

FOR LEASE

BUTTERFIELD CENTRE

22w535 Butterfield Road Glen Ellyn, IL 60137



PROPERTY DESCRIPTION

Nail Salon space of 942 SF available and Two 990 SF units available for lease. Bring your concept and your enthusiasm for business in DuPage County. Retail or office use possible.

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, Thai Food, Video Gaming, Massage Spa, Nail Salon, Hair Salon, Deli, Pilates, Martial Arts/CPR Training and more.
- Center facade and pylon sign was recently remodeled and updated.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	942 - 990 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
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UNIT 10 - FORMER NAIL SALON

UNIT 10 - 942 SF

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Add text here...

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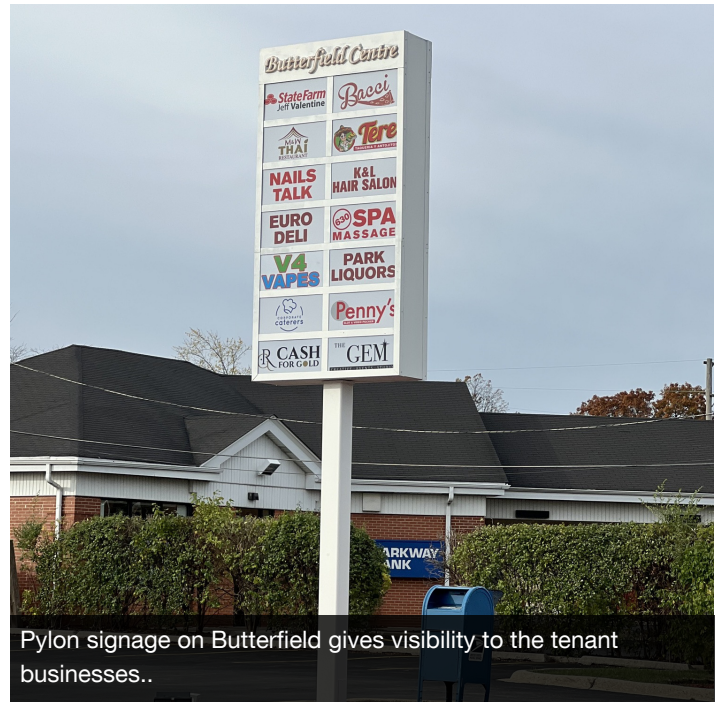
FOR LEASE - UNITS 12A AND 12B

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Units 12A and 12B - both are 990 SF each



Pylon signage on Butterfield gives visibility to the tenant businesses..



Unit 12A- 990 SF - Retail or Office Use Possible



Unit 12B - 990 SF - Retail or Office Use Possible

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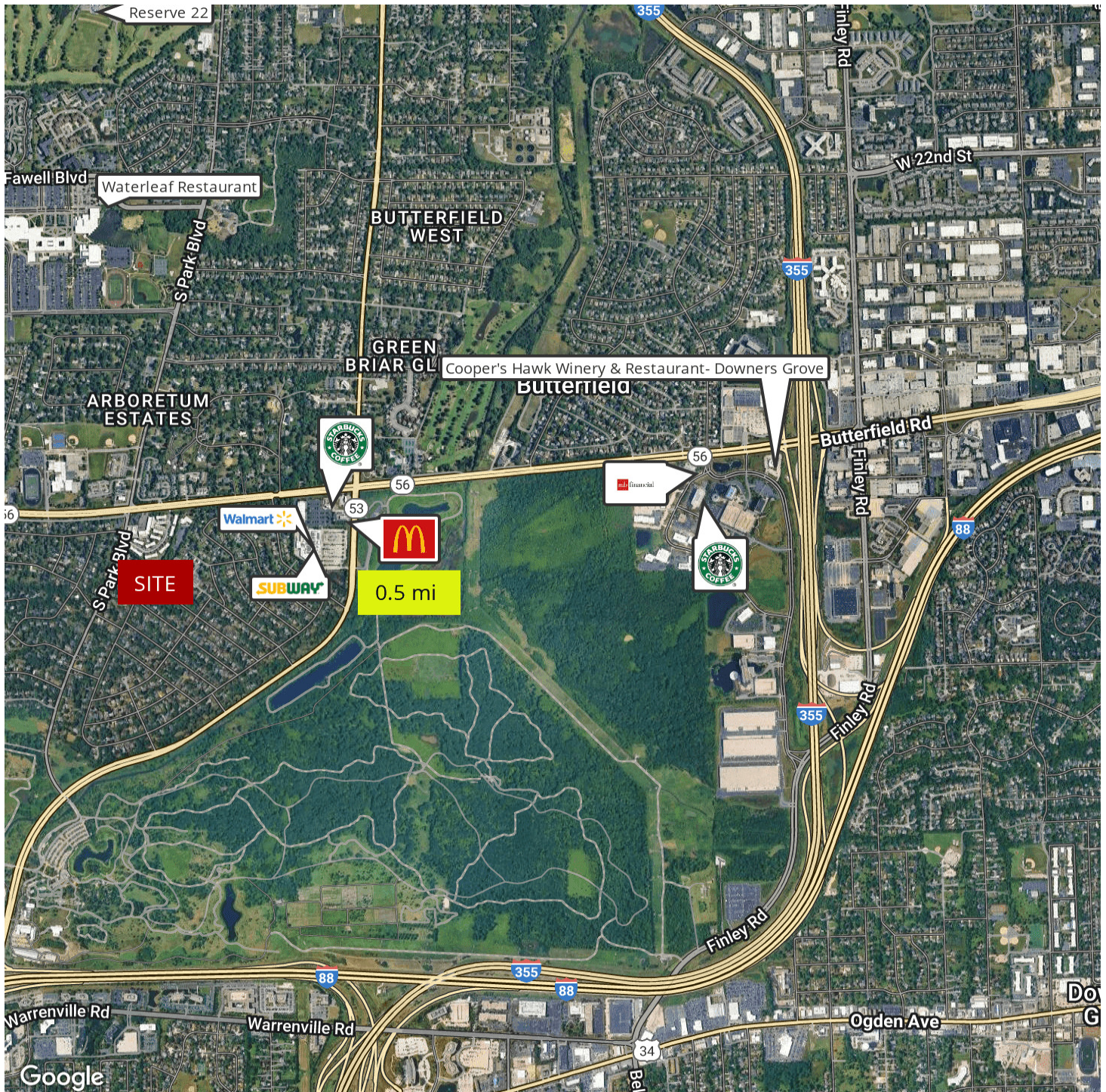


