



FOR LEASE | RETAIL

PROMINENT RETAIL CENTER AT CORNER OF RT 59 & STEARNS RD

810-892 Route 59 | Bartlett, IL 60103



PRESENTED BY:

JOEL MILLER, CCIM

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PROPERTY HIGHLIGHTS

- Prominent Retail Center at Key Intersection
- Strong Mix of Retail, Restaurant, and Medical Tenancy
- Anchored by Northwestern Medicine Convenient Care, Dollar Tree, and DuPage Medical Group
- Other Tenants Include Anytime Fitness, Smokin' Pit BBQ, LA Tan
- Strong Demographics with High Incomes



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LEASE OVERVIEW

AVAILABLE SF:	1,000 - 7,200 SF
LEASE RATE:	\$18.00 SF/Yr (NNN)
LOT SIZE:	0.0 Acres
BUILDING SIZE:	82,732 SF
YEAR BUILT:	1991
MARKET:	Chicago
SUB MARKET:	Dupage County
CROSS STREETS:	Stearns Rd

PROPERTY DESCRIPTION

Retail space in the busiest center in Bartlett. Excellent co-tenancy with a strong mix of retail, medical, restaurant, and daily needs service businesses serving the local community. Center anchors include Northwestern Medicine Convenient Care, Dollar Tree, DuPage Medical Group, Anytime Fitness, and Smokin' Pit BBQ. Center is ideally positioned for grocery, medical, retail, and restaurant uses. Center offers full access to both Rt 59 and Stearns Rd.

LOCATION OVERVIEW

Dynamic retail location at the key intersection of IL Route 59 & Stearns Rd in Bartlett. The center is surrounded by national retailers including Home Depot, Walgreens, Auto Zone, 5/3rd Bank, Wendy's, Sonic, Verizon, Sherwin Williams and many more.

Heavy traffic counts with 48,000 VPD on IL Rt 59 and additional 15,000 VPD on Stearns Rd [63,000 VPD at intersection].



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Lease Rate: \$18.00 SF/YR (NNN) **Total Space** 1,000 - 7,200 SF
Lease Type: NNN **Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
882	\$18.00 SF/YR	NNN	1,400 SF	Former restaurant with Hood (12'), grease trap, and 3 compartment sink. Space can be delivered vanilla box for retail use or adapted for restaurant operation.
Rt 59 Outlot (Proposed / BTS)	NEGOTIABLE	NNN	1,200 - 7,200 SF	Proposed new construction / build to suit outlot retail opportunity. Up to 7,200 SF of retail/restaurant space with drive thru and patio seating. Excellent visibility Route 59 adjacent to entrance..
Sterns Rd Outlot (Proposed / BTS)	NEGOTIABLE	NNN	1,000 - 5,200 SF	Proposed new construction / build to suit outlot retail opportunity, Up to 5,200 SF retail/restaurant space with drive thru and patio on Sterns Rd. Ideal for drive thru coffee house, QSR or full service restaurant. Can deliver space as small as 1,000 sf. Excellent visibility and access.



