

RETAIL SPACE FOR LEASE

STONEBROOK PLACE

291 NORTH BOLINGBROOK DRIVE, BOLINGBROOK, IL 60440



LEASE RATE

CALL FOR PRICING

OFFERING SUMMARY

Available SF:	1,679 - 4,468 SF
Lot Size:	1.72 Acres
Year Built:	2007
Building Size:	18,667 SF
Zoning:	B-3 Highway Commercial
Market:	Chicago
Submarket:	Western East/West Corr

PROPERTY OVERVIEW

Stonebrook Place is a contemporary center with well-planned parking and mature landscaping. Excellent local anchors include Menards and high-traffic grocers, while diverse center tenants include Wingstop, 311 Dental, and PT Solutions.

LOCATION OVERVIEW

Stonebrook Place in Bolingbrook, IL sits directly across the street from Menards and is in close proximity to major area tenants such as Fiesta Market and Walmart Supercenter. With high vpd averages of 34,250 on Bolingbrook Dr. (Route 53), this high-visibility center offers excellent drive-by traffic and quick access to major highway systems.

PROPERTY HIGHLIGHTS

- Just West of Menards
- Strong Route 53 Retail Corridor
- High visibility frontage on Route 53
- 1 mile north of I-55

ADDITIONAL PHOTOS

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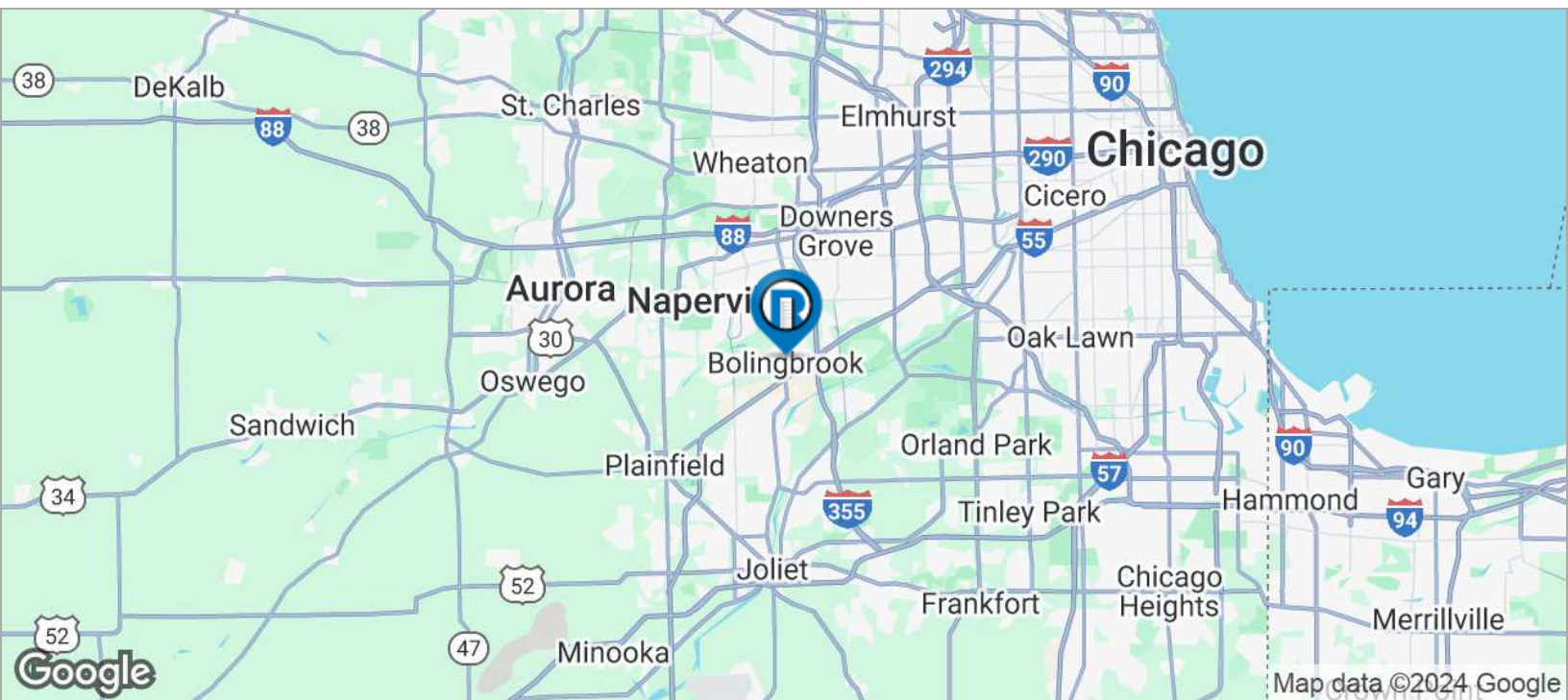
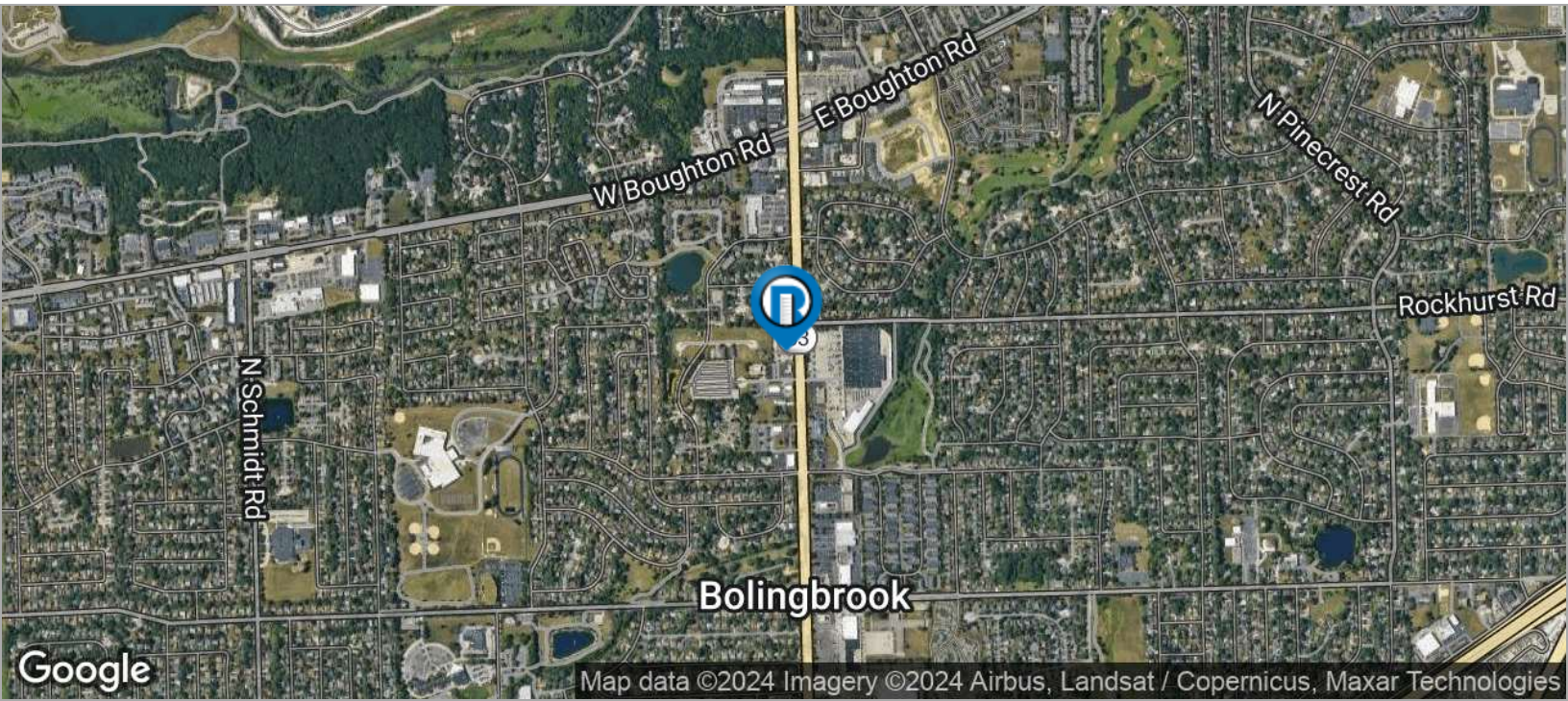
BOLINGBROOK DR. (ROUTE 53)

