

# 379 MAIN STREET NORTHWEST

BOURBONNAIS, IL 60914



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

This pad-ready site in Bourbonnais, IL offers a prime opportunity for retail, office, or medical users seeking strong visibility and convenient access. Located along Main Street with traffic counts exceeding 16,000 vehicles per day, the property benefits from excellent exposure and a growing surrounding community. More than 60,000 residents live within a five-mile radius, with established national retailers nearby including ALDI, Kroger, and Starbucks.

### PROPERTY HIGHLIGHTS

- Pad-ready site offering flexible commercial use, ideal for retail, office, or medical users
- 16,000+ vehicles per day on Main Street
- 60,000+ residents within 5 miles
- Surrounded by national retailers including ALDI, Kroger, and Starbucks

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1 Acres
Lot Size:	1 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,726	25,338	33,733
Total Population	46,760	67,417	88,059
Average HH Income	\$83,685	\$80,508	\$84,128

### TRAFFIC COUNTS

16,887 Vehicles Per Day



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ADDITIONAL PHOTOS



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## SITE PLAN



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## RETAILER MAP



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# SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.

# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

