

Retail Property For Lease



1515 BUTTERFIELD VILLAGE CENTER

1515 BUTTERFIELD ROAD, AURORA, IL 60502

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OFFERING SUMMARY

Available SF: 1,300 SF

Lease Rate: Contact Broker

Pass-Thrus: \$7.00/SF

Building Size: 14,883 SF

PROPERTY HIGHLIGHTS

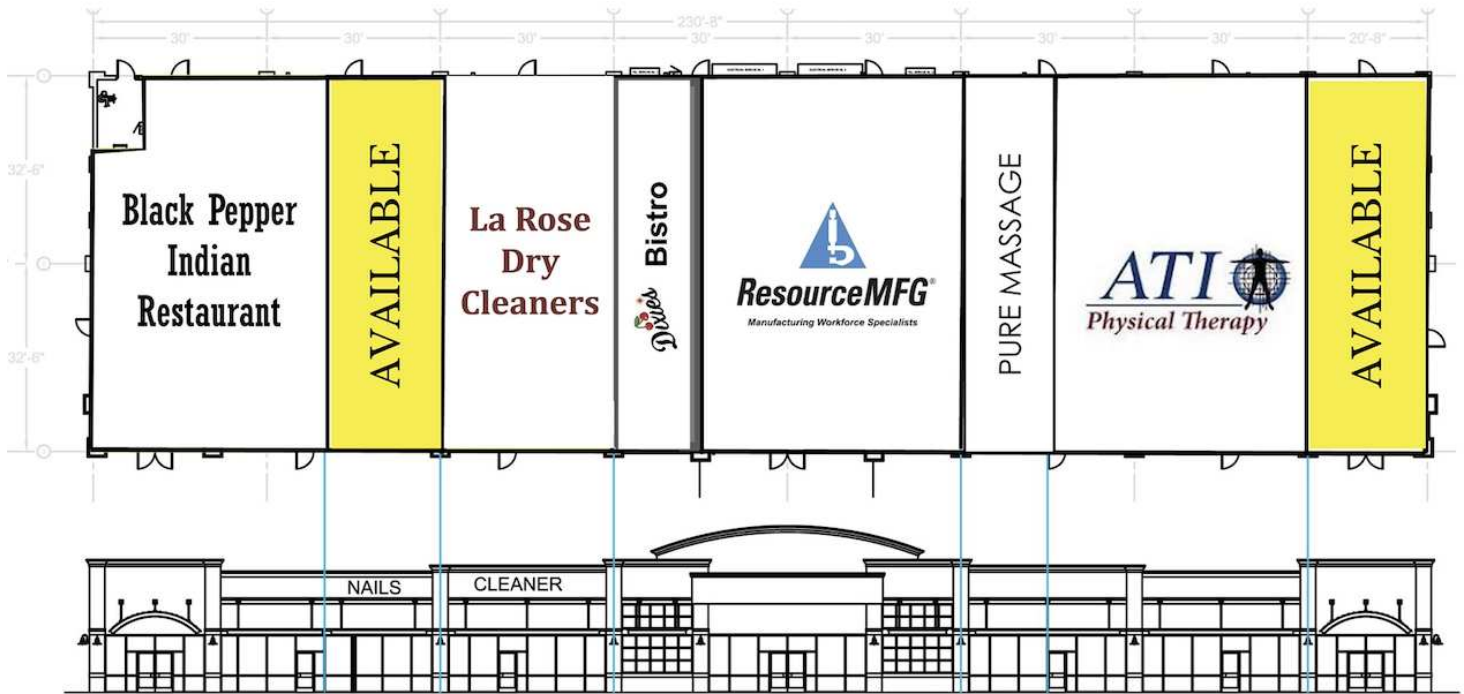
- Two 1,300 SF spaces available (Including endcap space)
- Vanilla box spaces
- Join current tenants: ATI Physical Therapy, Dixie's Bistro and more

LOCATION OVERVIEW

Property ideally located at the hard-corner, stop-lighted intersection of Kirk Road and Butterfield Road. Surrounded by many retailers including: WalMart, Starbucks, Panera, Walgreens, Dunkin Donuts, T-Mobile, Sprint and Subway.

