

# FOR LEASE

## BUTTERFIELD CENTRE

22w535 Butterfield Road Glen Ellyn, IL 60137



### PROPERTY DESCRIPTION

One 1,700 unit and one 942 SF unit now available for lease. The 1,700 SF unit was a former restaurant space, so the space contains a hood. The 942 SF unit has been newly renovated. Bring your concept and your enthusiasm for business in DuPage County.

### PROPERTY HIGHLIGHTS

- Neighborhood Center located off of busy Butterfield Road that boasts traffic counts of 26,800 Vehicles Per Day and another 7,850 at the cross street, Park Blvd.
- Across the street from Glenbard South High School located at Butterfield and Park Blvd.
- Good mix of tenants -- Liquor Store, Pizza, Mexican Food, Thai Food, Video Gaming, Massage Spa, Nail Salon, Hair Salon, Deli, and more.
- Center facade and pylon sign was recently remodeled and updated.

### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	942 - 1,700 SF
Building Size:	19,399 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,355	32,395	91,921
Total Population	6,030	82,054	232,502
Average HH Income	\$159,441	\$156,637	\$160,668

**Sandra True**  
(630) 248-7518

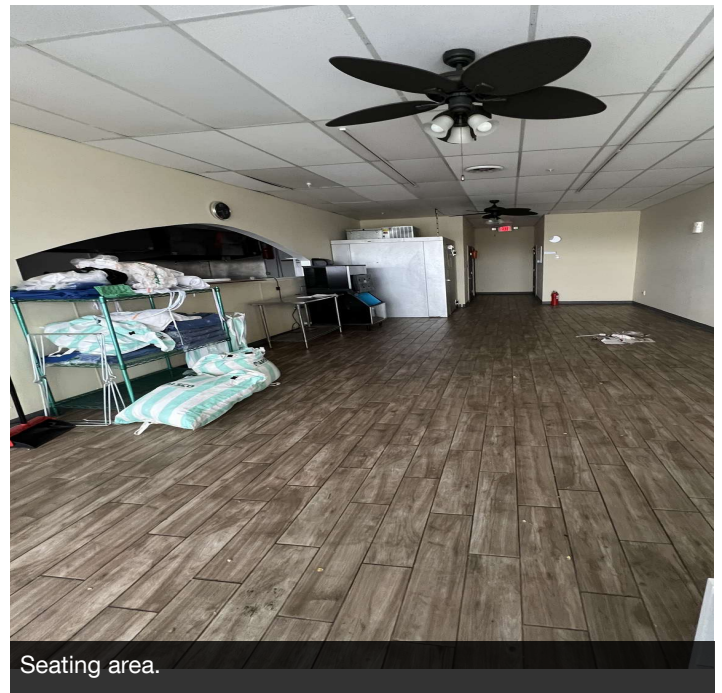
**Brian Blackmore**  
(630) 207-8292



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**COMMERCIAL**  
REALTY

# FOR LEASE - UNIT 13-14

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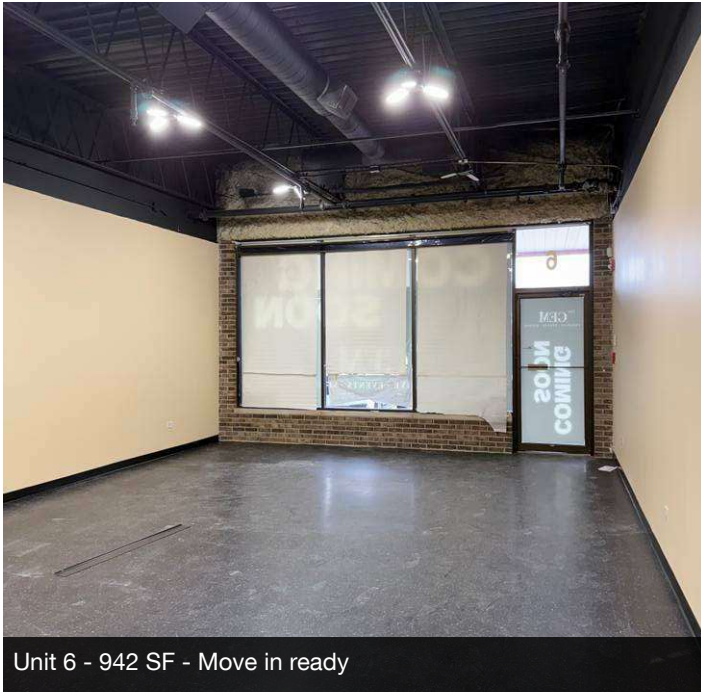


