



**SALE / LEASE**

# Bradley Commons Power Center

**2086-2090 N. STATE ROUTE 50**

Bourbonnais, IL 60914

**PRESENTED BY:**

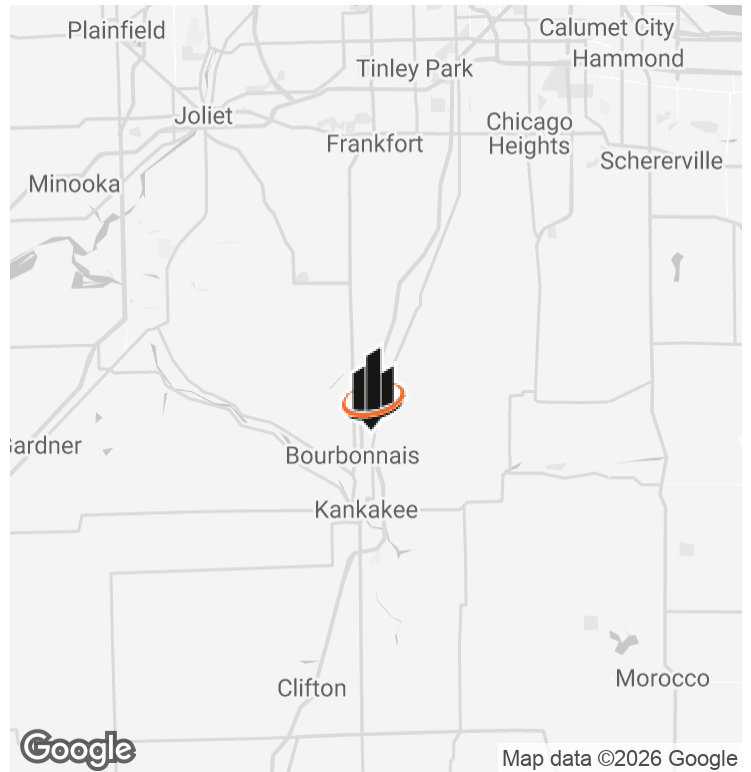
**KAREN KULCZYCKI, CCIM,  
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IL #471020279

# PROPERTY SUMMARY



## OFFERING SUMMARY

|                         |   |
|-------------------------|---|
| <b>SALE PRICE:</b>      | \$2,375,000                                     |
| <b>LEASE RATE:</b>      | \$25.00 SF/yr (NNN)<br>\$15.60 SF/yr NNN (2026) |
| <b>NUMBER OF UNITS:</b> | 3   |
| <b>AVAILABLE SF:</b>    | 1,346 - 3,846 SF                                |
| <b>LOT SIZE:</b>        | 1.16 Acres                                      |
| <b>BUILDING SIZE:</b>   | 5,614 SF  |
| <b>NOI:</b>             | \$183,556.92                                    |
| <b>CAP RATE:</b>        | 7.73%   |

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Bradley Commons Shopping Center, located at IL-50 and St. George Road in Bourbonnais, IL. As the region's premier power center, it is comprised of over 50,000 SF of anchor and small shop retailers including Wal-Mart, Kohl's, Dicks Sporting Goods, Bed Bath & Beyond, and Petco. The diverse national tenant mix, ideal location, and high visibility draw customers from Bradley, Bourbonnais, Kankakee, Peotone, and Manteno. With ample parking and excellent signage opportunities, this property is poised to elevate your business to new heights. 1,346 SF of retail is available in the new multi-tenant retail building facing IL-50 and adjacent to Jimmy John's and Sleep Number.

\*\*See page 8

## PROPERTY HIGHLIGHTS

- Power center anchored by Wal-Mart, Kohl's, Dicks Sporting Goods, Bed Bath & Beyond, and Petco
- 57 Parking Spaces | 1,346 - 3,846 SF Available | Built in 2017
- Service area includes Bradley, Bourbonnais, Kankakee, Peotone, and Manteno

Map Client Name: University of Northfield Shopping Center

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## AVAILABLE SPACES - UP TO 3,846 SF



### LEASE INFORMATION

|                     |                  |                    |            |
|---------------------|------------------|--------------------|------------|
| <b>LEASE TYPE:</b>  | NNN              | <b>LEASE TERM:</b> | 60 months  |
| <b>TOTAL SPACE:</b> | 1,346 - 3,846 SF | <b>LEASE RATE:</b> | \$25 SF/yr |

### AVAILABLE SPACES

| SUITE     | SIZE (SF)        | LEASE TYPE | LEASE RATE    |
|-----------|------------------|------------|---------------|
| Unit 2088 | 1,346 - 3,846 SF | NNN        | \$25.00 SF/yr |
| Unit 2086 | 2,500 - 3,846 SF | NNN        | \$25.00 SF/yr |

