

GROUND LEASE

BOLINGBROOK CROSSINGS OUTLOT

1095 South Weber Road Bolingbrook, IL 60490



PROPERTY DESCRIPTION

1.07 acre parcel along S. Weber Road for ground lease or will build to suit.

PROPERTY HIGHLIGHTS

- 1.07 acre outlot of Bolingbrook Crossings at the intersection of S. Weber Road and Remington Blvd.
- Available for ground lease or will Build To Suit.
- High traffic area of S. Weber Road of 39,100 VPD and Remington Blvd 4,850 VPD.
- Half mile from the I-55 entrance/exit at Weber Road. Traffic is over 118,000 VPD on I-55 and Weber.
- Great pylon signage on Weber Road to attract cars into your business.

OFFERING SUMMARY

Lease Rate:	Negotiable - Contact Brian
Available SF:	1.07 Acres
Lot Size:	1.07 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	701	22,063	54,966
Total Population	2,281	66,829	167,811
Average HH Income	\$168,847	\$137,629	\$160,373

Sandra True
(630) 248-7518

Brian Blackmore
(630) 207-8292



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LAND FOR LEASE

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Top Shelf Pylon Space Available for Great Visibility on Weber Rd.



Shadowing the outlet to the south - multi-tenant center anchored by Jimmy John's with Drive-Thru



Shadowing the outlet to the east - Brewski'z Sports Pub & Grill



Second pylon sign lining Weber Road

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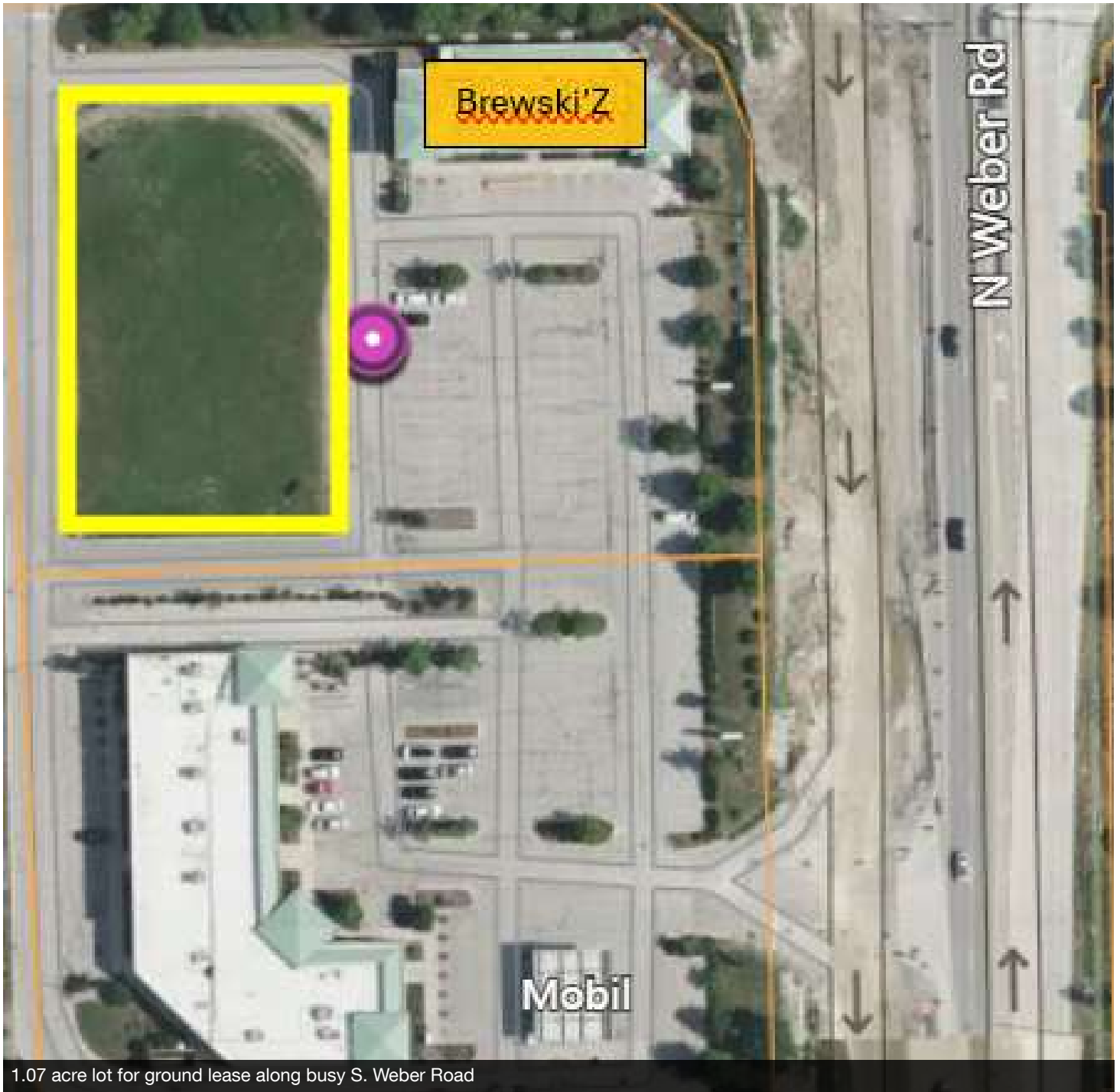
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AREA RETAILERS

