

FOR LEASE

RETAIL/OFFICE UNIT COMING SOON!

840 N. Kinzie, Bradley, IL 60915



OFFERING SUMMARY

Building Size:	13,689 SF
Available SF:	1,209 - 1,617 SF
Lot Size:	1.4 Acres
Number of Units:	6
Year Built:	2006
Zoning:	B-2 Commercial

PROPERTY OVERVIEW

Former retail/office coming soon (Summer 2021)! Open layout, single bathroom.

LOCATION OVERVIEW

Located on east side of Route 50/Kinzie Avenue in the Bradley Place strip center inline with Oberweis, Joyful Smiles Dental, Sports Clips, and Verizon Wireless. Located in front of Lowe's Home Improvement store, across the street from CSL Behring and in close proximity to major national chain restaurants such as Panda Express, Texas Roadhouse, Denny's, Steak & Shake, and GFS.

SPACES	LEASE RATE	CAM	SPACE SIZE
Suite C	\$19.17 SF/yr	\$8.00/SF/YR	1,617 SF
Suite D	\$24.19 SF/yr	\$8.48/SF/YR	1,209 SF

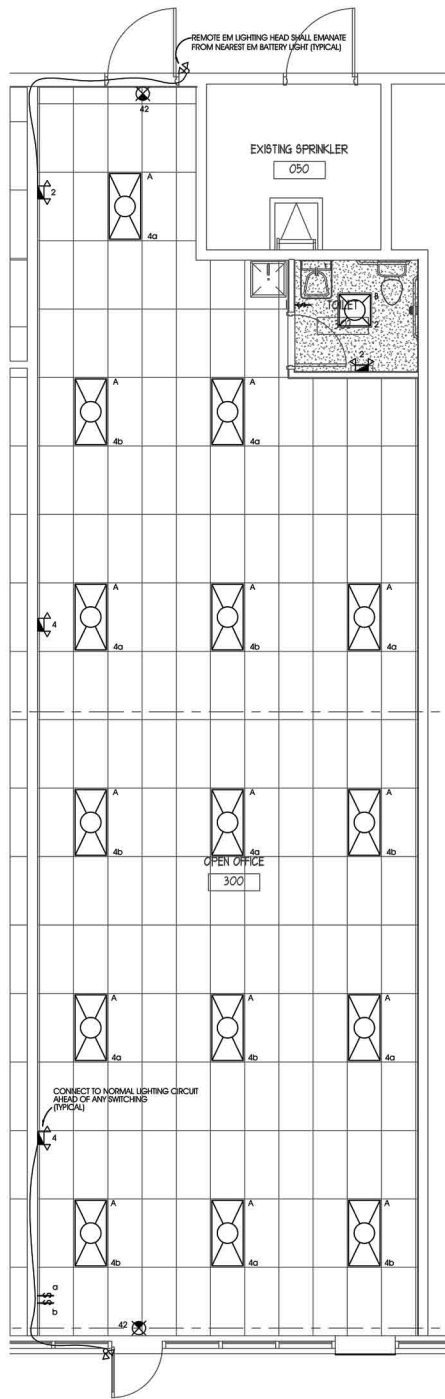
McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

GREG LEUTLOFF

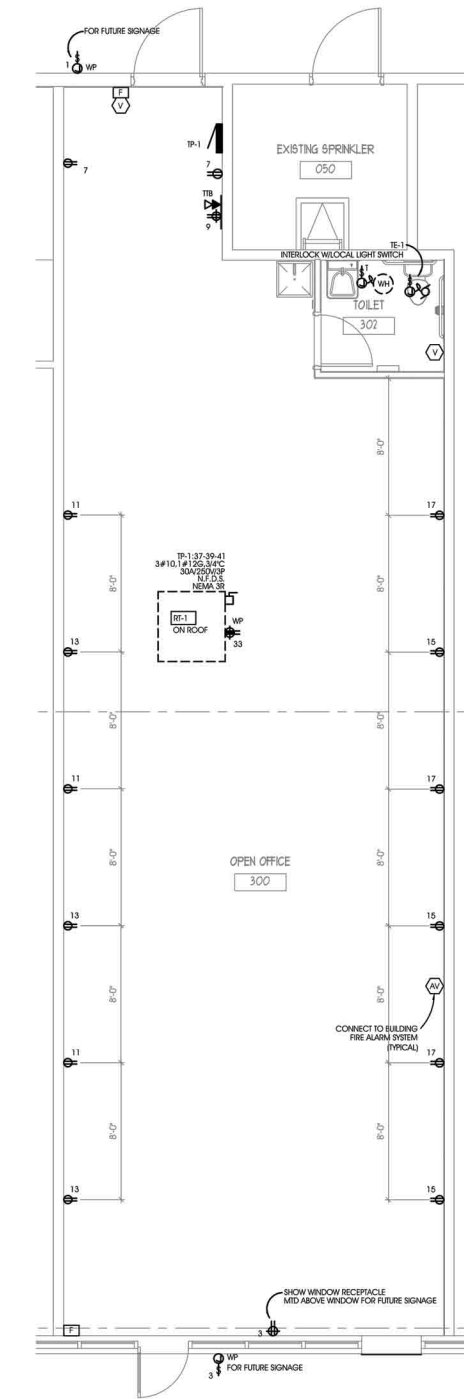
815.592.7502
gleutloff@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



