

BOLINGBROOK COMMONS

NEC ROUTE 53 & I-55/BOLINGBROOK, IL

JUNIOR BOX SPACE AVAILABLE



Conceptual Rendering

410 N MICHIGAN AVENUE



MID-AMERICA®
Real Estate Corporation

CHICAGO, IL

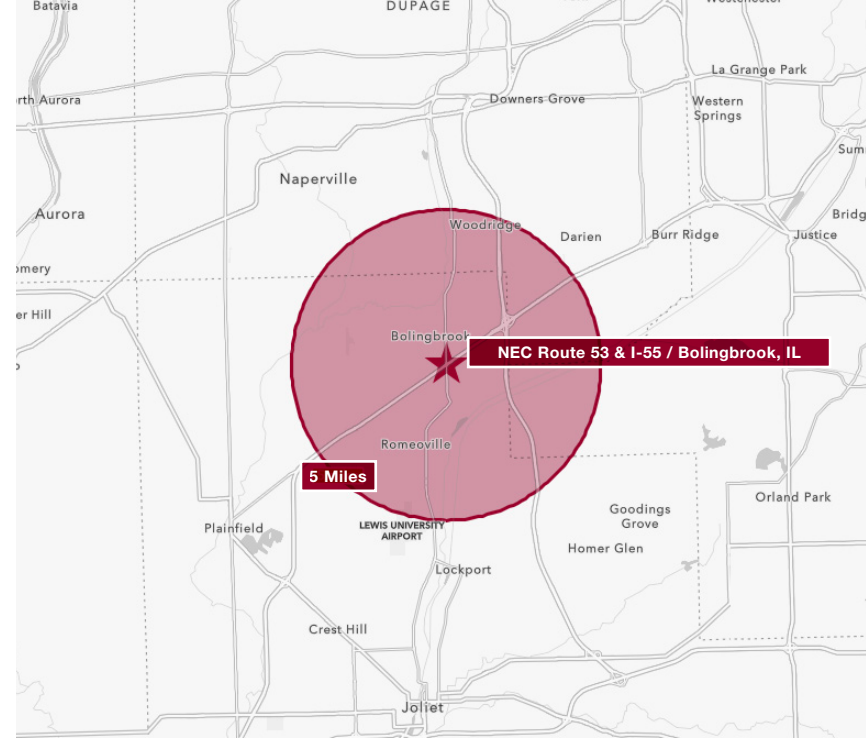
BOLINGBROOK COMMONS

NEC ROUTE 53 & I-55 / BOLINGBROOK, IL

- Anchor positions up to +80,000 sf available
- \$12M facade upgrade underway
- Located at the gateway to Bolingbrook along Interstate 55 & Route 53 corridors.
- Incredible visibility along I-55 (148,100 vpd) with 36,500 VPD along Route 53
- Densely populated in-fill location
- Signalized entrance on Route 53
- Ample parking
- Two (2) prominent pylon signs
- Reasonable Will County taxes

