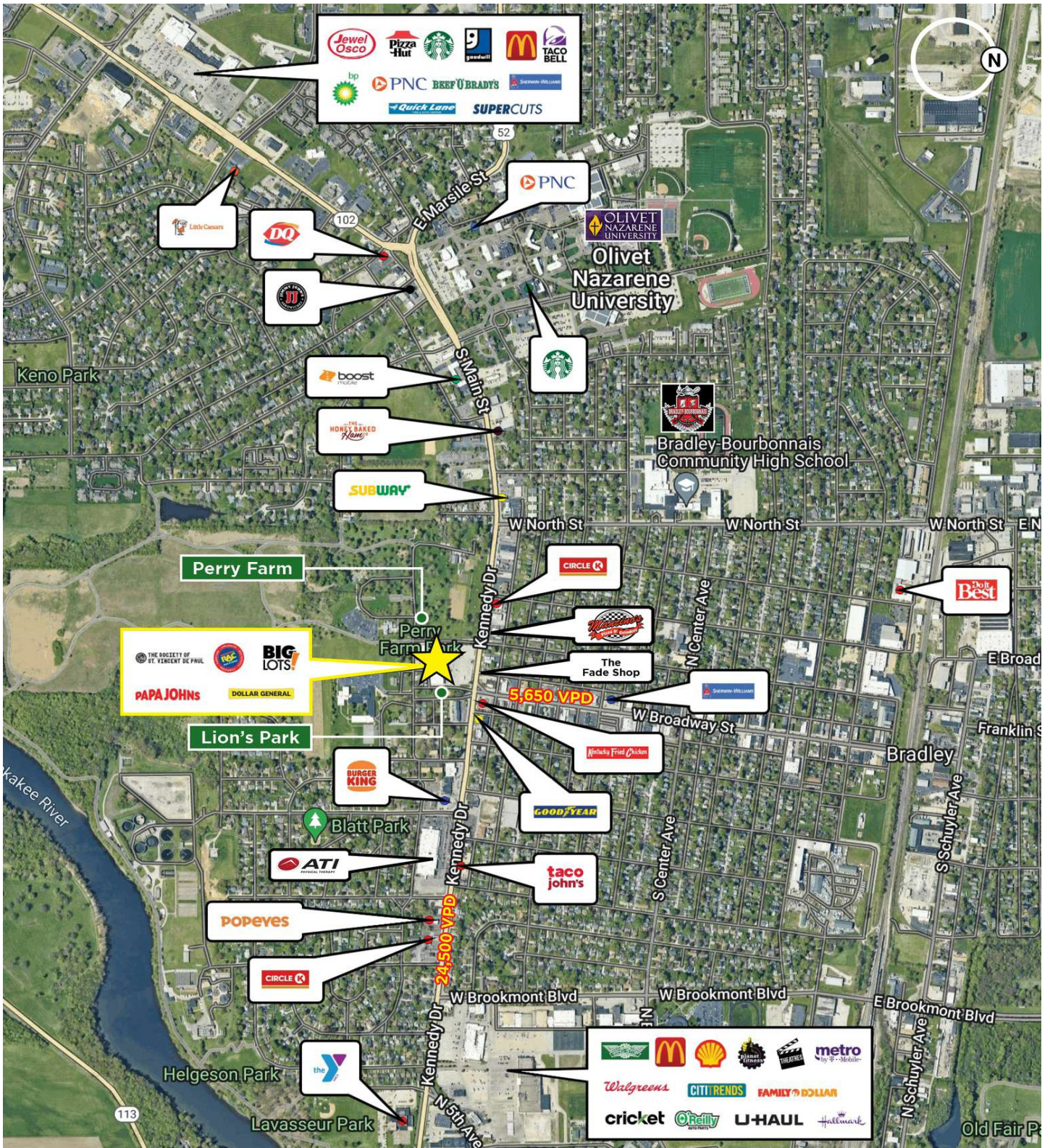


Outlot 2 (South)