LIGHTING PLAN

1/4" = 1'-0"



POWER PLAN

1/4" = 1'-0"

NOTES:

1. ALL CIRCUITS SHALL EMANATE FROM PANEL TP-1.
2. ALL RECEPTACLES SHALL BE MTD AT 15' AFF U.N.O. VERIFY HEIGHTS W/OWNER PRIOR TO INSTALLATION.
3. COORDINATE RECEPTACLE LOCATIONS WITH FURNITURE PROVIDER PRIOR TO INSTALLATION.
4. AN EMERGENCY LIGHTING TEST SHALL BE PERFORMED AS PART OF THE FINAL INSPECTION CHECKLIST.

TRUSTED ENGINEERING

Mechanical, Electrical, Plumbing
Engineering & Consulting
7103 S. W. 11th Ave., Suite 300
Jacksonville, FL 32224
www.trustedengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE # 184-005121 EXP. 04/30/2011

AMERICASH

SHOPS OF BRADLEY
N. RINE AVE.
BRADLEY, IL
FOR
BRADLEY - PETERS LLC
Chris Bradshaw
Owner/Architect
PHONE: (713) 335-5095

ELECTRICAL LIGHTING & POWER PLAN



DESIGN NO. 062-059110
ORIGIN: JASON L. DYER
CHECKED: J.D.
SHEET NUMBER:
E-1
PLOT: scale: AS NOTED date: 10/01/10
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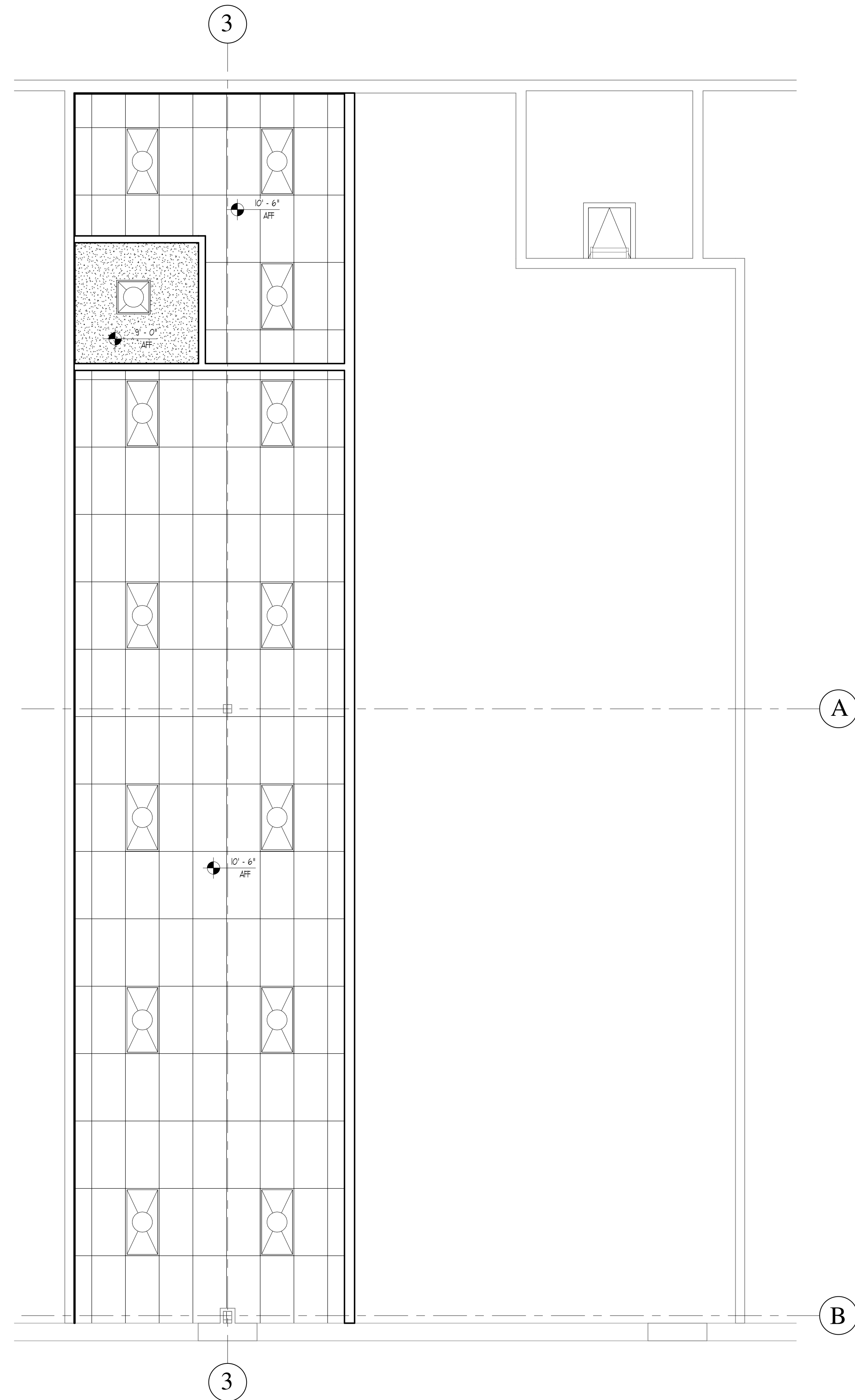
arete 3 ltd
design group
18645 South West Creek Drive
Tinley Park, Illinois 60477
708-342-1250 ph.
708-342-1240 fx.
arete3.com

H&R BLOCK INTERIOR
SHOPS OF BRADLEY
N. KINZIE AVE.
BRADLEY, IL
FOR
BRADLEY - PETERS LLC
1094 S. WASHINGTON AVE.
CHICAGO, IL 60605
PHONE (773) 335-5095