AVAILABILITY

Multiple shop spaces available
Multiple anchor positions available



AREA TENANTS

Walmart

TONY'S
Fresh Market

dd's
DISCOUNTS

NORTHERN
TOOL + EQUIPMENT

DEMOGRAPHICS

WITHIN 3 MILE

WITHIN 5 MILES

WITHIN 7 MILES



58,846
Total Population

165,081
Total Population

338,539
Total Population



\$108,697
Avg HH Income

\$139,040
Avg HH Income

\$148,633
Avg HH Income



70,300
Daytime Population

152,076
Daytime Population

295,840
Daytime Population



BOLINGBROOK

ILLINOIS

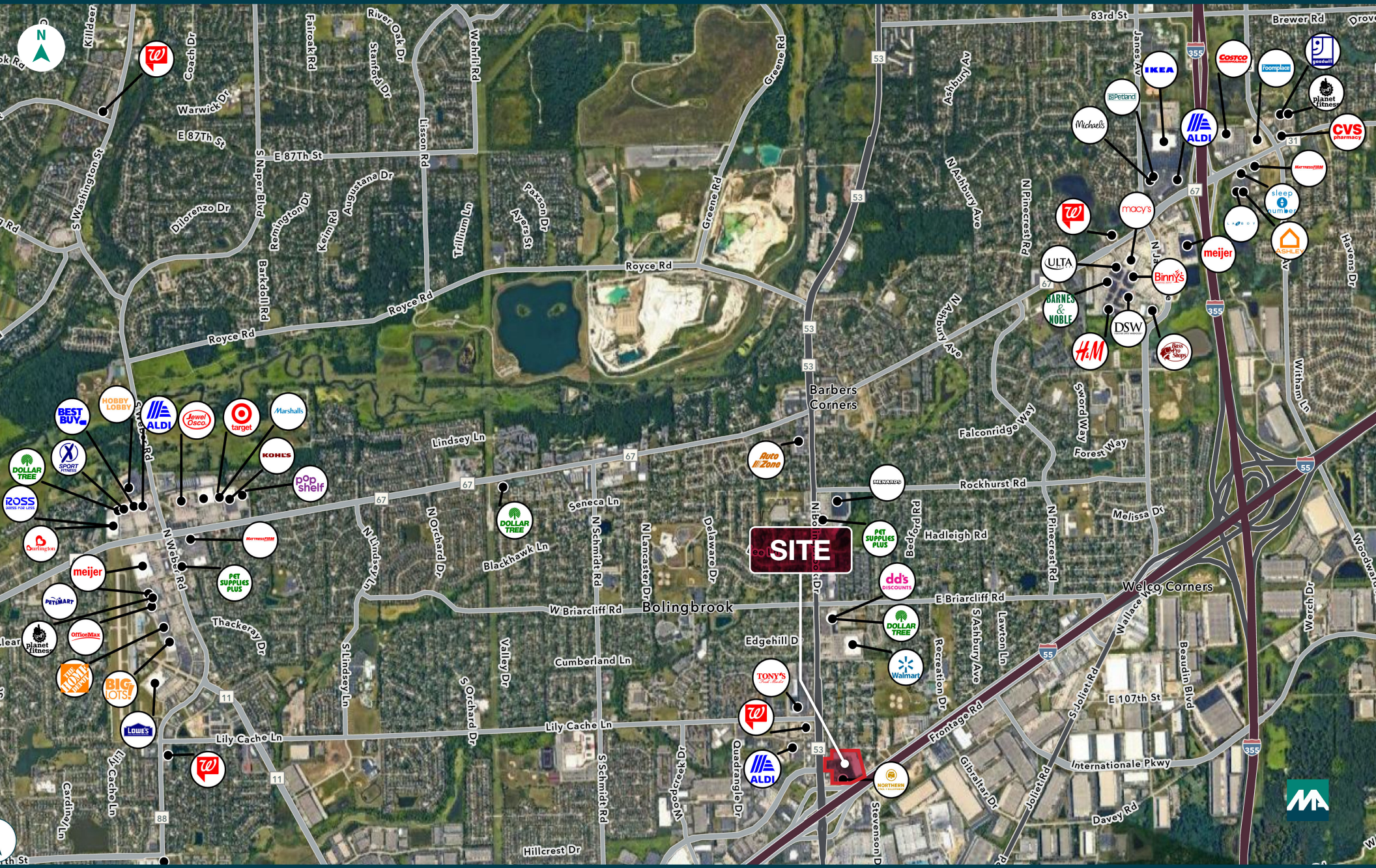


Conceptual Renderings

BOLINGBROOK COMMONS

NEC ROUTE 53 & I-55

BOLINGBROOK, IL



BOLINGBROOK COMMONS / BOLINGBROOK, IL



UNIT	TENANT	SF
334/348	GREEN VALLY WINE & SPIRITS	
352/358	Proposed Fitness Center	41,379
362	AVAILABLE	5,017
364	AVAILABLE	3,033
366	AVAILABLE	2,043
368	AVAILABLE	1,501

UNIT	TENANT	SF
370	AVAILABLE	2,006
374	AVAILABLE	11,969
376	AVAILABLE	5,042
378	AVAILABLE	5,662
384	AVAILABLE	1,325
390-A	AVAILABLE	23,218

UNIT	TENANT	SF
390-B	Proposed Entertainment User	58,113
126	DENNY'S	
324	NORTHERN TOOL & EQUIPMENT	
396	WENDY'S	



CONTACT US

FOR LEASE
JUNIOR BOX SPACE AVAILABLE
BOLINGBROOK COMMONS/BOLINGBROOK, IL

ANDY BULSON

Mid-America Real Estate Corp.

ABulson@MidAmericaGrp.com

630.954.7376

MIKE PHILLIPS

Mid-America Real Estate Corp.

MPhillips@MidAmericaGrp.com

630.954.7358



MID-AMERICA®
Real Estate Corporation

Copyright © 2025 Mid-America Real Estate Group, all rights reserved. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.