

FOR SALE OR LEASE

2.67 ACRE RETAIL PAD

NEC Boughton Rd & Woodward Ave
Woodridge, Illinois 60517



EDGEMARK

PROPERTY AVAILABLE FOR SALE OR LEASE

LOT 201 - 2.67 Acres

Approved for retail space with possible drive-thru capability

LOT 206 - 1.54 Acres included

PROPERTY HIGHLIGHTS

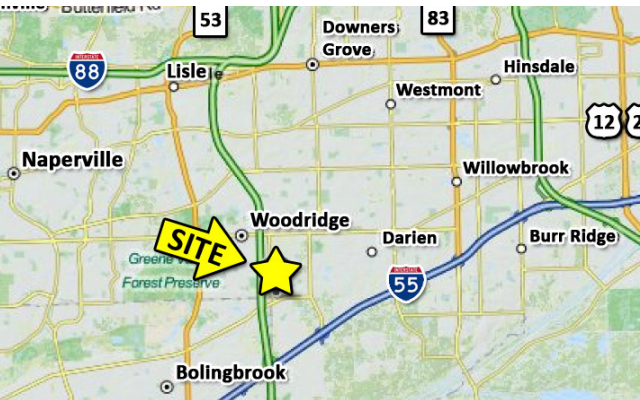
- Just east of Bolingbrook Promenade – a 750,000 square foot open air regional mall and I-355.
- This site is fully improved including landscaping, retention, lighting, parking and sidewalks.
- Great demographics and located in a hot retail corridor in DuPage County.
- Proposed development just north of the property that includes 77 townhomes built by M/I Homes.