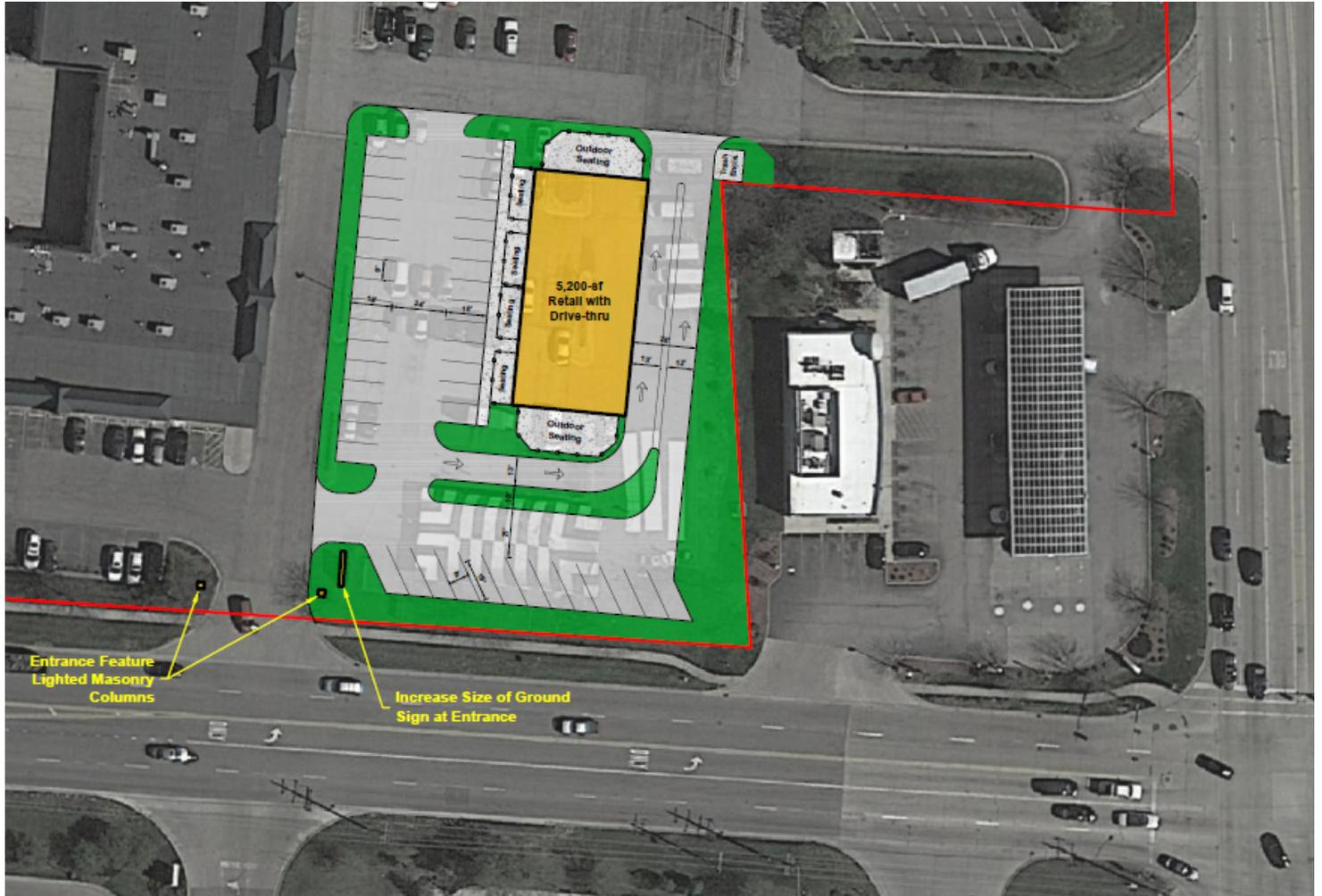
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Sterns Rd Outlot Proposal - 5,200 SF Single or Multi Tenant with Drive Thru and Patio Seating