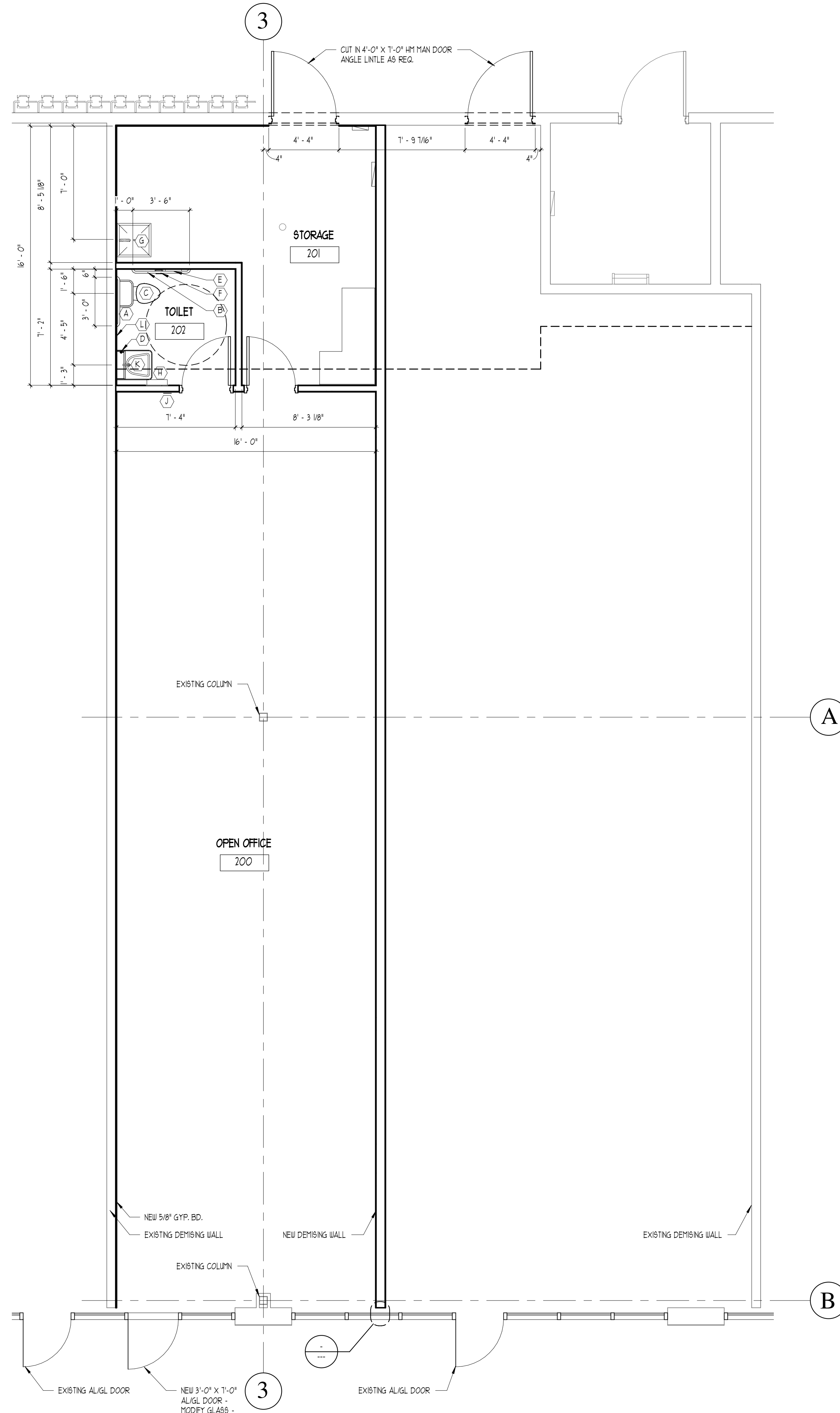
FLOOR AND
REFLECTED
CEILING PLANS

JOB NO: 0955
ORIGIN: 09/30/09
DRAWN: Author
CHECKED: Cretcher
SHEET NUMBER:
A-1
PLOT SCALE: AS NOTED
DATE: Issue Date
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ARETE 3 LTD.
ALL RIGHTS RESERVED