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# FOR LEASE - UNIT 6

**BUTTERFIELD CENTRE**

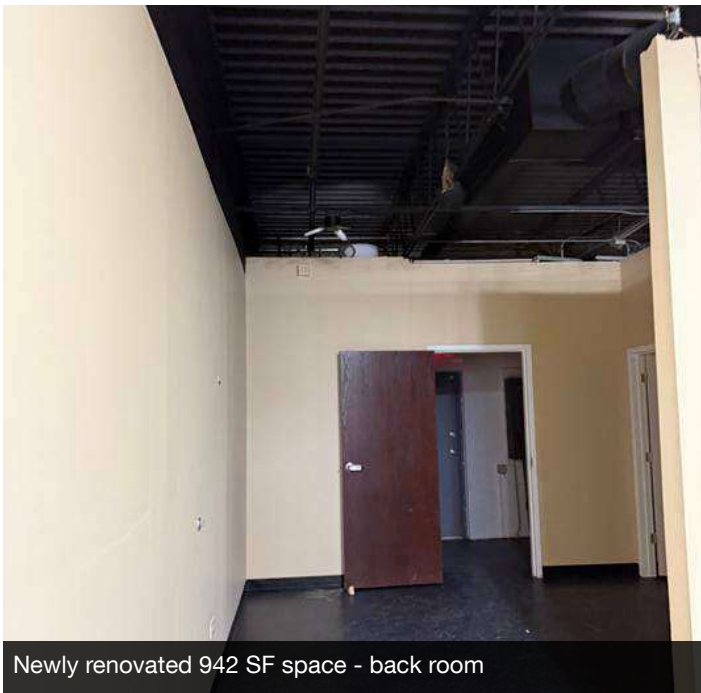
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Unit 6 - 942 SF - Move in ready



Pylon space available. Visible from Butterfield Rd.



Newly renovated 942 SF space - back room



Newly renovated 942 SF space - facing the back wall

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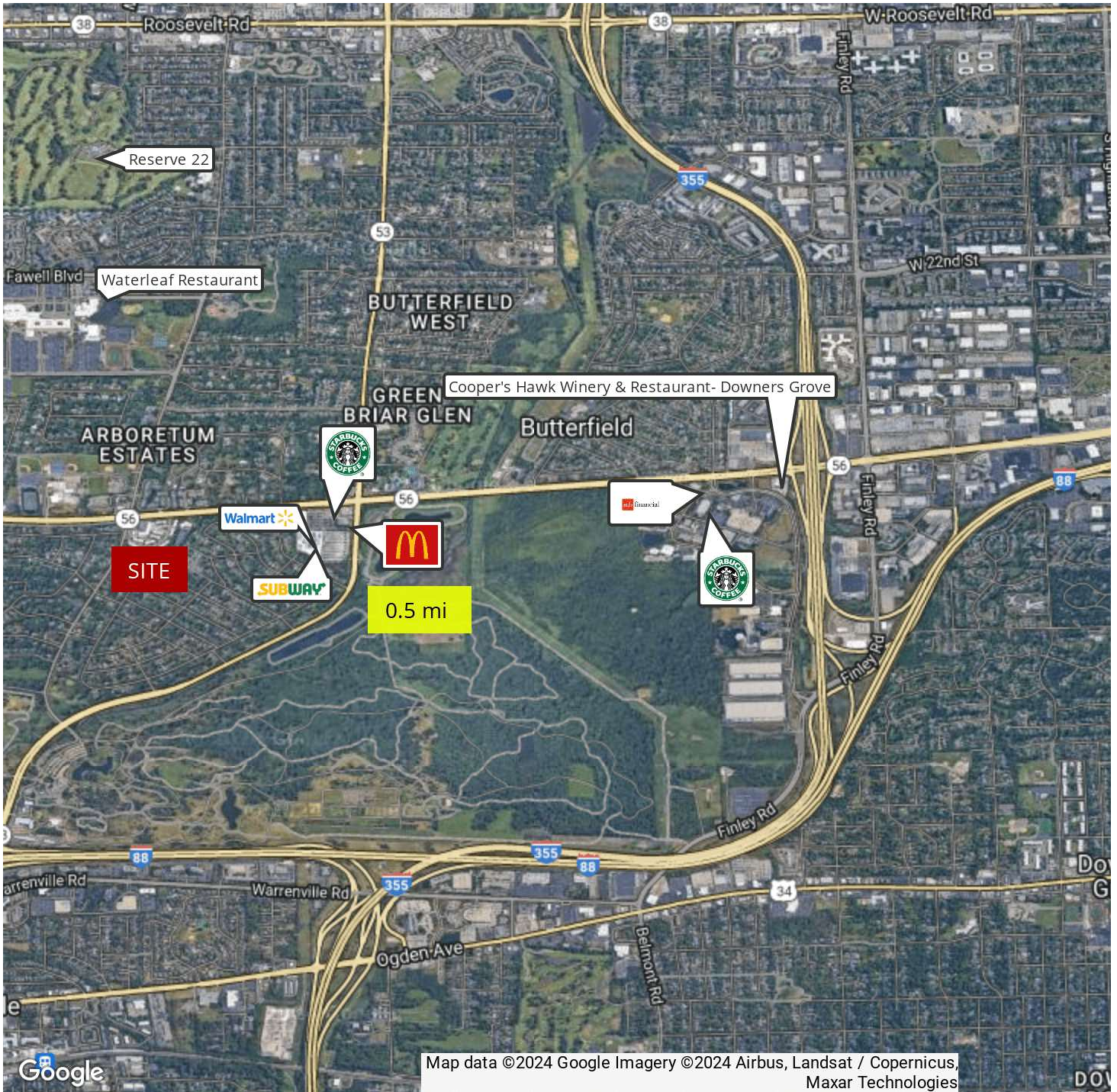


