

239 S Bolingbrook Dr | Bolingbrook, IL



Retail Space Available +/- 1,430 to +/- 13,500 SF Pheasant Hill North Shopping Center

+/- 1,430 SF to +/- 13,500 SF prime retail space available at the high-traffic Pheasant Hill North Shopping Center in Bolingbrook. Strategically located on Route 53 with over 36,000 VPD and just ½ mile from I-55, this site offers outstanding visibility, strong national co-tenancy, and immediate access within a dominant retail corridor.

Property Highlights

- Located within an established +/- 46,000 SF neighborhood retail center
 - Signalized entrance on Route 53 providing excellent access and exposure
 - Over 260 parking spaces for customers and employees
 - Clear-span layout with +/- 15' ceiling heights for flexible use
 - Large digital pylon signage available for tenant branding
- Strong surrounding retailers including Tony's Fresh Market, Walmart, Menards, and Aldi
- Co-tenants include Napa Auto Parts, Subway, City Sports, and more
- Ideal for fitness, medical, retail, apparel, sports training, and service users



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Site Photos

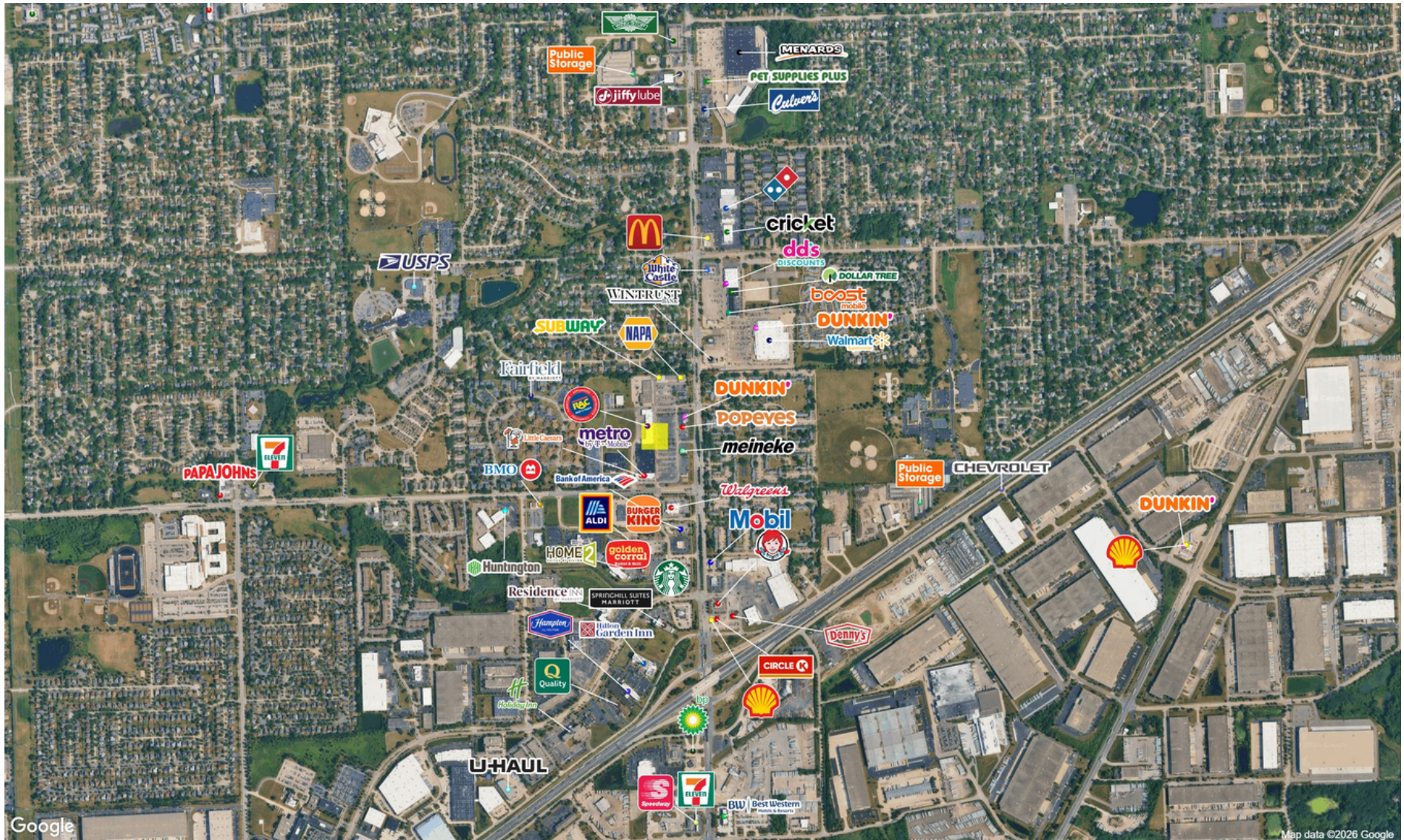


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Neighborhood Overview

Bolingbrook, Illinois

Bolingbrook is one of the Chicago metro's fastest-growing and most dynamic suburban communities — known for its strong residential base, major retail corridors, and convenient access to I-55 and I-355. The village offers a balanced mix of established neighborhoods, top employers, and regional shopping destinations, attracting families, professionals, and businesses alike.