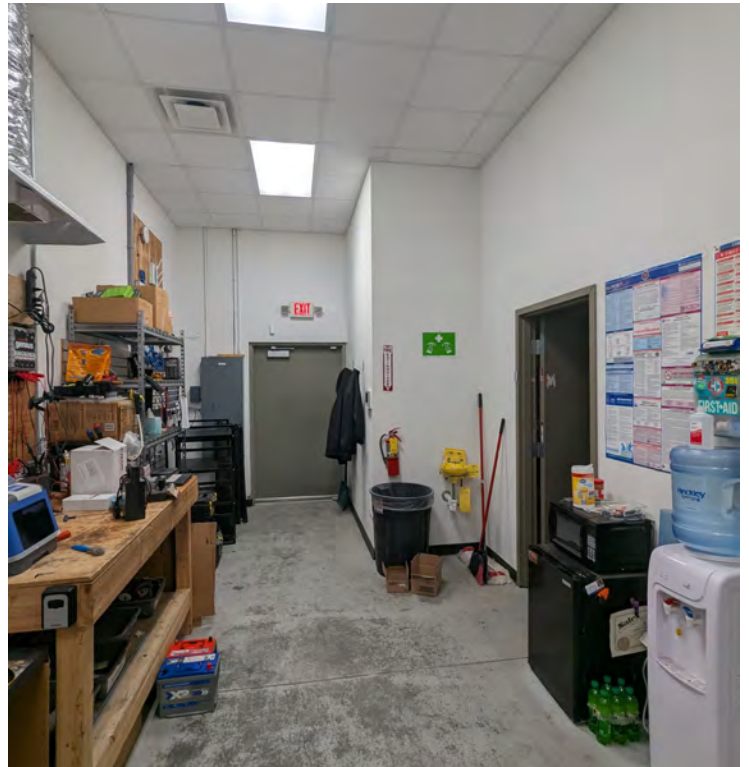
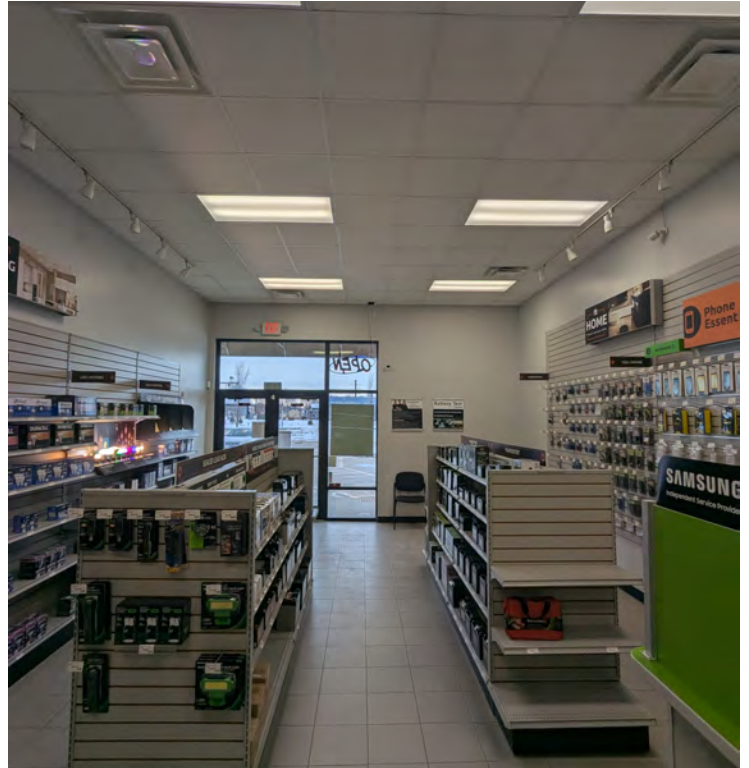
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## INTERIOR PHOTOS - SUITE 2088



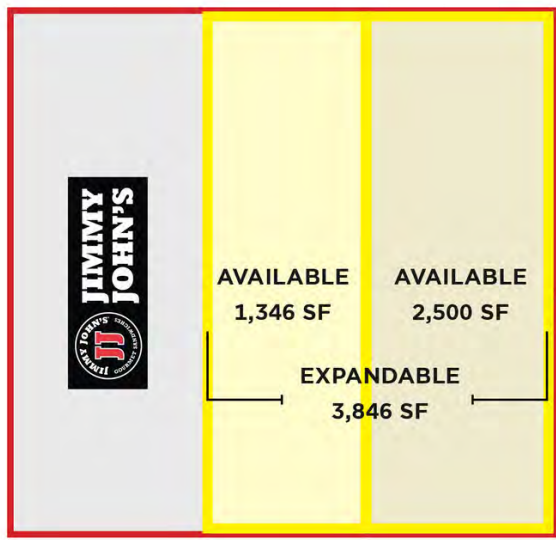
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# SITE PLAN