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# RETAILER MAP

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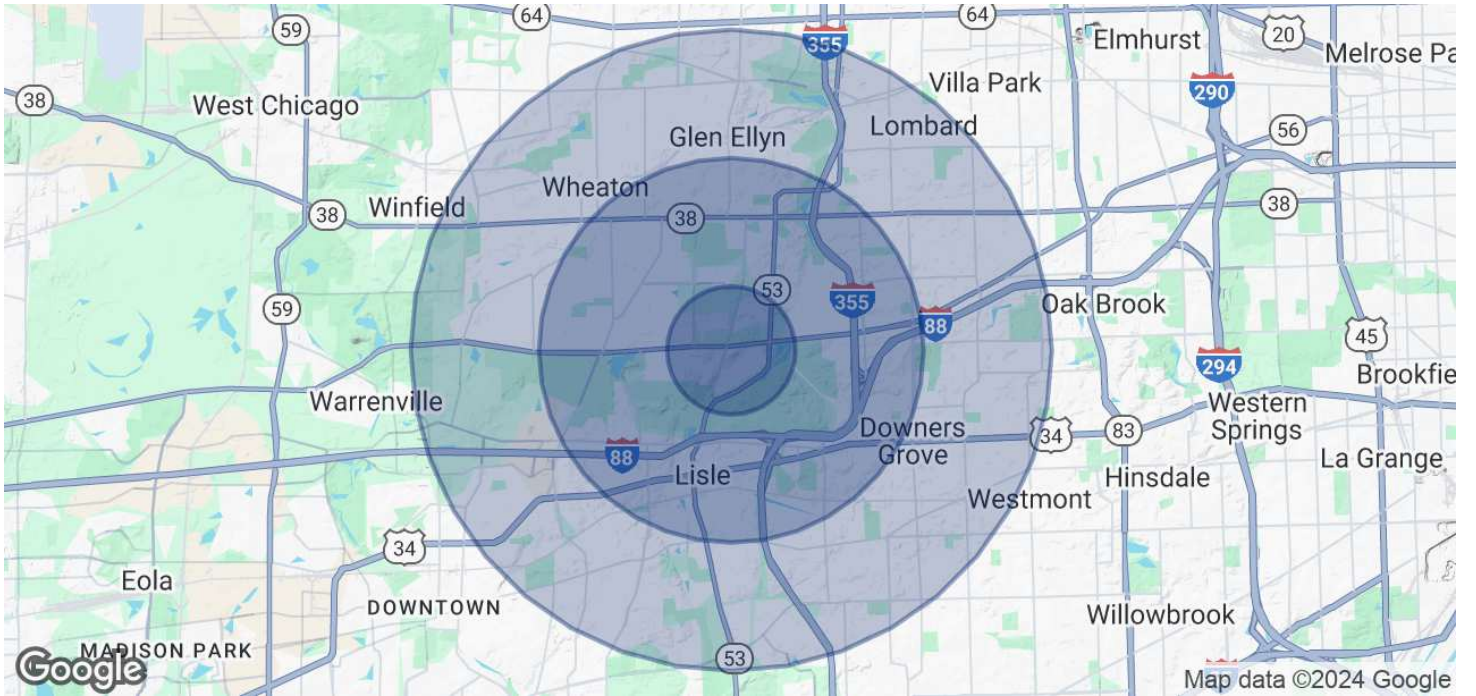


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# DEMOGRAPHICS

## BUTTERFIELD CENTRE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,030	82,054	232,502
Average Age	44	41	42
Average Age (Male)	43	40	40
Average Age (Female)	45	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,355	32,395	91,921
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$159,441	\$156,637	\$160,668
Average House Value	\$488,799	\$487,260	\$505,569

Demographics data derived from AlphaMap

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