PERMIT SET XX-XX-XXXX THESE DRAWINGS MAY BE MODIFIED BASED ON BUILDER, & CODE AUTHORITY REVIEW INPUT



2 REFLECTED CEILING PLAN
1/4" = 1'-0"

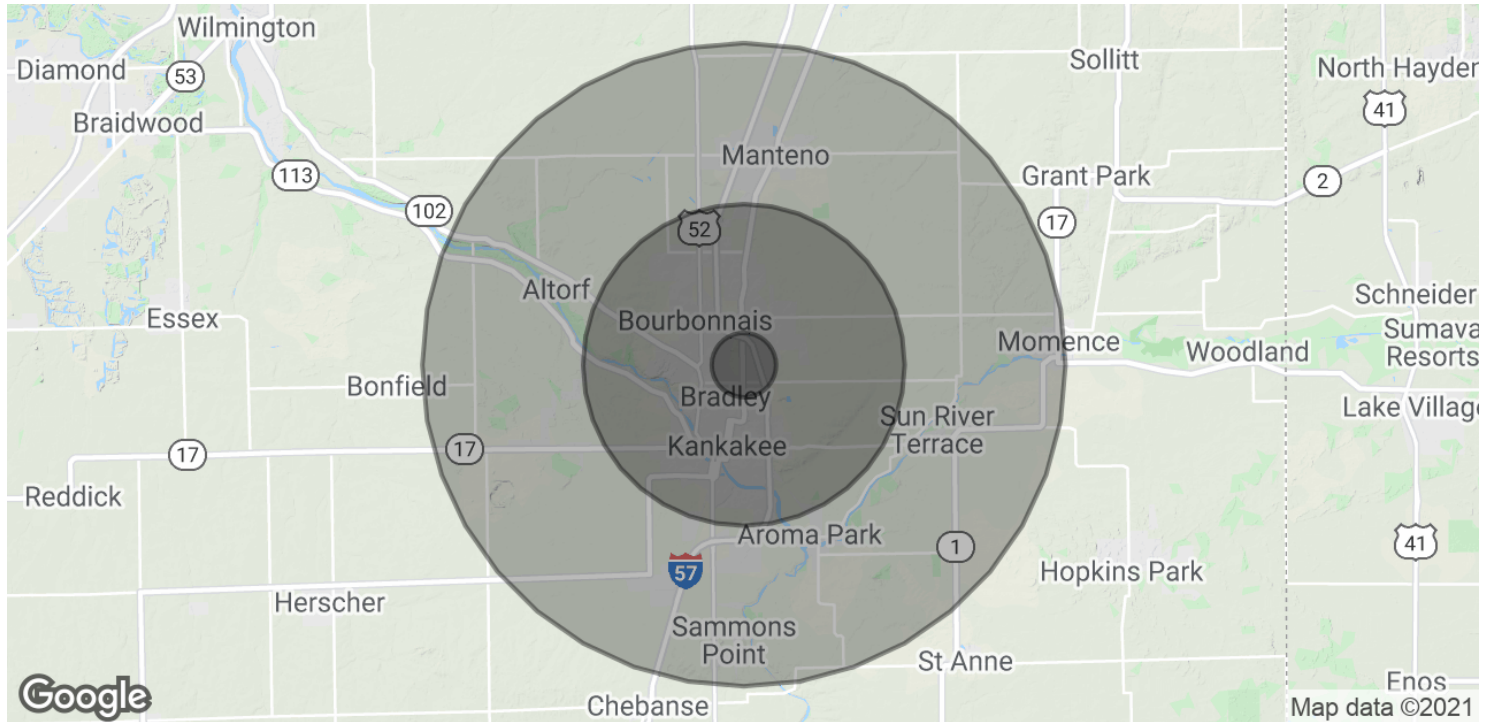


1 FLOOR PLAN
1/4" = 1'-0"

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,605	72,696	111,616
Average age	34.4	33.3	35.7
Average age (Male)	32.5	31.3	34.1
Average age (Female)	35.4	34.9	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	972	26,442	40,831
# of persons per HH	2.7	2.7	2.7
Average HH income	\$61,304	\$55,007	\$61,365
Average house value	\$157,282	\$155,309	\$178,862

* Demographic data derived from 2010 US Census

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Direct: 815.592.7502

PROFESSIONAL BACKGROUND

As a lifelong resident of Kankakee County, Greg has extensive knowledge of the area as well as personal and business relationships with area residents, businesses, government, agencies and investors. He has served as President of the Board of Directors of the Kankakee County Convention & Visitors Bureau, a member of the Kankakee County Chamber of Commerce and a member of various other local organizations. He has been a key factor in helping the local economy by assisting in its development and expansion.

As a full-time, exclusive commercial real estate Broker for the last 19 years, Greg has gained extensive knowledge in executing project transactions in the areas of Commercial, Industrial, Retail, Multi-Family and Agricultural real estate. He has also been a major constituent in various Developmental deals including Retail, Medical, Planned Unit