

BUTTERFIELD RD & MEYERS RD

**MA** MID-AMERICA®

# RARE LARGE DEVELOPMENT OPPORTUNITY IN OAK BROOK

IN THE MIDDLE OF THE OAK BROOK MARKET





# IDEAL FOR RETAIL, RESTAURANTS, ENTERTAINMENT, HOTEL, OFFICE & MEDICAL



OPPORTUNITIES INCLUDE ANCHOR POSITIONS, FREE-STANDING OUTPARCELS,  
DRIVE-THRUS & MULTI-TENANT SHOP SPACE

OAKBROOK CENTER



**BUTTERFIELD RD 47,200 VPD**



**SITE  
17+ ACRES AVAILABLE**

**1-88 EXPRESSWAY**

**156,000 VPD**

**MEYERS RD 11,500 VPD**



# OAK BROOK DEVELOPMENT OPPORTUNITY

## AVAILABILITY

- 17 Acres
- Multiple Development Parcels
- Ability to Accommodate Retail, Medical, Entertainment, Restaurant, Hotel, Automotive
- 4 Existing Office Buildings
- Ability to Acquire Additional Land

## FEATURES

Generational Development Opportunity in the Middle of Chicago's Best Retail Market

2 Miles Away from Oak Brook Mall and Less Than 1 Mile From Yorktown Mall  
Incredible Highway Visibility Along I-88 Expressway

Two Full Access Points Along Butterfield Rd with 47,200 VPD

Incredible Site Flexibility with Ability to Accommodate a Wide Range of Users

## DEMOGRAPHICS WITHIN 5 MILES



Avg  
Household  
Income  
**\$159,862**



Population  
**262,081**



Daytime  
Population  
**331,238**

## ADDRESS

Butterfield Rd & Meyers Rd  
Oakbrook, IL

## NEIGHBORING TENANTS



**VON MAUR**



NORDSTROM





**DIRECTLY IN BETWEEN OAK BROOK MALL & YORKTOWN MALL IN CHICAGO'S BEST SUBURBAN MARKET**

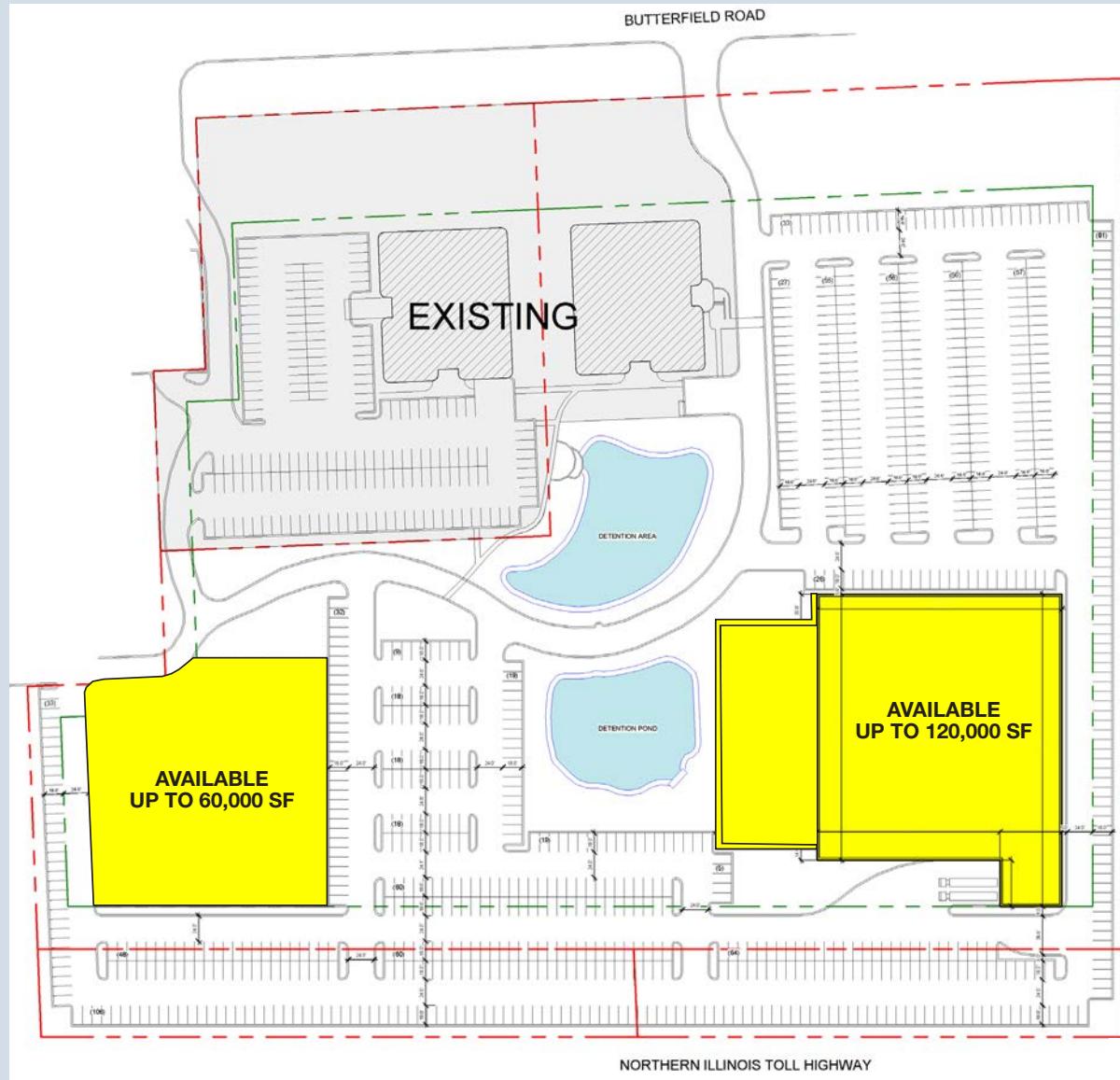
# EXISTING SITE PLAN



# SITE STUDY



# SITE STUDY



# OAK BROOK DEVELOPMENT OPPORTUNITY



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