Economy

- Stable, owner-occupant-driven residential base with high homeownership rates
- 95th Street corridor anchored by national retailers and longtime local merchants
- Mix of professional services, healthcare, dining, and specialty retail
- Average HHI of \$129,374 within a 1-mile radius

Access & Transit

- Direct frontage on S Western Ave (+/- 32,723 VPD)
- Metra Rock Island line provides direct service to downtown Chicago
- Multiple Pace and CTA bus routes serving the corridor
- Quick access to I-94, I-57, and I-294 expressways

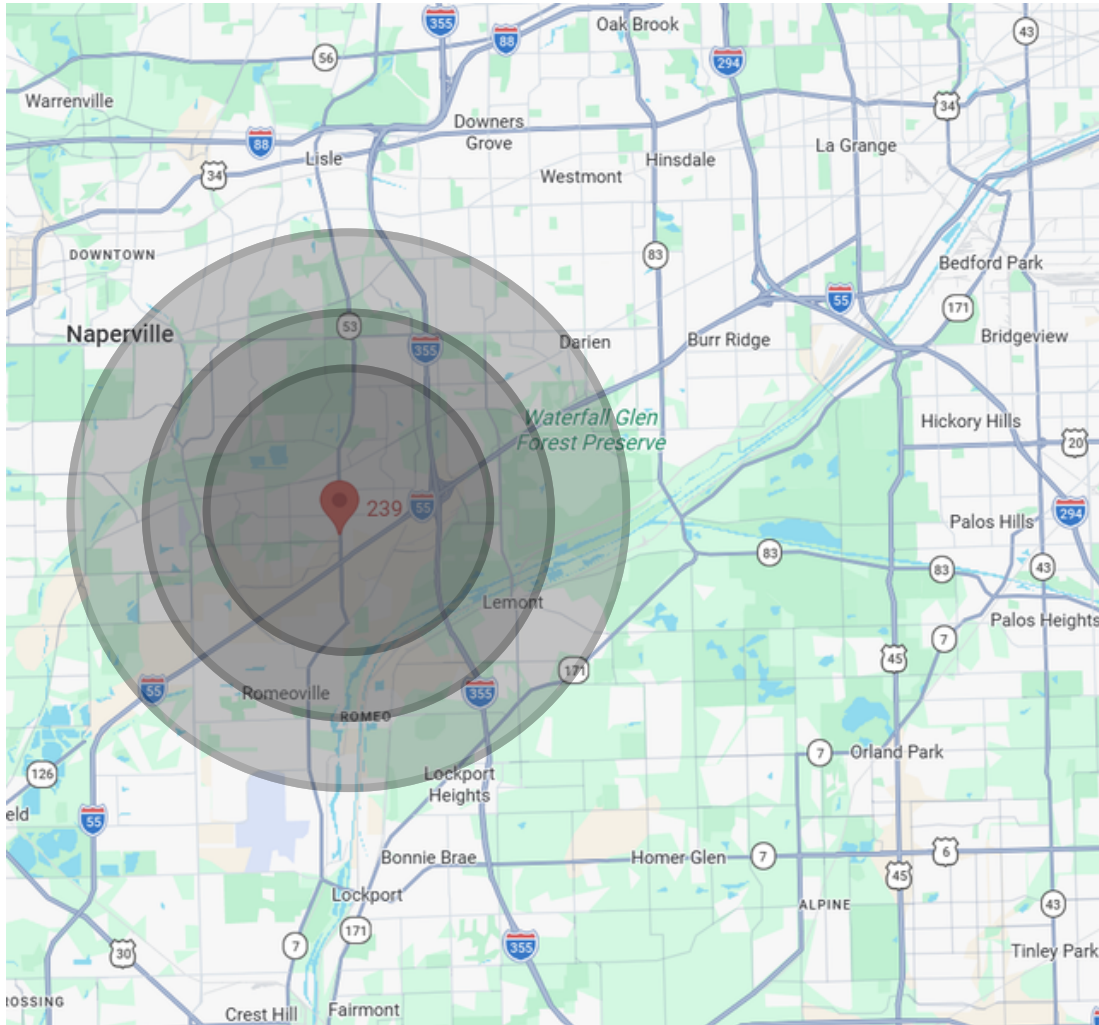
Community & Amenities

- Historic Beverly / Morgan Park architectural district
- Highly rated public, parochial, and magnet schools nearby
- Dining and retail corridor along 95th Street with Franconello's, Fox's, and more
- Givins Castle, Ridge Park, and dozens of community institutions within walking distance

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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI:	\$78,598	\$106,913	\$127,092
2024 POP:	14,964	63,614	178,631
2024 #HHs:	4,985	21,283	61,671

Traffic Counts

Route 53: +/- 33,500 VPD

I-55: +/- 122,100 VPD

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