



For Lease

Town Square Of Bloomingdale

152-166 S. Bloomingdale Road, Bloomingdale, IL 60108

\$10.00 - \$16.00 SF/yr (NNN)

Town Square of Bloomingdale, situated at 152-166 S. Bloomingdale, offers a range of retail spaces spanning from 1,300 to 9,500 sq.ft. With high visibility, tenants benefit from prominent signage along Bloomingdale Road (30K) and Schick Road (19K), attracting daily vehicle traffic. The center is surrounded by an array of national retailers, including CVS Pharmacy, Dollar Tree, Walgreens, Portillo's Hot Dogs, McDonald's, Salon Centric, Starbucks, Chipotle, Papa John's, and more. Located less than a mile from Route 28 (E. Lake Street), a major downtown thoroughfare, Town Square serves as a shopping destination in the western Chicago suburb of Bloomingdale, Illinois.

Contact us:

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Property Summary



Property Description

Town Square of Bloomingdale, situated at 152-166 S. Bloomingdale, offers a range of retail spaces spanning from 600 to 9,500 sq.ft. With high visibility, tenants benefit from prominent signage along Bloomingdale Road (30K) and Schick Road (19K), attracting daily vehicle traffic. Located less than a mile from Route-28 (E. Lake Street), a major downtown thoroughfare, Town Square serves as a shopping destination in the western Chicago suburb of Bloomingdale, Illinois.

Offering Summary

Lease Rate:	\$10.00 - 16.00 SF/yr (NNN)
Available SF:	1,297 - 9,500 SF
Building Size:	54,200 SF
Taxes:	\$2.00 SF/yr
CAM:	\$2.60 SF/yr

Property Highlights

- Significant Street Frontage along Bloomingdale Rd.
- Traffic Counts of 30K+ along Bloomingdale Road
- Space available from 1,300-9500 sq.ft.
- High visibility with signage along Bloomingdale Rd.
- Located in northern DuPage County
- 27 miles west of downtown Chicago
- Town Square Shopping Center spans 54,200 sq.ft.
- Mix of destination and service-oriented retailers

Spaces	Lease Rate	Space Size
152A Bloomingdale Rd.	\$14.00 SF/yr	2,061 SF
154A-B Bloomingdale Rd.	\$10.00 SF/yr	3,126 - 7,526 SF
154C Bloomingdale Rd.	\$12.00 SF/yr	1,920 SF
154D Bloomingdale Rd.	\$11.00 SF/yr	2,433 SF
156QRS Bloomingdale Rd.	\$12.00 SF/yr	4,500 SF
160B Bloomingdale Rd.	\$10.00 SF/yr	1,360 SF
160C Bloomingdale Rd.	\$11.00 SF/yr	1,297 SF
160E Bloomingdale Rd.	\$11.00 SF/yr	2,040 SF
160GH Bloomingdale Rd.	\$11.00 SF/yr	3,340 SF
160P Bloomingdale Rd.	\$14.00 SF/yr	1,300 SF
162-164 Bloomingdale Rd.	\$12.00 SF/yr	9,500 SF
166 Bloomingdale Rd.	\$16.00 SF/yr	1,500 SF

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Site Plan

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SUITE	TENANT	SQ-FT
152A	AVAILABLE	2,061
152B	BLOOMINGDALE OPTICAL	2,078
154A-B	AVAILABLE	7,526
154C	AVAILABLE	1,920
154D	AVAILABLE	2,433
156P	NAIL LOUNGE & SPA	1,500
156QRS	AVAILABLE	4,500
156TU	TOP NOTCH SALON & SPA	3,000
160A	VITALII	600
160B	AVAILABLE	1,360
160C	AVAILABLE	1,300
160D	OLD TOWN CHIROPRACTIC C.	1,300
160E	AVAILABLE	2,040
160GH	AVAILABLE	3,340
160J	SYNERGY DANCE ACADEMY	1,300
160KLM	SYNERGY DANCE ACADEMY	3,900
160N	JOHNNY G'S MEAT DELI	1,300
160P	AVAILABLE	1,300
162-164	AVAILABLE	9,500
166	AVAILABLE	1,500

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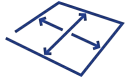
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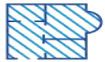


Property Details



54,200 SF

Building Size



1,300-9,500 sq.ft.

