



**SALE PRICE: \$2,850,000**  
**LEASE RATE: CONTACT BROKER**

#### PROPERTY OVERVIEW

Building Size:	8,479 SF
Lot Size:	2.18 Acres
Year Built:	1991

#### PROPERTY FEATURES

- Ground Zero location in Village of Bradley at signalized intersection
- Covered Land Play. Red Lobster lease restructure is in process
- Landlord Termination agreement
- Large lot can accommodate 1 or 2 users
- Excellent retail synergy in front of Northfield Square Mall along major north/south corridor
- Nearby retailers: Target, Starbucks, Best Buy, Panera
- 1 hour south of Chicago

For more information, please contact:

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Broker of Record:

**SULLY STADLER**

**MICHAEL SCHERTLER**

Managing Broker

GreatStreet Realty Partners License

No: 471.011764





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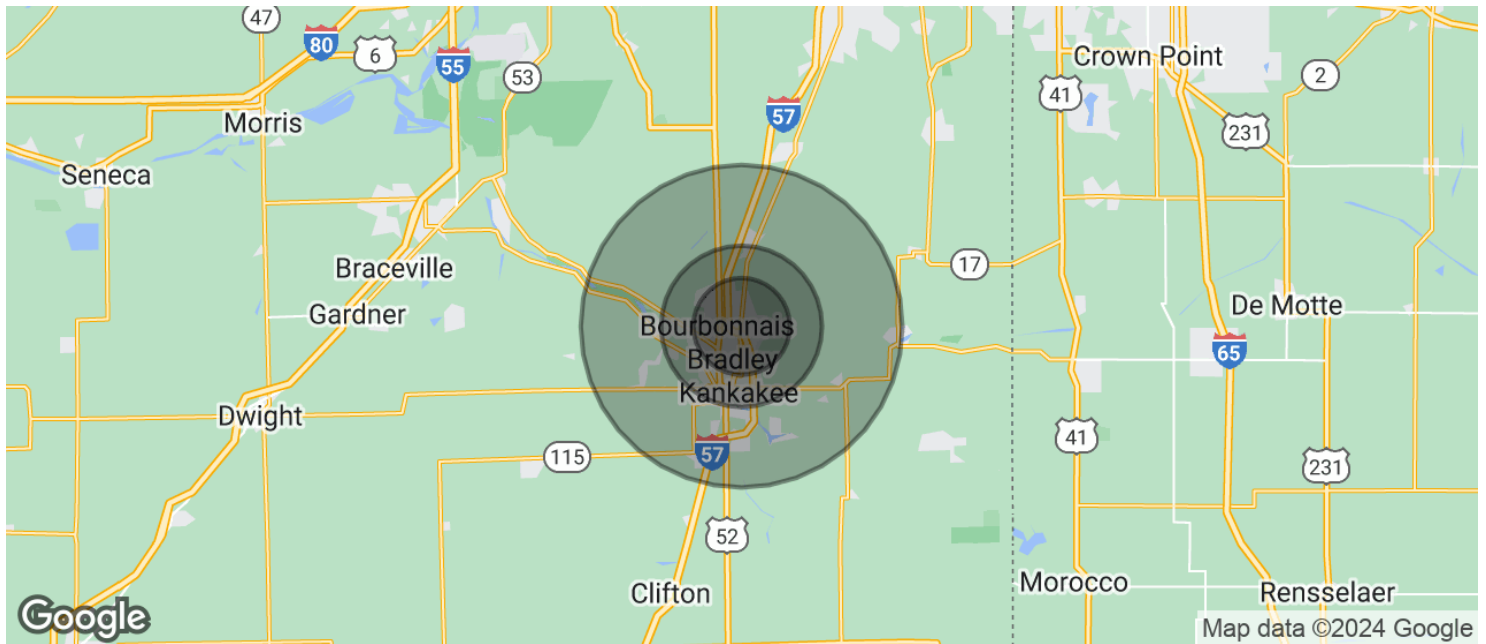
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	35,530	60,848	92,921
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	13,267	23,122	36,084
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$95,329	\$88,809	\$90,853
Average House Value	\$230,944	\$218,054	\$227,012

*Demographics data derived from AlphaMap*

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