N STATE ROUTE 50  
12,200 VPD

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# AERIAL SITE PLAN



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# RETAILER MAP



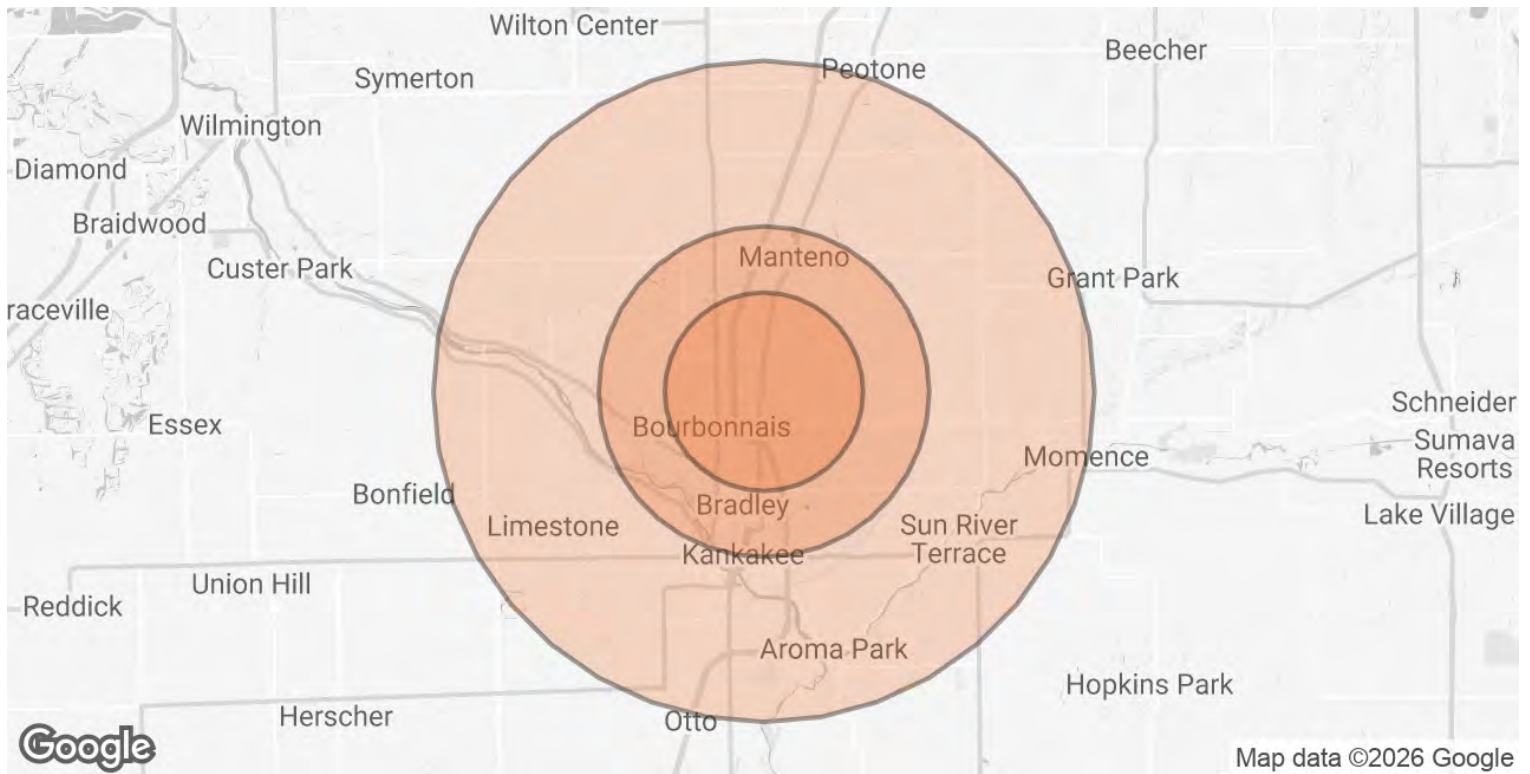
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# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| <b>TOTAL POPULATION</b>        | 26,456         | 58,394         | 91,647          |
| <b>AVERAGE AGE</b>             | 38             | 40             | 40              |
| <b>AVERAGE AGE (MALE)</b>      | 37             | 38             | 39              |
| <b>AVERAGE AGE (FEMALE)</b>    | 39             | 41             | 41              |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| <b>TOTAL HOUSEHOLDS</b>        | 9,605          | 22,342         | 35,529          |
| <b># OF PERSONS PER HH</b>     | 2.8            | 2.6            | 2.6             |
| <b>AVERAGE HH INCOME</b>       | \$100,131      | \$94,139       | \$90,787        |
| <b>AVERAGE HOUSE VALUE</b>     | \$236,965      | \$232,662      | \$226,709       |

*Demographics data derived from AlphaMap*

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