Convenient to Chicago Premium Outlets, located 1/2 mile south of property. The Premium Outlets were recently expanded, and is the largest outlet center in the Chicago market and ninth largest outdoor center in North America making it a top destination that attracts tens of thousands of shoppers each year.

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
117	1,300 SF	NNN	Contact Broker	Retail Space
101	1,300 SF	NNN	Contact Broker	Retail Space

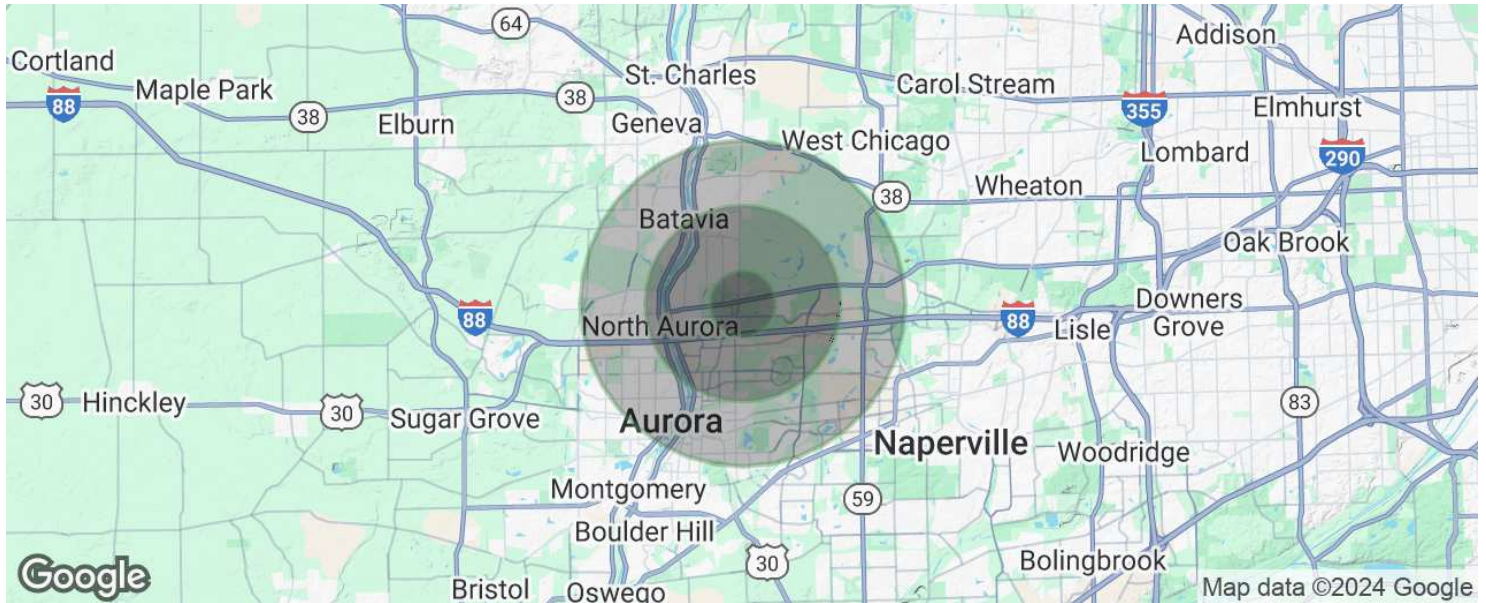
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,666	50,422	201,194
Median age	36.6	35.8	32.8
Median age (Male)	36.8	36.5	32.7
Median age (Female)	36.3	35.6	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,034	17,748	68,098
# of persons per HH	2.8	2.8	3.0
Average HH income	\$96,088	\$92,545	\$79,625
Average house value	\$381,589	\$311,525	\$278,433

* Demographic data derived from 2020 ACS - US Census

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