



501 North Kinzie Avenue Bradley, IL 60915

#4528 - BRADLEY, IL | RETAIL PROPERTY

FOR LEASE | 4,900 SF



LEASE RATE \$15 SF/yr (NNN)

Property Description

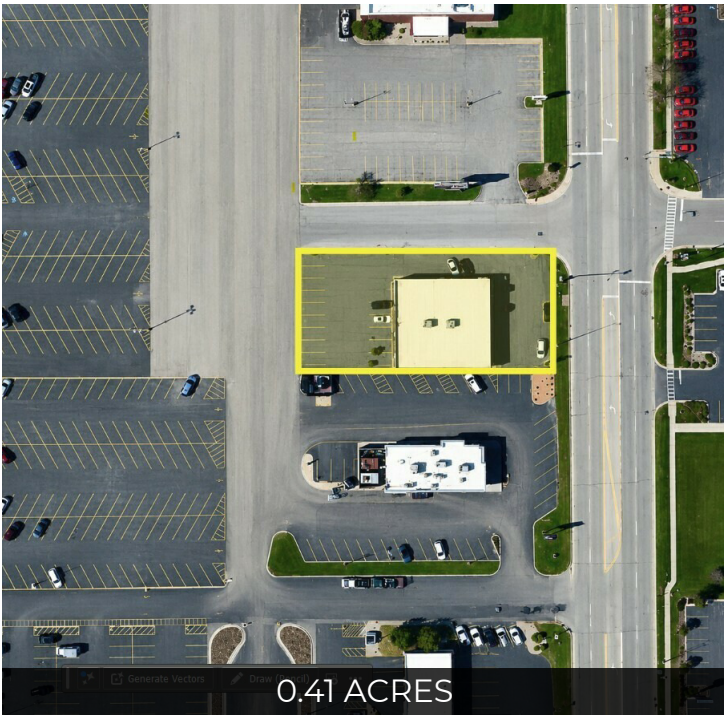
Highly visible retail opportunity in the heart of the Bradley/Bourbonnais commercial corridor. Positioned along heavily traveled Kinzie Avenue, the property offers strong street presence, convenient access, ample parking, and newly installed roof and HVAC systems.

Property Highlights

- Prominent signage on building
- Surrounded by national retailers
- High visibility and strong traffic counts
- Direct connectivity to I-57 and route 50

OFFERING SUMMARY

Available Size:	4,900 SF
Lot Size:	0.41 Acres
Lease Rate:	\$15 SF/yr (NNN)



Beth Calay

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Dan Corwin

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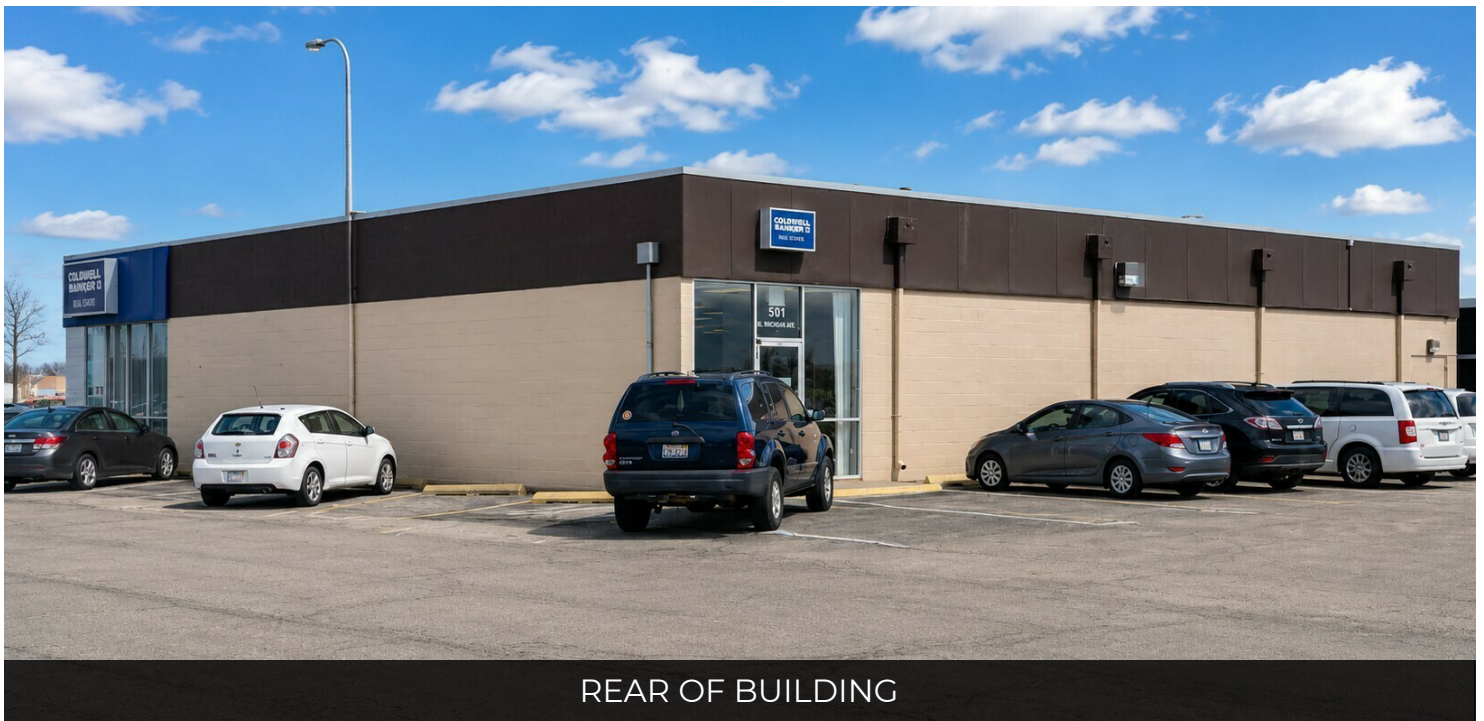
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FRONT OF BUILDING



