

BUTTERFIELD RD & MEYERS RD

RARE LARGE DEVELOPMENT OPPORTUNITY IN OAK BROOK

IN THE MIDDLE OF THE OAK BROOK MARKET



target

UNCLE JULIO'S
MEXICAN
from Scratch

ETHAN ALLEN

weber

PF. CHANG'S

Yard House

Rea's
Restaurant

REDSTONE

DICK'S
SPORTING GOODS

calico
sleep + number

Eddie V's
PRIME SEAFOOD

FAT ROSIE'S
TACO & TEQUILA BAR

LABRIOLA

FERGUSON

INLAND

BUTTERFIELD RD 47,200 VPD

I-88 EXPRESSWAY

156,000 VPD

11,500

MEYERS RD

SITE
17+ ACRES AVAILABLE



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



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



OAKBROOK CENTER

COSTCO
WHOLESALE



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

ADDRESS

Butterfield Rd & Meyers Rd
Oakbrook, IL

NEIGHBORING TENANTS



VON MAUR®



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

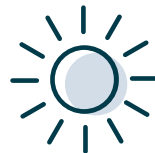
DEMOGRAPHICS WITHIN 5 MILES



Avg
Household
Income
\$159,862



Population
262,081



Daytime
Population
331,238





 **OAKBROOK CENTER**
2.5 MILES AWAY

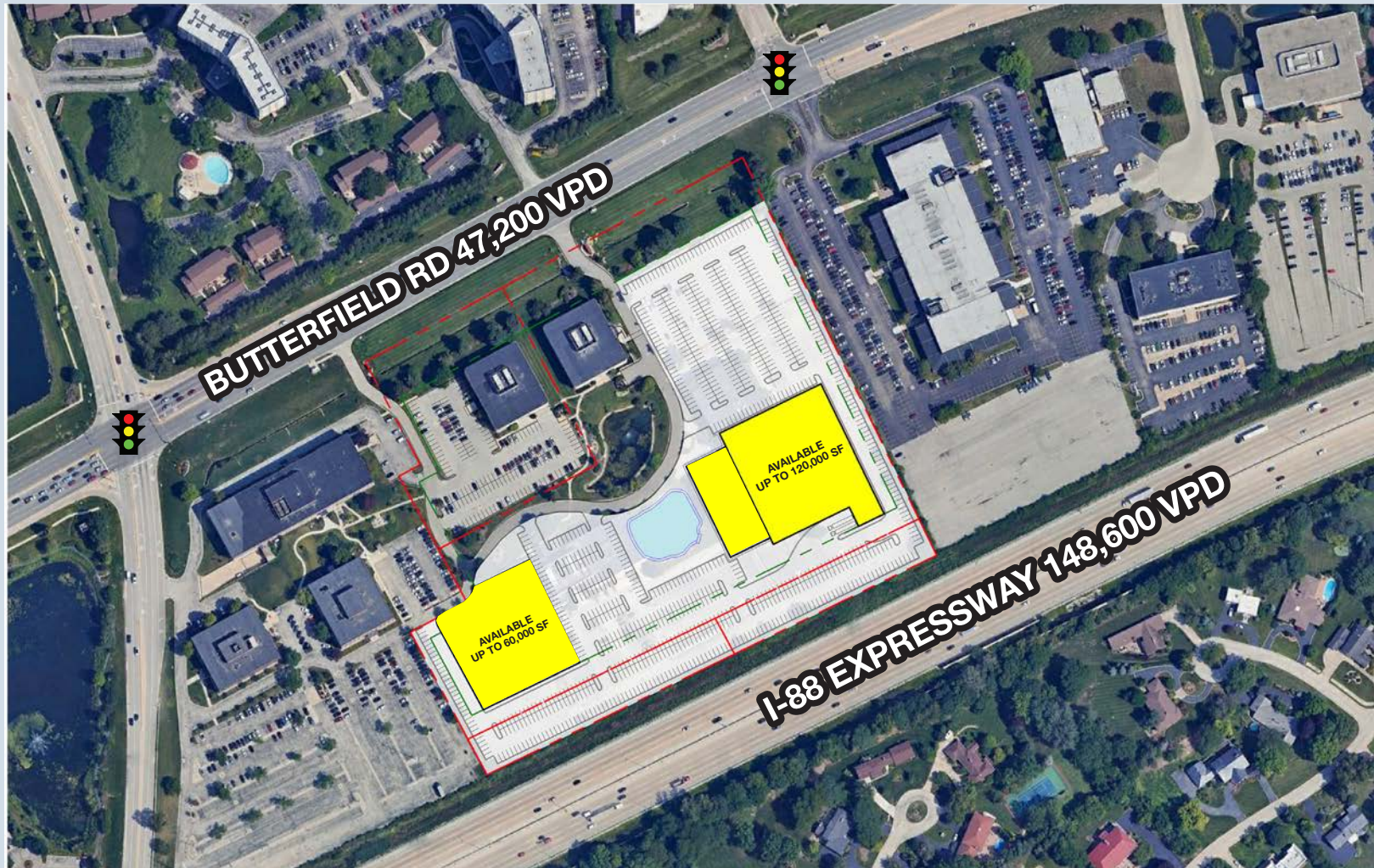
I-88 EXPRESSWAY 148,600 VPD

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

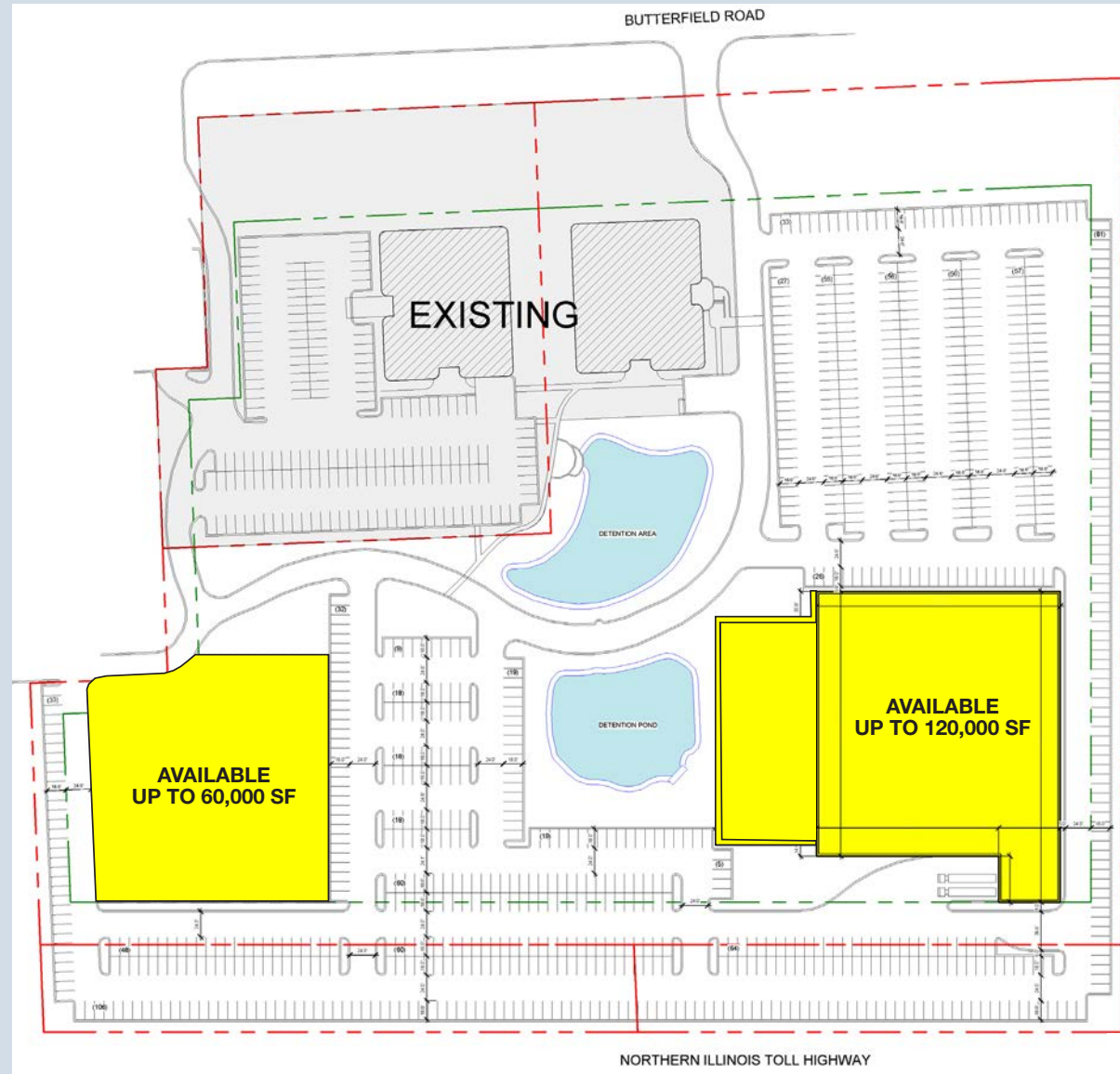
EXISTING SITE PLAN



SITE STUDY



SITE STUDY



OAK BROOK DEVELOPMENT OPPORTUNITY

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MID-AMERICA®