

LEASE/BTS/SALE

2 PAD SITES

NEC Boughton Rd & Woodward Ave
Woodridge, Illinois 60517



EDGEMARK

AVAILABLE FOR LEASE/BTS/SALE

LOT 1 - 1.474 Acres (64,225 SF)

LOT 2 - 0.657 Acre (28,620 SF)

Approved for retail space with possible
drive-thru capability

PROPERTY HIGHLIGHTS

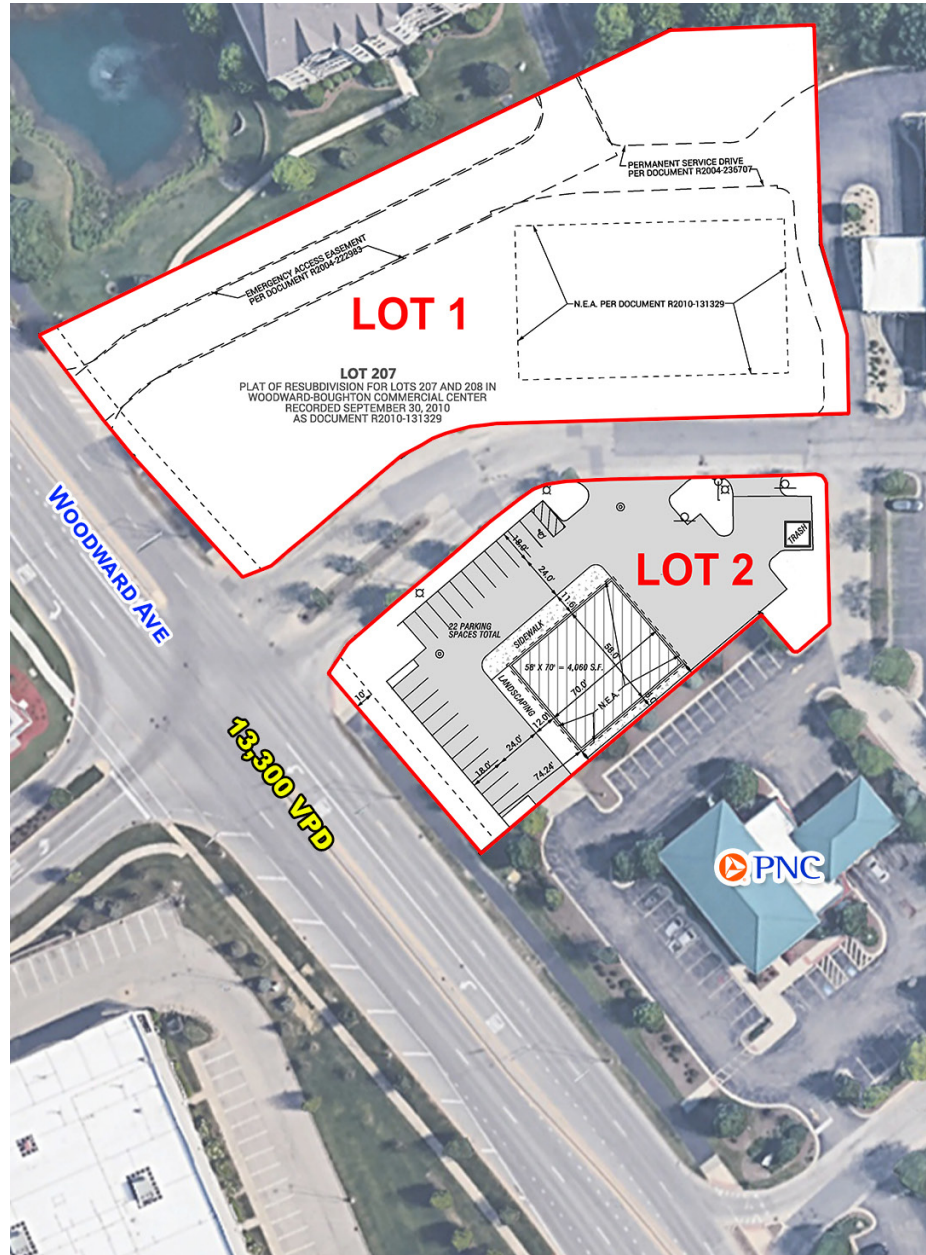
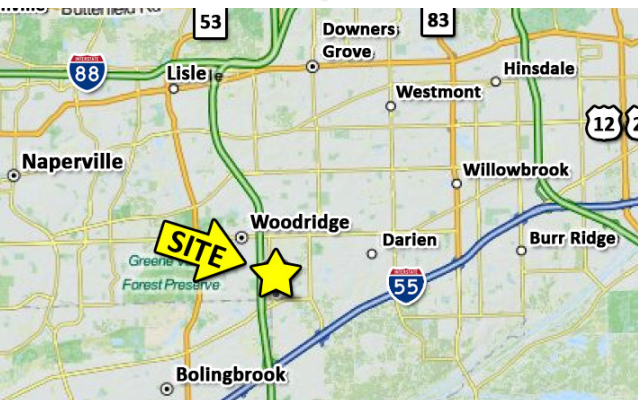
- This site is fully improved including utilities, landscaping, retention, lighting, parking and sidewalks.*
- Cannabis use welcomed by Woodridge.
- Just east of Bolingbrook Promenade – a 750,000 square foot open air regional mall and I-355.
- Great demographics and located in a hot retail corridor in DuPage County.
- New development just north of the property that includes 77 townhomes built by M/I Homes.



M/I HOMES

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,425	78,365	216,832
AVG HH INCOME	\$160,238	\$134,981	\$149,028
TRAFFIC COUNTS			
	BOUGHTON RD	32,300 VPD	
	I-355	136,000 VPD	
	WOODWARD AVE	13,300 VPD	



AREA RETAILERS

COSTCO



★ **MACY'S**



Gordon
FOOD SERVICE

meijer

L A Z B O Y



**CONTACT
INFORMATION**

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2 PAD SITES AVAILABLE

SITE PLAN

77 UNIT TOWNHOME
DEVELOPMENT STARTING
AT \$475,000±



BUILT BY M/I HOMES

LOT 1
1.474 AC

LOT 2
0.657 AC

WOODWARD AVE

13,300 VPD

PNC



CVS
pharmacy

DUNKIN'
DONUTS
SUBWAY

E BOUGHTON RD

32,200 VPD



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SITE AERIAL



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