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RETAILER MAP

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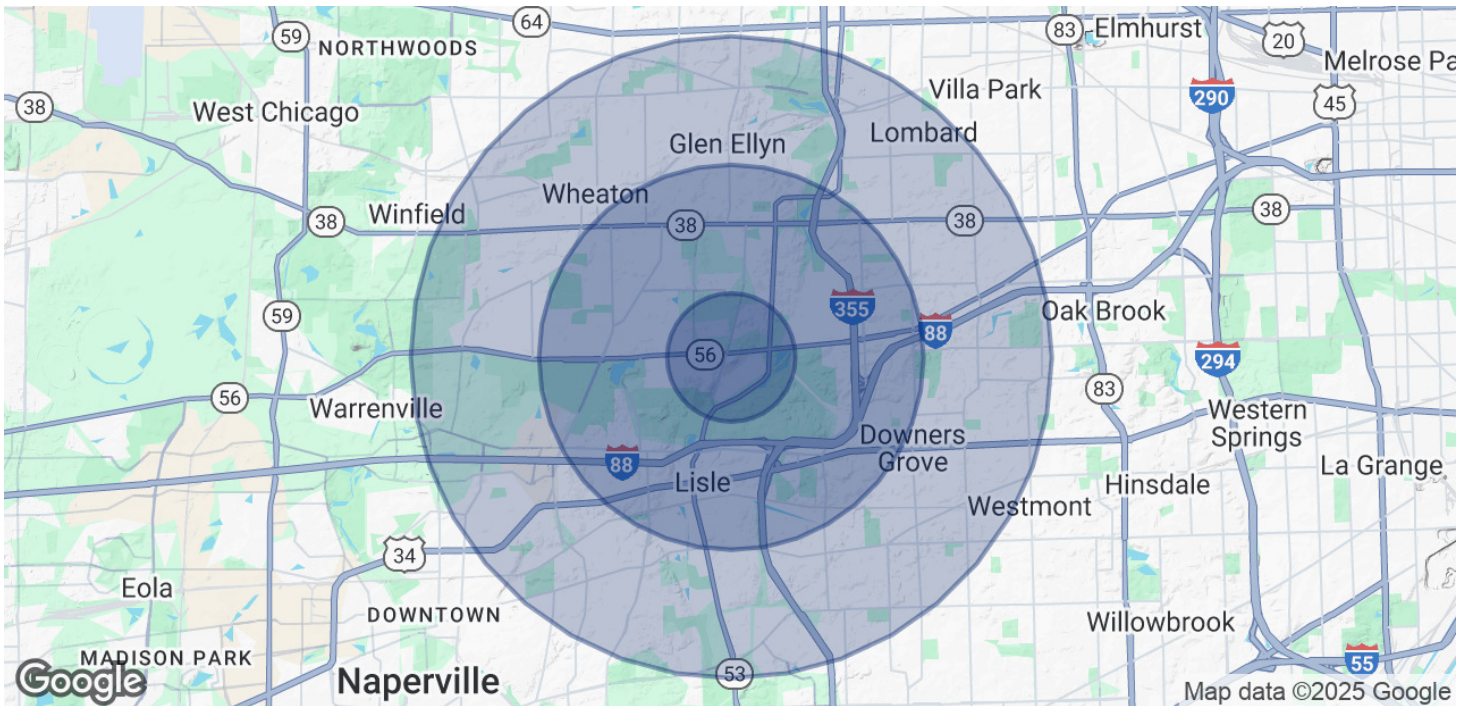


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DEMOGRAPHICS

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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