



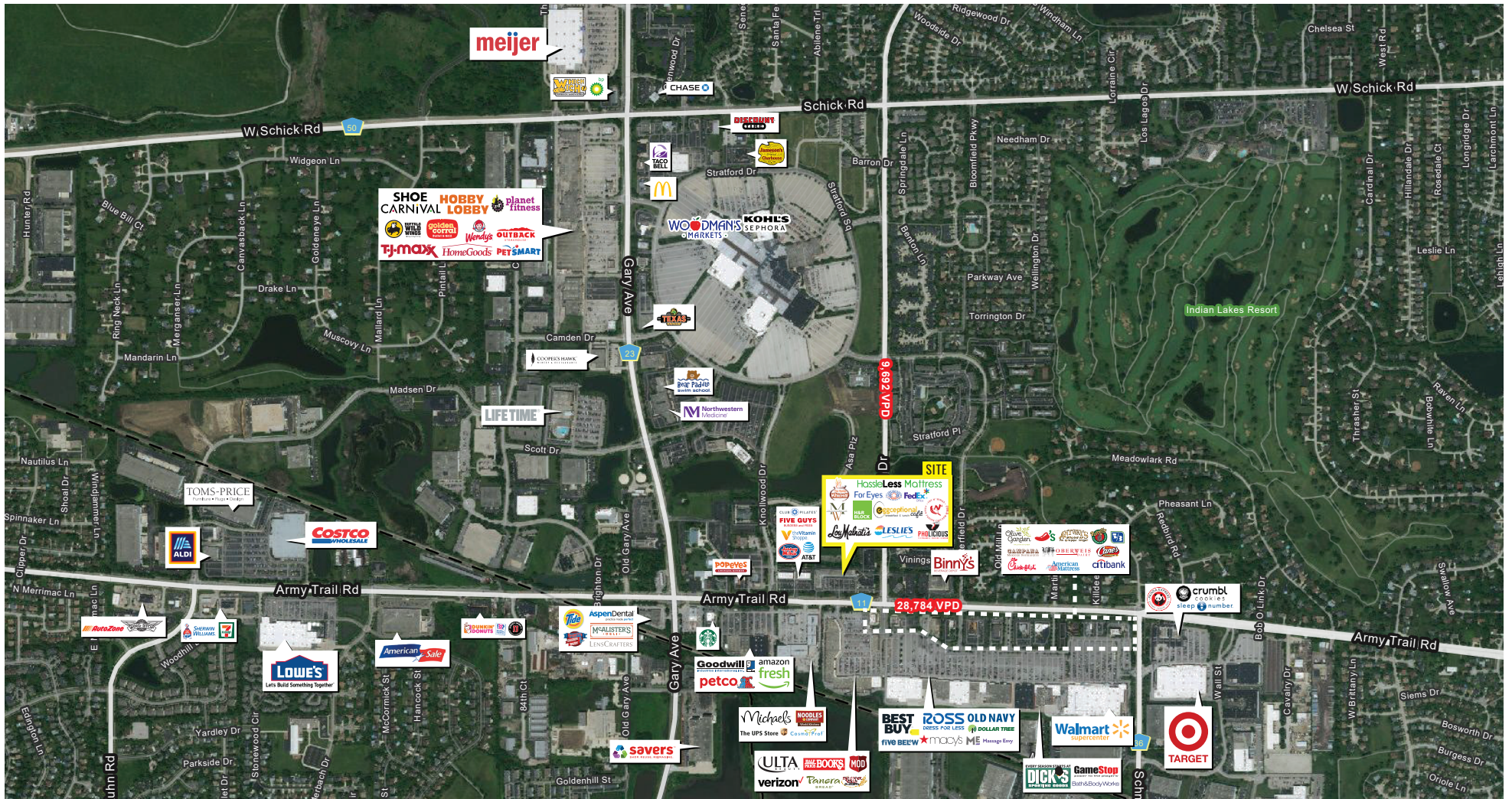
**1,500 SF AVAILABLE ON ARMY TRAIL RD**

# COURTYARD AT STRATFORD

369 W ARMY TRAIL RD, BLOOMINGDALE, IL  
**FOR LEASE**



**CONTACT: JONATHAN HYMAN** [jhyman@metrocre.com](mailto:jhyman@metrocre.com) 224.365.8144 // **HANNAH PERL** [hperl@metrocre.com](mailto:hperl@metrocre.com) 847.849.1026



- 1,500 SF Available
- Easy Access to Army Trail Rd Corridor
- Combined Traffic Counts over 38,476 VPD

