

# BLUEBELL RIDGE SHOPPING

201 E BOUGHTON ROAD, BOLINGBROOK, IL 60440

**LM**  
Lagestee-Mulder  
Commercial Real Estate

FOR LEASE



## PROPERTY HIGHLIGHTS

- Located off Route 53 on Boughton Road, with 31,500 vpd
- Signalized intersection
- Cotenants include Dunkin Donuts and Midwest Express Clinic
- Adjacent lot available for sale (2.018 acres); see map on page 3
- Growing area with large residential neighborhood behind center

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,922	27,886	72,539
Total Population	15,066	85,194	208,616
Average HH Income	\$86,002	\$109,196	\$123,354

LEASE RATE

\$25.00 SF/YR NNN

## OFFERING SUMMARY

Building Size: 13,200 SF

Available SF: 1,738 - 5,493 SF

Population (3 Mile): 85,194

HH Income (3 Mile): \$109,196

Lot Size: 2.0 Acres

County: Will

## MARTHA WINTER

Senior Vice President & Designated Managing Broker  
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17005 Westview Ave.,  
South Holland, IL 60473  
630.325.8338  
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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RETAIL PROPERTY FOR LEASE



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,738 - 3,755 SF 5,493 SF contiguous	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 100	Available	3,755 SF	NNN	\$25.00 SF/yr	Second Gen Restaurant Space
Unit 300	Available	1,738 SF	NNN	\$25.00 SF/yr	Inline Space
Unit 400	Midwest Express Clinic	2,390 SF	NNN	Leased	-
Unit 500	Barber	1,661 SF	NNN	Leased	-
Unit 600	Nail Salon	1,740 SF	NNN	Leased	-
Unit 700	Dunkin Donuts	1,740 SF	NNN	Leased	-

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