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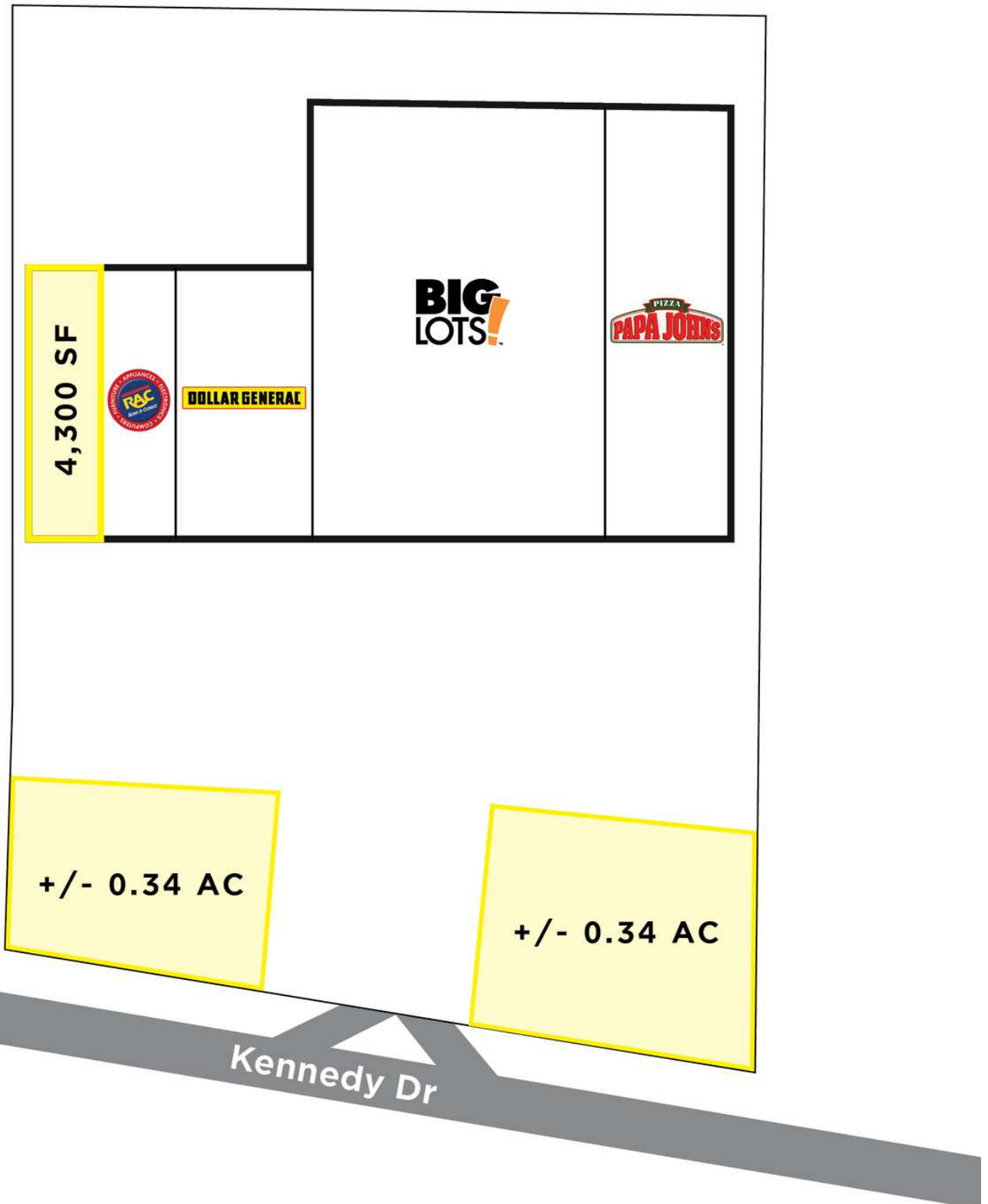
RETAILER MAP