## AREA TENANTS INCLUDE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,855	105,085	248,428
DAYTIME POPULATION	6,832	80,945	177,843
HOUSEHOLDS	1,975	37,290	88,682
AVG HH INCOME	\$160,321	\$138,119	\$146,571

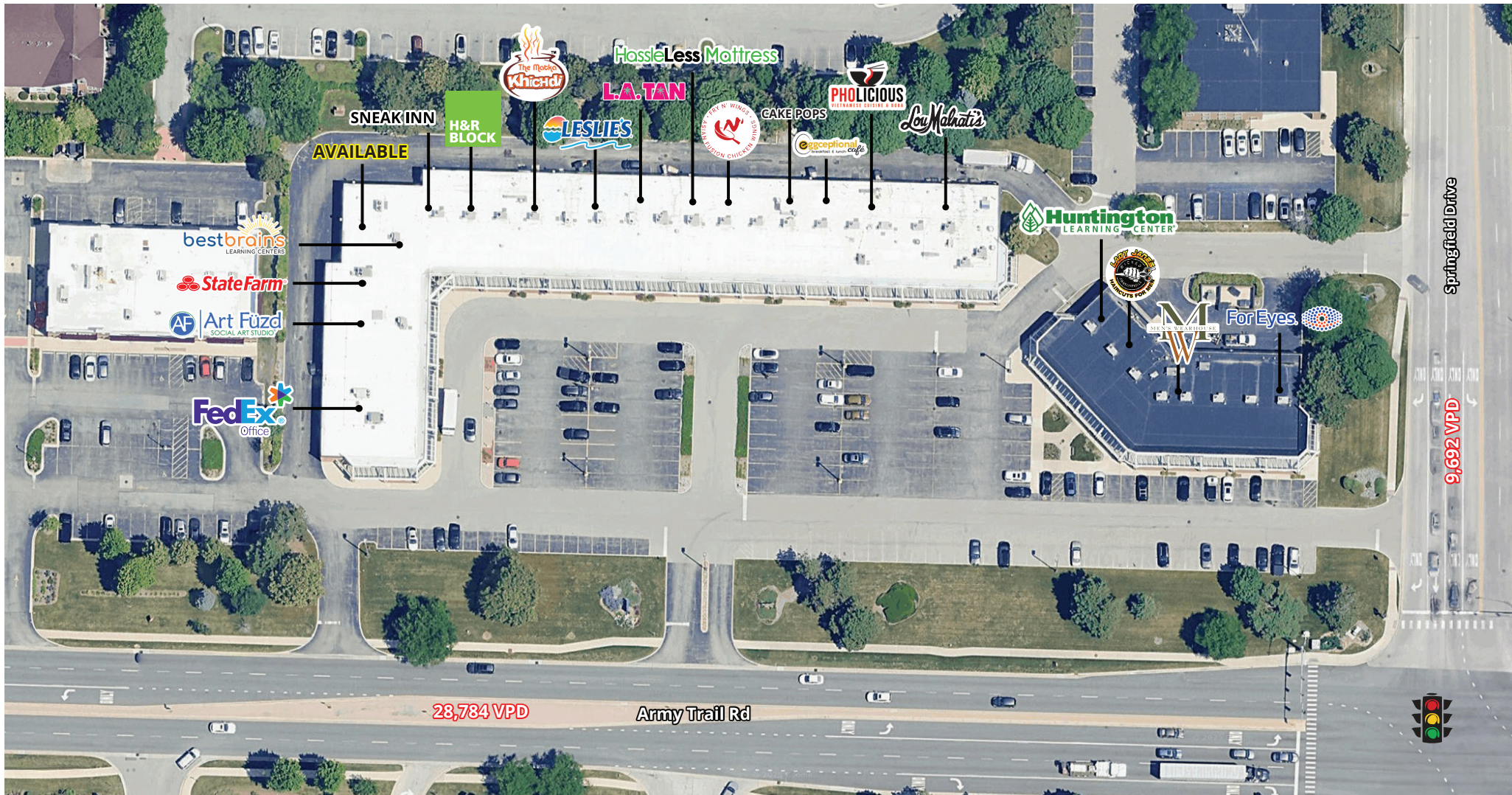
## TRAFFIC COUNTS

	COUNT
ARMY TRAIL RD	28,784 VPD
SPRINGFIELD DR	9,692 VPD

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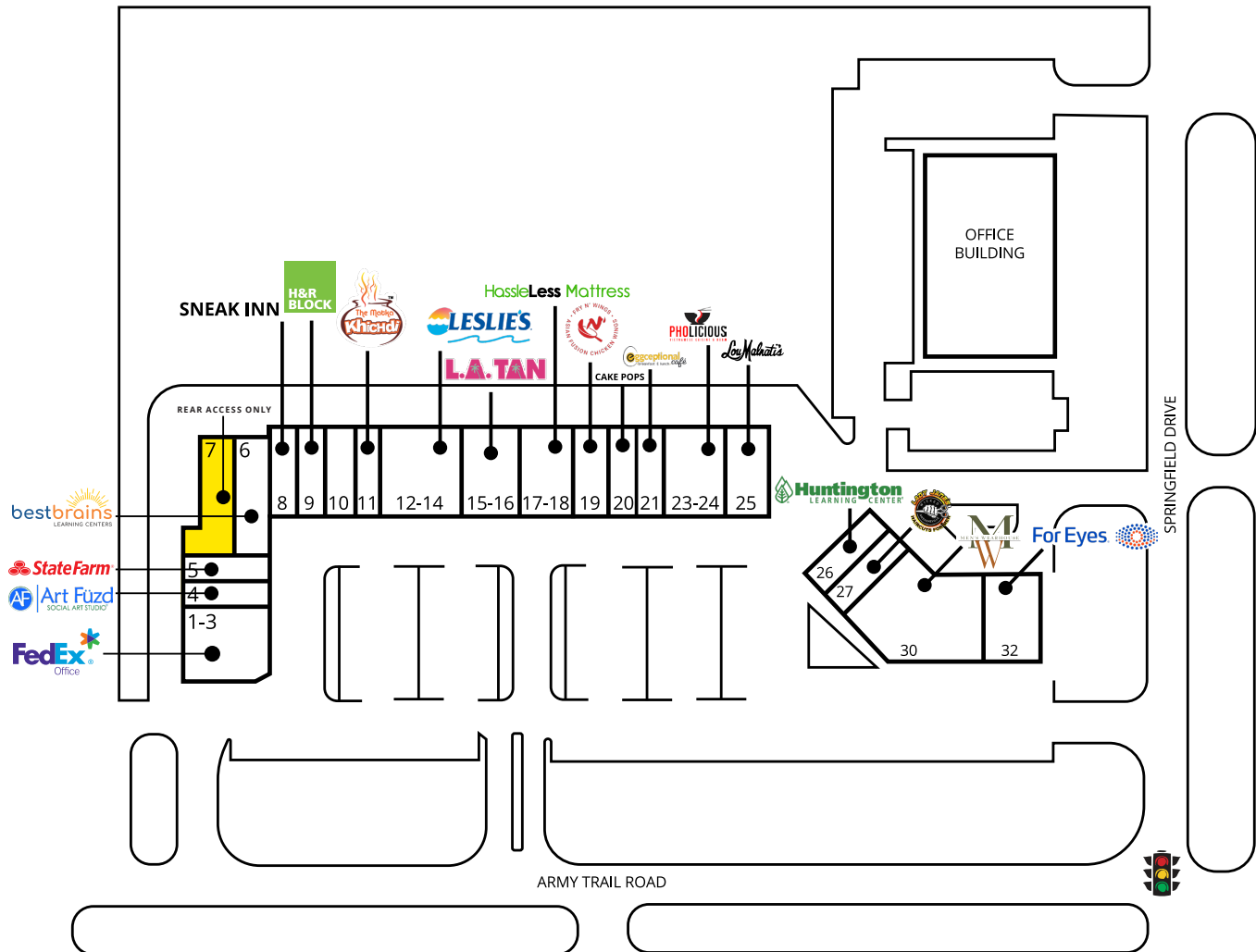
**METRO**  
COMMERCIAL REAL ESTATE

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#	TENANT	SF
1-3	FedEx	3,660
4	Art Fuz'd	1,189
5	State Farm	1,218
6	Best Brains	1,194
7	AVAILABLE	1,500
8	Sneak Inn	1,185
9	H & R Block	1,170
10	TN Nails	1,270
11	The Matka Khichdi	1,130
12-14	Leslie's Pools	3,600
15-16	LA Tan	2,400
17-18	Hassleless Mattress	2,400
19	Fry-N-Wings	1,590
20	Cake Pops	840
21	Eggceptional	1,565
23-24	Pho Licious	2,389
25	Lou Malnati's Pizzeria	2,106
26	Huntington Learning Center	1,262
27	Lady Jane's	1,262
30	The Men's Warehouse	4,872
32	For Eyes Optical	2,504



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