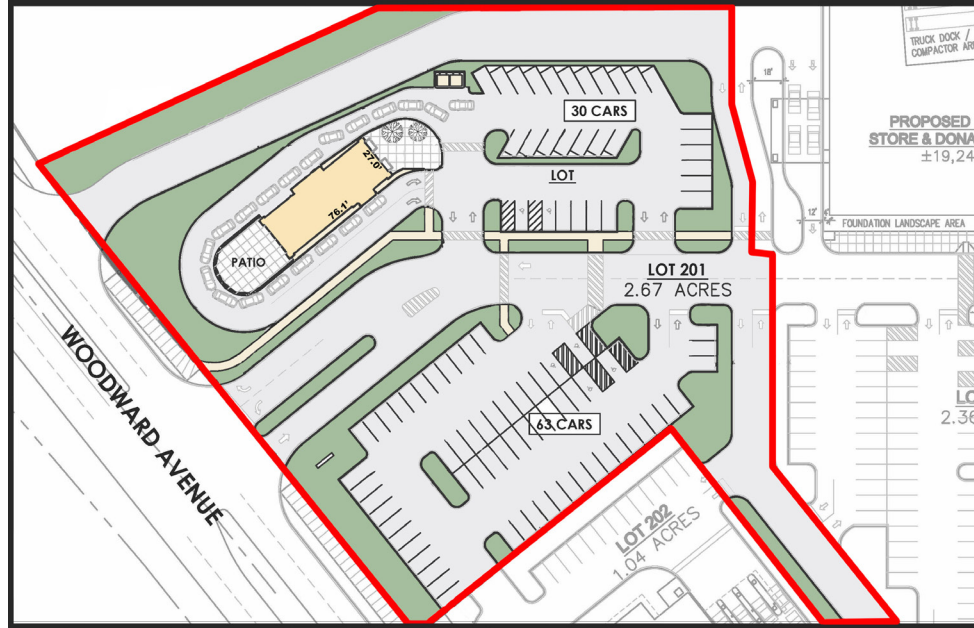
M/I HOMES

DEMOGRAPHICS

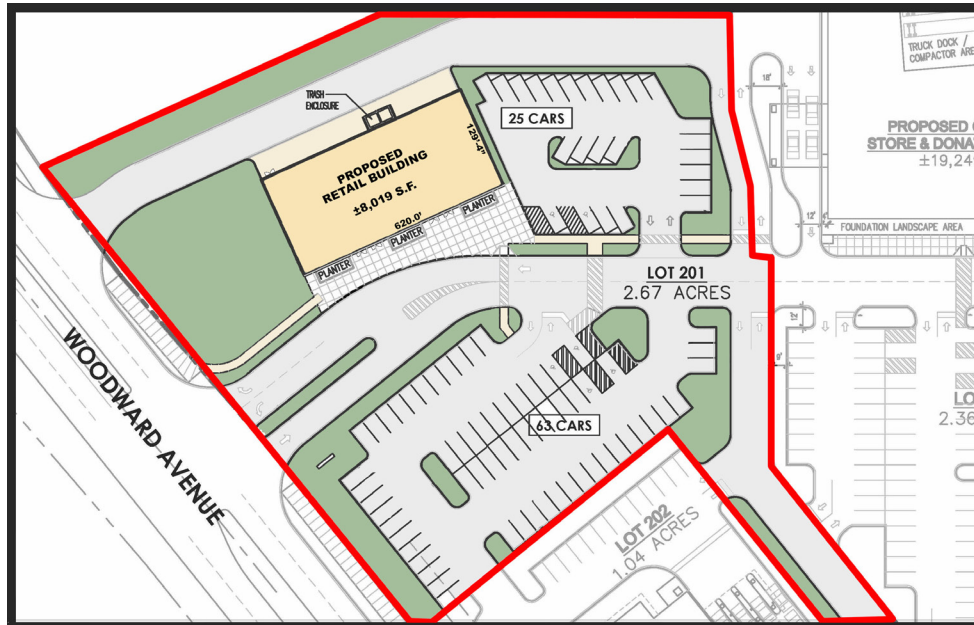
	1 MILE	3 MILE	5 MILE
POPULATION	7,864	78,392	217,236
AVG HH INCOME	\$163,065	\$129,909	\$144,269
TRAFFIC COUNTS			
BOUGHTON RD		32,300 VPD	
I-355		136,000 VPD	
WOODWARD AVE		13,300 VPD	



CONCEPTUAL PLAN WITH DRIVE THRU



CONCEPTUAL PLAN WITH RETAIL BLDG



AREA RETAILERS



CONTACT INFORMATION

RANDY KOTWICA
630.572.5613
rkotwica@edgemarkllc.com

MATT SMETANA
630.572.5632
msmetana@edgemarkllc.com

EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC
2215 York Road, Suite 503
Oak Brook, IL 60523
P 630.472.1010 F 630.472.1019
www.edgemarkllc.com

PROPOSED 77 UNIT
TOWNHOME DEVELOPMENT



BUILT BY M/I HOMES



ALSO INCLUDED
LOT 206
1.54 ACRES

E BOUGHTON RD



2.67 ACRE RETAIL PAD

SITE AERIAL



PROPOSED
77 TOWNHOMES
BUILT BY

M/I HOMES

SITE

IKEA **at&t** **ALDI** **TIMMY JONES**
Michael's **Petland** **Sport Clips**
Bank of America **AMERICA'S BEST**

COSTCO **Roomplace** **planet fitness**
goodwill **CVS pharmacy** **McDonald's**
that burger joint **PNC** **SUBWAY**
DUNKIN' DONUTS

macy's **ULTA** **Barnes & Noble** **Binny's**
DSW **STAR CINEMA GRILL**
CHAMPS **JARED** **verizon**

Gordon **Panera** **Shell**
ATHLETICO **ASHLEY** **bp**
MATTRESS FIRM **LABOY** **sleep number**

FIVE GUYS **meijer** **CHASE**
T-Mobile **crumbl cookies** **CHIPOTLE**
MOD **DISCOUNT TIRE** **BUFFALO WILD WINGS**
smart choice MRI **The UPS Store** **PANDA EXPRESS**
NOODLES & COMPANY **POKE BROS.** **FIRST AMERICAN BANK** **IHOP**
LONGHORN STEAKHOUSE



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.