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SITE PLAN



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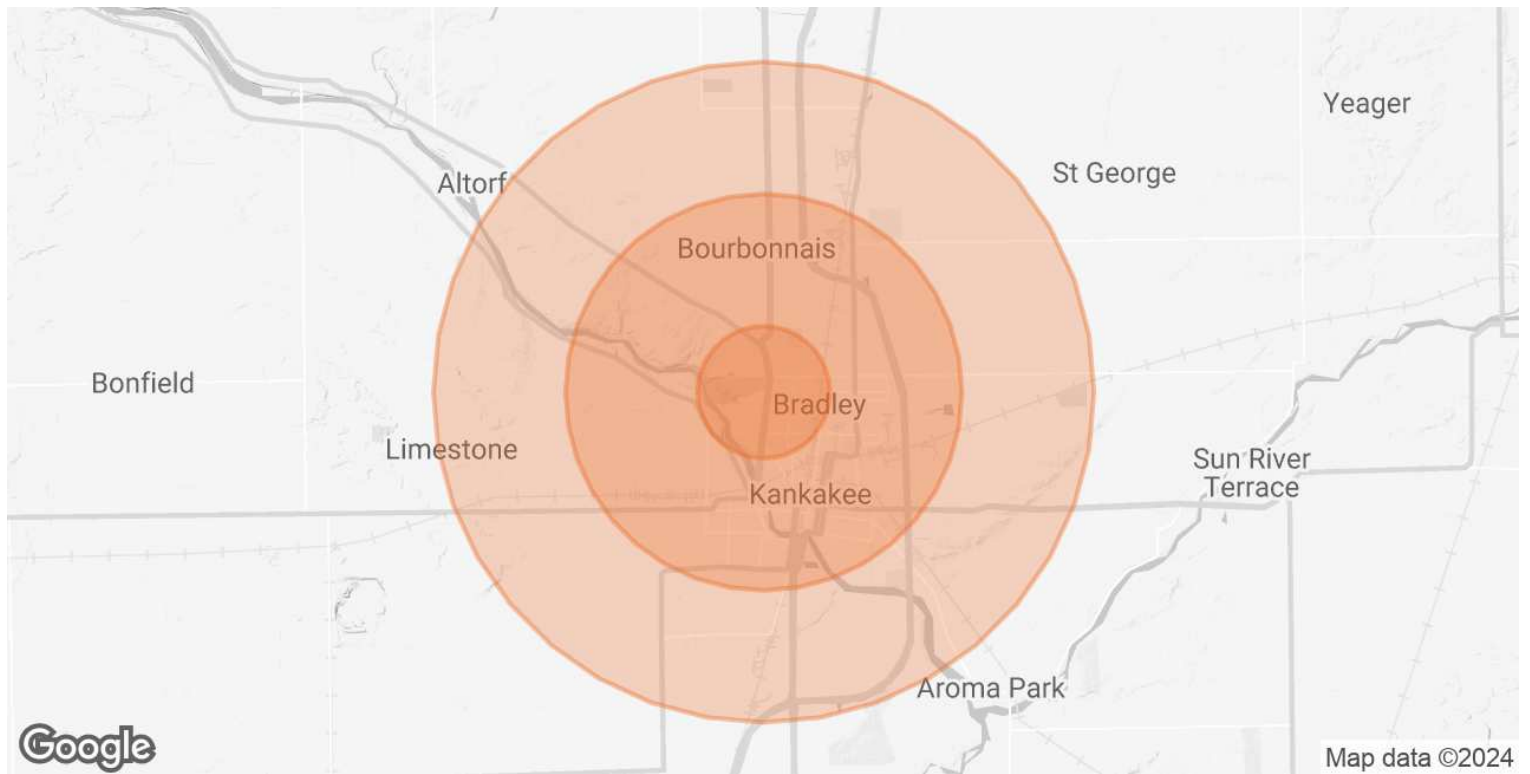
AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,422	54,188	67,947
AVERAGE AGE	37	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,832	20,857	25,926
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$69,069	\$83,107	\$86,627
AVERAGE HOUSE VALUE	\$195,173	\$207,195	\$209,773

Demographics data derived from AlphaMap

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