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Unit 303	1,679 SF	NNN	Call for Pricing	In-line Street-facing Ideal for retail or professional uses
Unit 307	1,725 SF	NNN	Call for Pricing	In-line Street-facing Ideal for retail or professional uses Two Restrooms
Unit 315	4,468 SF	NNN	Call for Pricing	In-line Street-facing Ideal for Retail or Professional Uses

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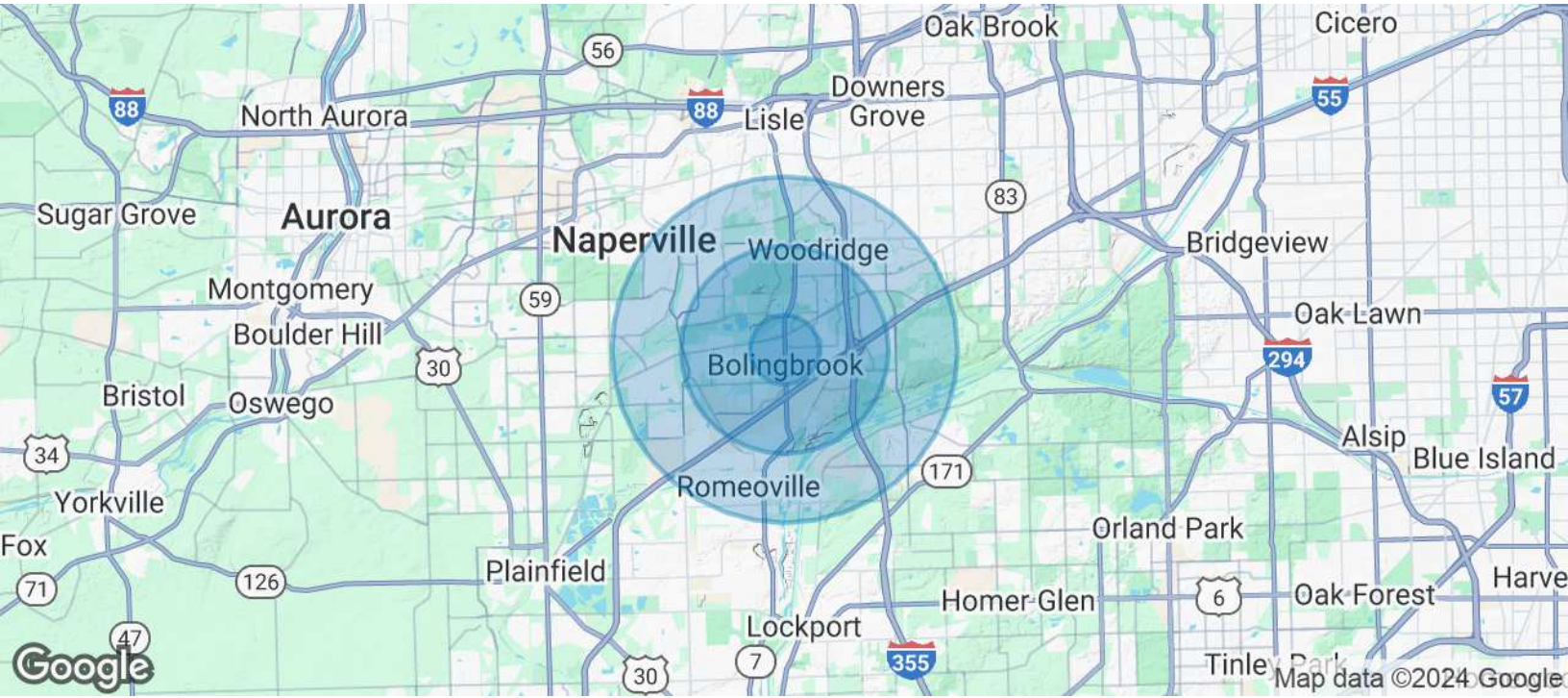
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,243	75,477	200,191
Average Age	38	39	41
Average Age (Male)	37	38	40
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,653	25,932	71,512
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$96,049	\$125,075	\$151,473
Average House Value	\$259,582	\$341,440	\$412,756

Demographics data derived from AlphaMap