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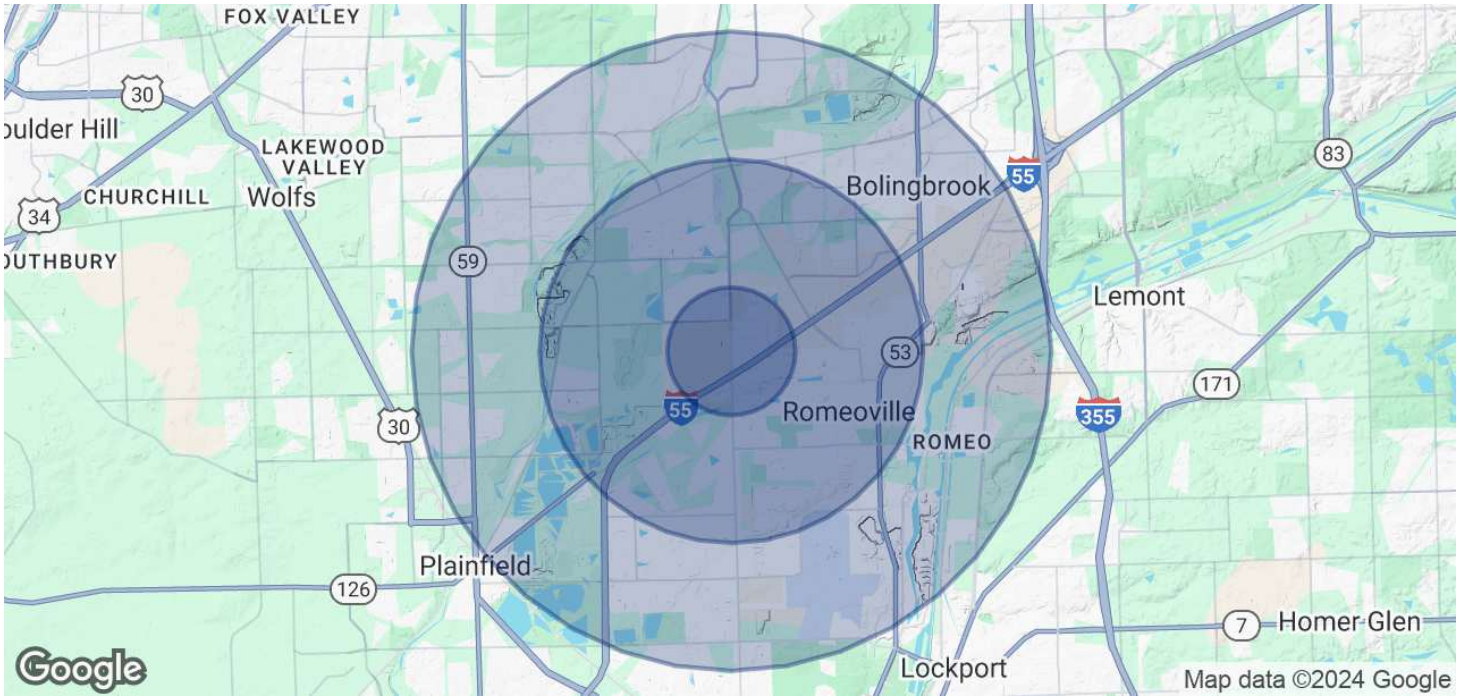


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DEMOGRAPHICS

BOLINGBROOK CROSSINGS

1095 South Weber Road Bolingbrook, IL 60490



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,281	66,829	167,811
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	701	22,063	54,966
# of Persons per HH	3.3	3	3.1
Average HH Income	\$168,847	\$137,629	\$160,373
Average House Value	\$353,664	\$321,574	\$389,005

Demographics data derived from AlphaMap

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