Development (PUD) and Corporate Siting. Aside from sales transactions, Greg is also an accomplished Commercial Leasing Agent with over 160+ leasing transactions in which he has facilitated. Local and national lending institutions have relied on Greg as a consultant due to his widespread expertise. His fluency of tax incentives and entitlements, tax incremental financing (TIF), fiscal planning, local analysis and labor market analysis and municipality engineering guidelines makes him an expert of in this field.

A small representation of past clients Greg has worked with include Aldi's, Culver's, Sprint, Verizon, Subway, Pizza Hut, Rush/Riverside, Joliet Oncology, Amita St. Mary's, Wendy's, Dollar General, Dollar Tree, Harbor Freight, McDonald's, Numerous Banks, and various lending institutions to name a few.

In his 19-year career, Greg has achieved over \$350 million dollars in closed transactions. He has represented a countless number of dedicated clients who have retained exclusive representation for any and all their real estate needs. He has a strong reputation within the community as a trusted industry professional and maintains his position annually as a top Commercial Broker for sales volume in Kankakee & Iroquois Counties and the State of Indiana.

In 2016, 2017 & 2018 with McColly Real Estate of 660 agents, Greg won the Platinum award as the number one sales associate in dollar volume in the State of Illinois. In 2019, Greg was runner-up in sales in Illinois.

McColly Bennett Commercial Advantage

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