Available Space



B-2 SPPD

Zoning



258

Parking Spaces



30K

Traffic Counts



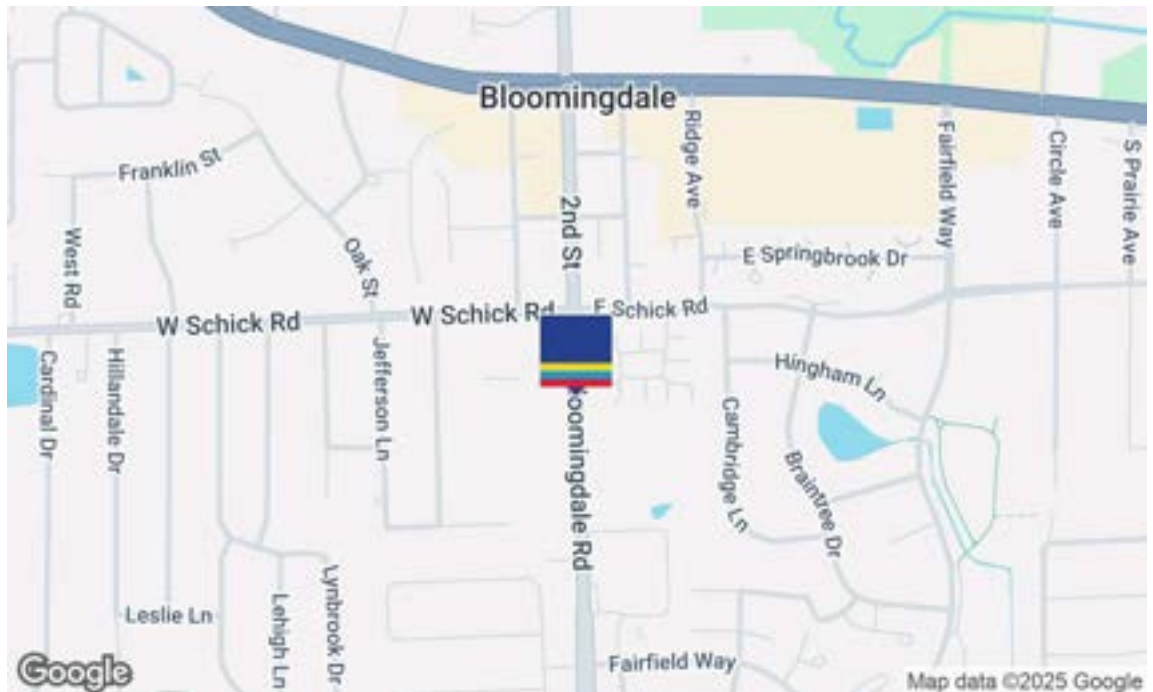
\$100K

AVG Household Income



272K

Population



Location Overview

Bloomingdale, Illinois, is a thriving suburban community nestled in DuPage County. With a population of approximately 23,000, it offers a diverse and dynamic living environment. The town boasts an impressive median household income of over \$90,000 and a median age of 42. Bloomingdale is home to a vibrant business community, with a mix of local shops, restaurants, and national retailers. It also hosts a number of corporate headquarters and office spaces, contributing to the town's economic growth. With its strategic location near major highways and proximity to Chicago, Bloomingdale provides a favorable business climate and opportunities for entrepreneurs and established companies alike.

Area Tenants

- | | | |
|----------------|---------------------|----------------|
| • Walgreen's | • McDonald's | • Dollar Tree |
| • Dunkin | • CVS | • T Mobile |
| • Jewel / Osco | • Salon Centric | • Portillo's |
| • Chipotle | • Papa John's | • Starbuck's |
| • Subway | • I Love Kickboxing | • Ace Hardware |

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Unit #152 A - 2,061 sq.ft.