REAR OF BUILDING

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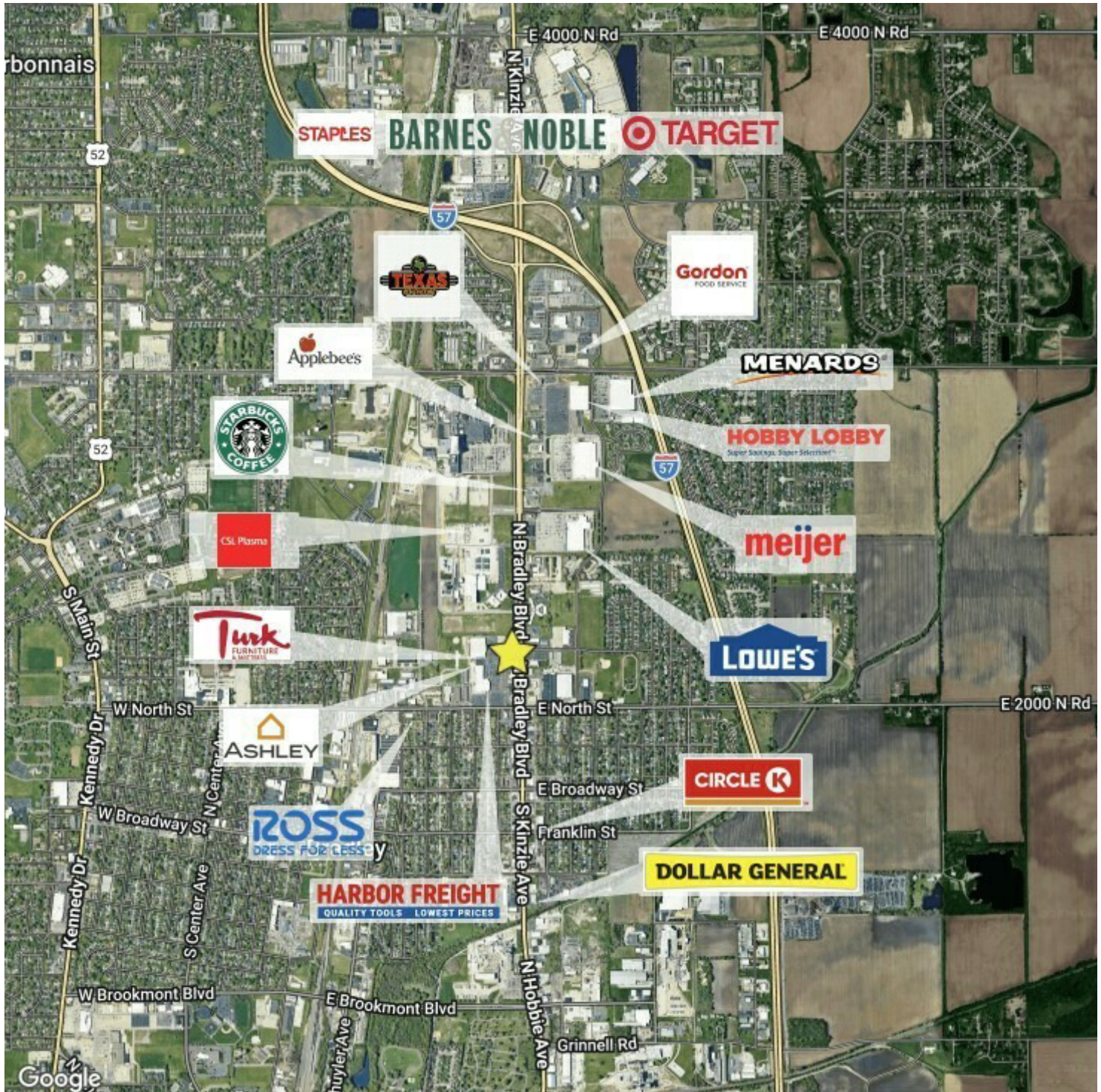
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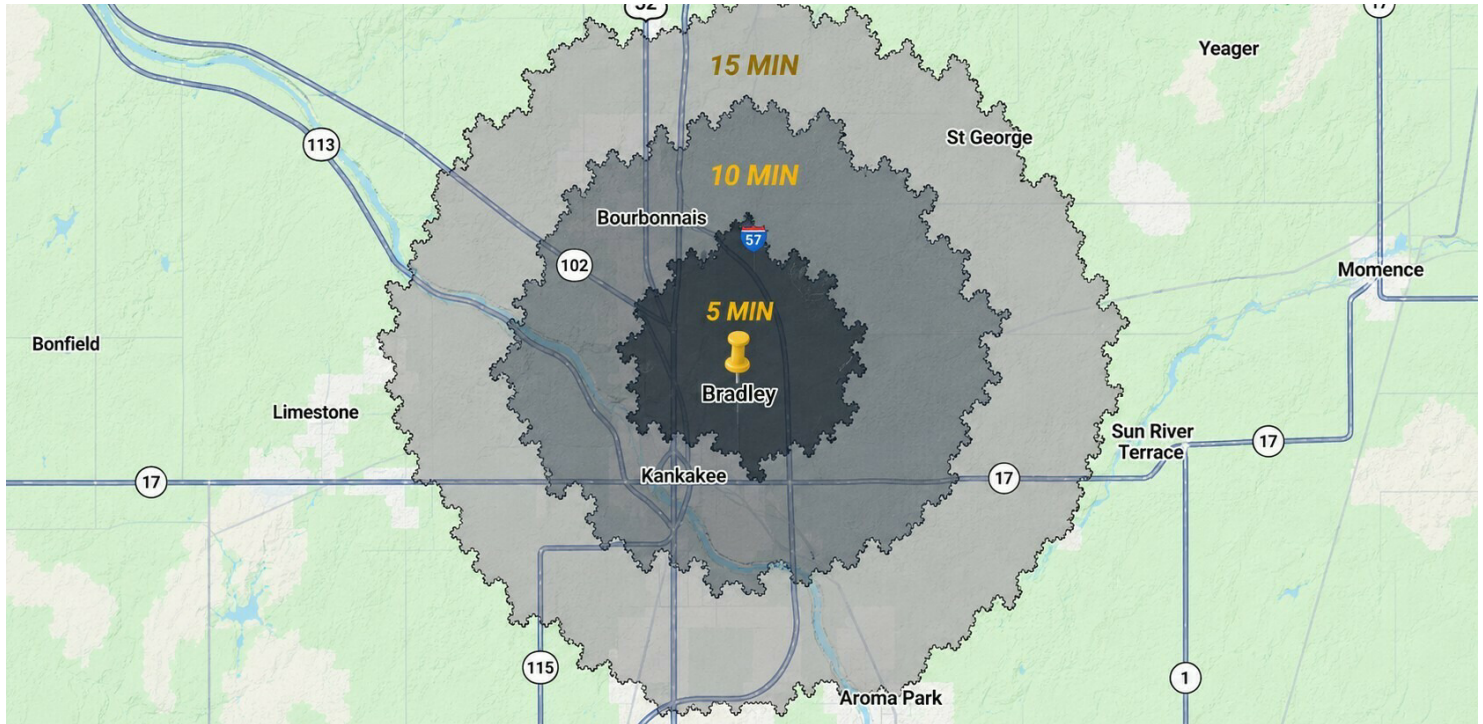
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Population	5 Min DT	10 Min DT	15 Min DT
Total Population	7,840	49,715	67,016
Average Age	32.8	36.4	37.3
Average Age (Male)	32.5	36.0	36.8
Average Age (Female)	34.1	37.6	38.3

Households & Income	5 Min DT	10 Min DT	15 Min DT
Total Households	2,900	18,583	25,342
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$67,008	\$77,970	\$81,271
Average House Value	\$185,490	\$180,961	\$184,077

2023 American Community Survey (ACS)

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