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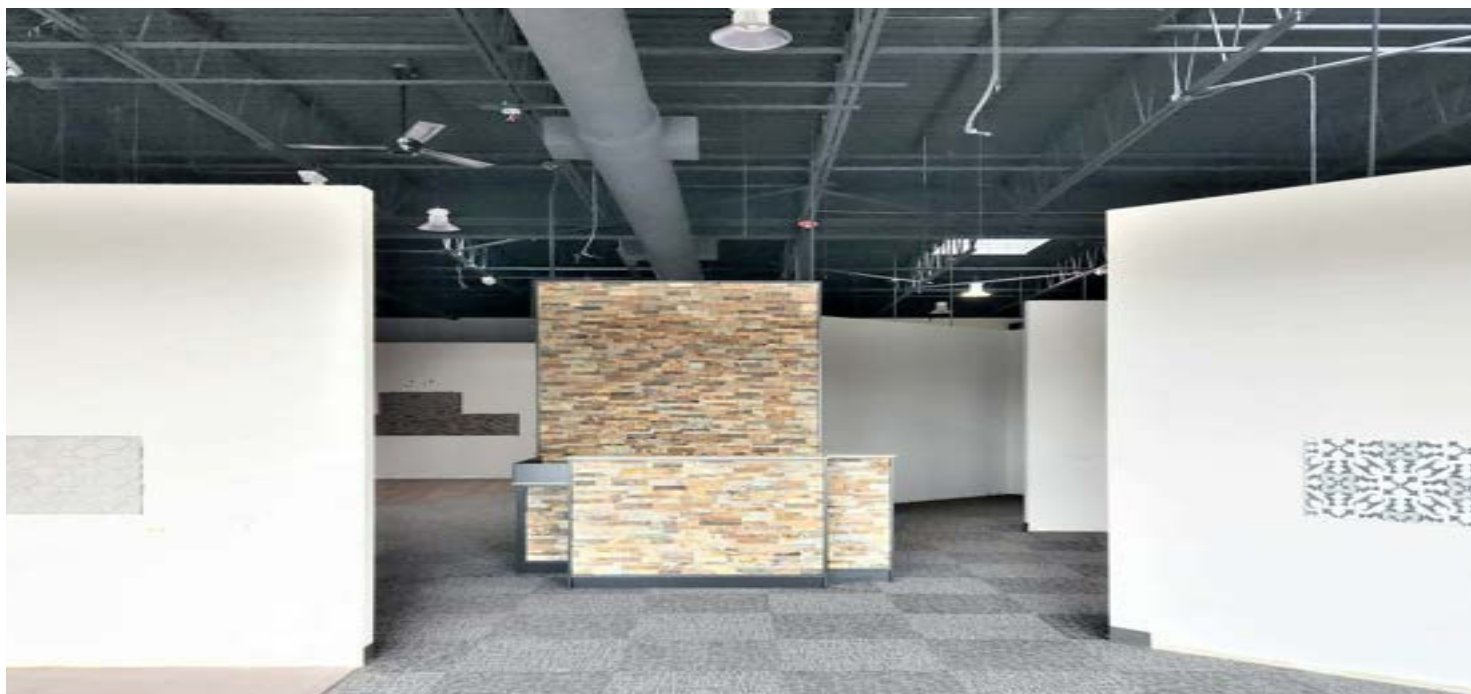
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Unit #154 AB - 7,526 sq.ft.

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Unit #154 C - 1,920 sq.ft.

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Unit #154 D (103) - 2,433 sq.ft.



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Unit #156 QRS - 4,500 sq.ft. (2nd Gen Restaurant)

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For Lease 152-166 S. Bloomingdale Road, Bloomingdale, IL 60108

Unit #160 GH - 3,340 sq.ft. (2nd Gen Restaurant)

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Unit #160 E - 2,040 sq.ft.



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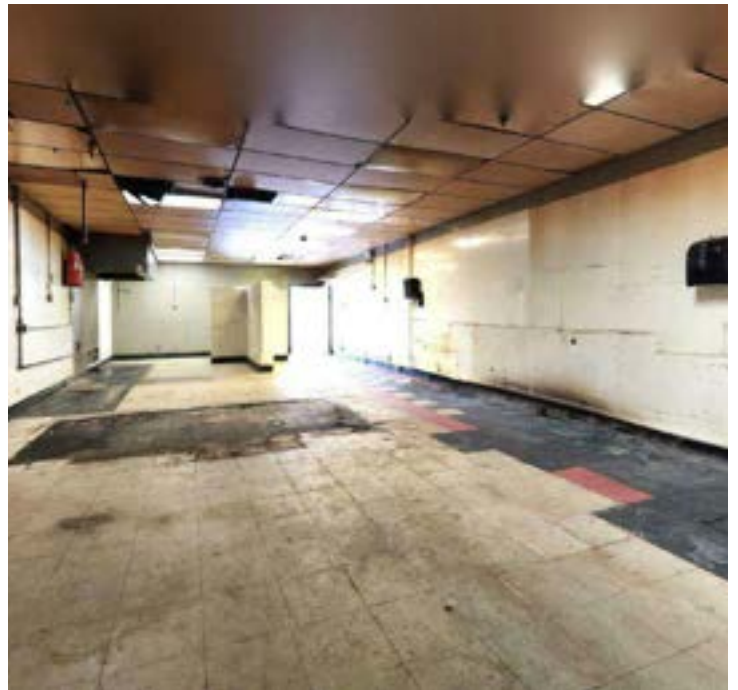
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Unit #160 P - 1,300 sq.ft. (2nd Gen Restaurant)

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Unit #162 & 164 - 9,500 sq.ft.



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Unit #166 - 1,500 sq.ft.



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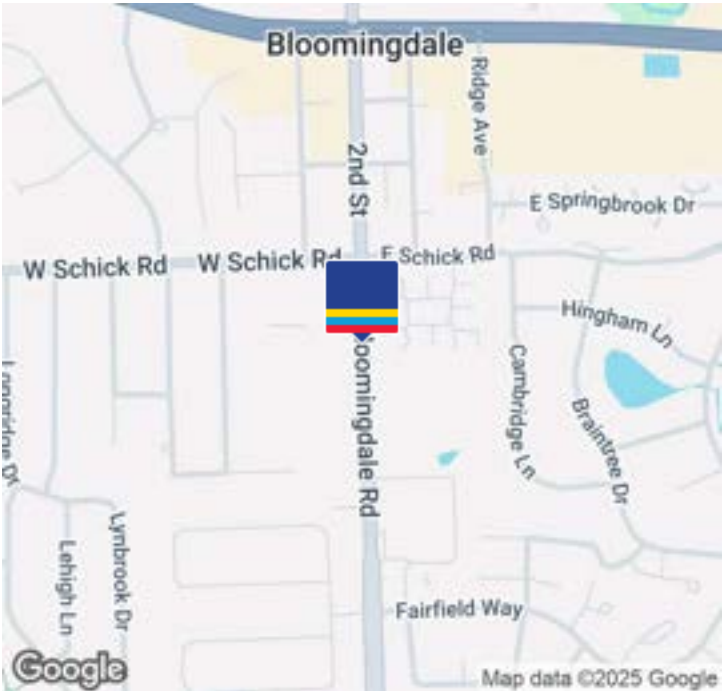
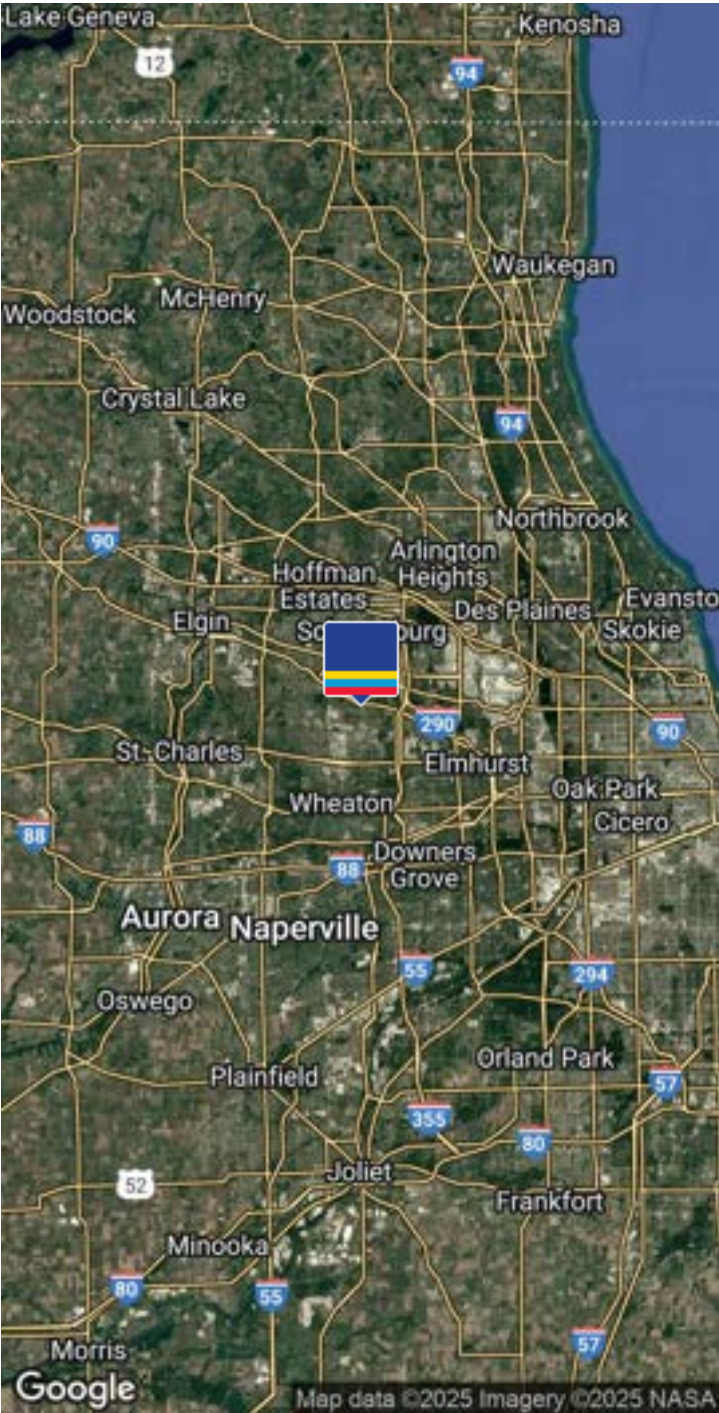
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Location Map



Demographics	1 Mile	3 Miles	5 Miles
Total population	11,898	86,088	272,619
Median age	45.2	40.3	40.5
Median age (Male)	44.0	39.4	39.1
Median age (Female)	47.5	41.4	41.6
Total households	4,595	32,633	101,884
Total persons per HH	2.6	2.6	2.7
Average HH income	\$111,524	\$99,345	\$100,768
Average house value	\$304,654	\$261,932	\$270,778

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