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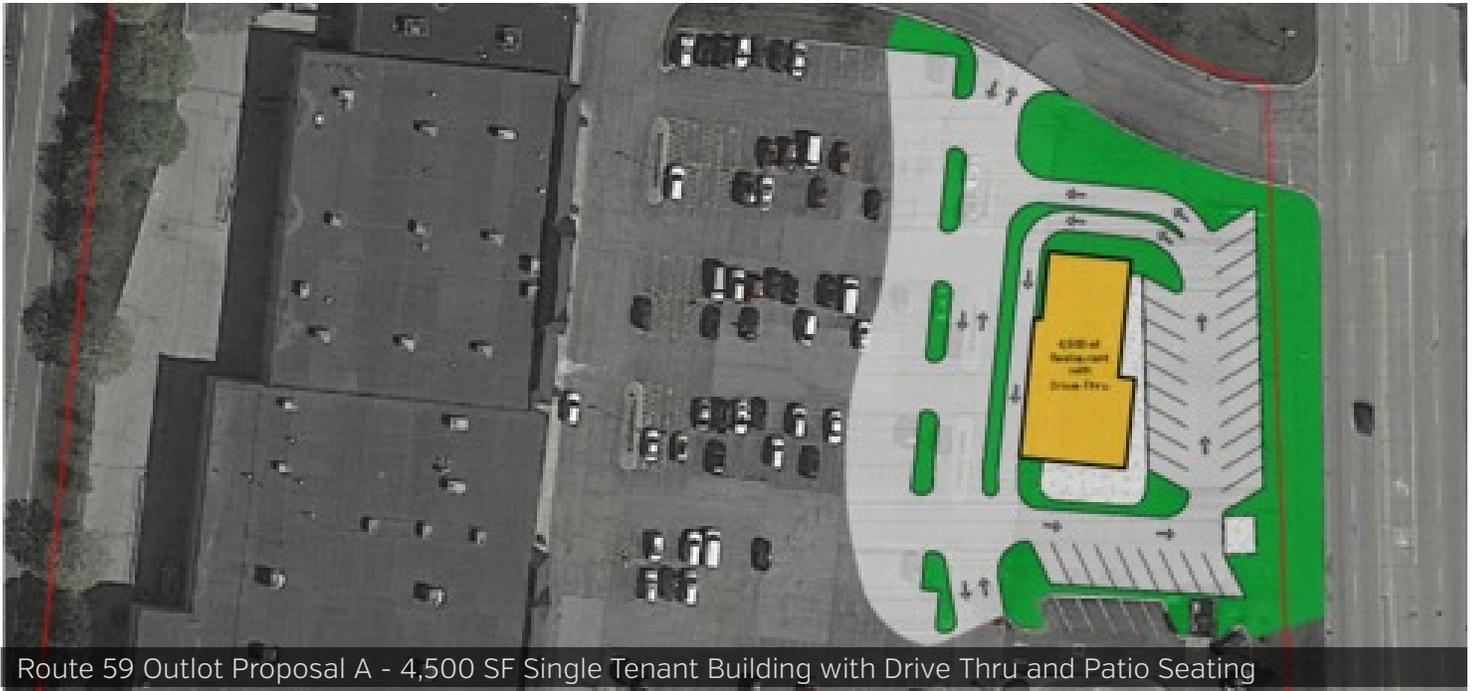
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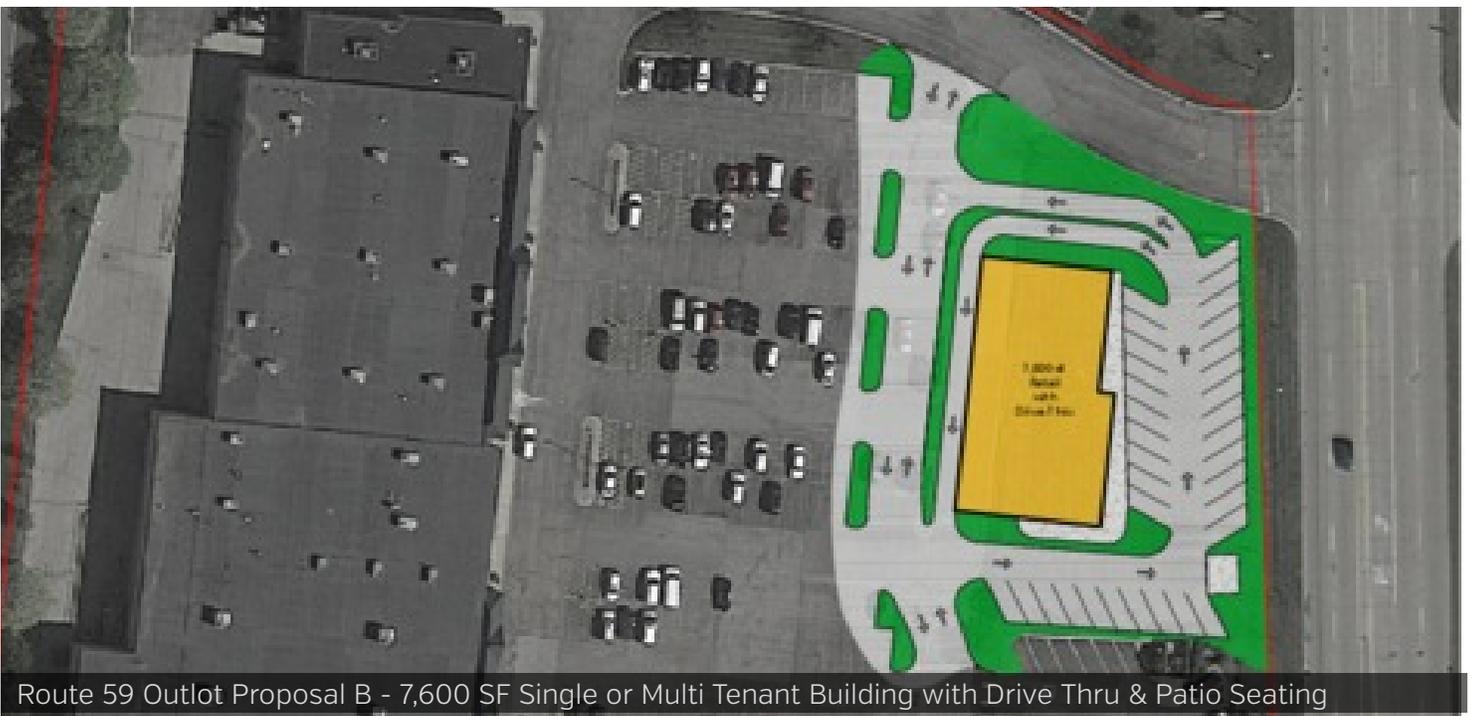
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Route 59 Outlot Proposal A - 4,500 SF Single Tenant Building with Drive Thru and Patio Seating



Route 59 Outlot Proposal B - 7,600 SF Single or Multi Tenant Building with Drive Thru & Patio Seating



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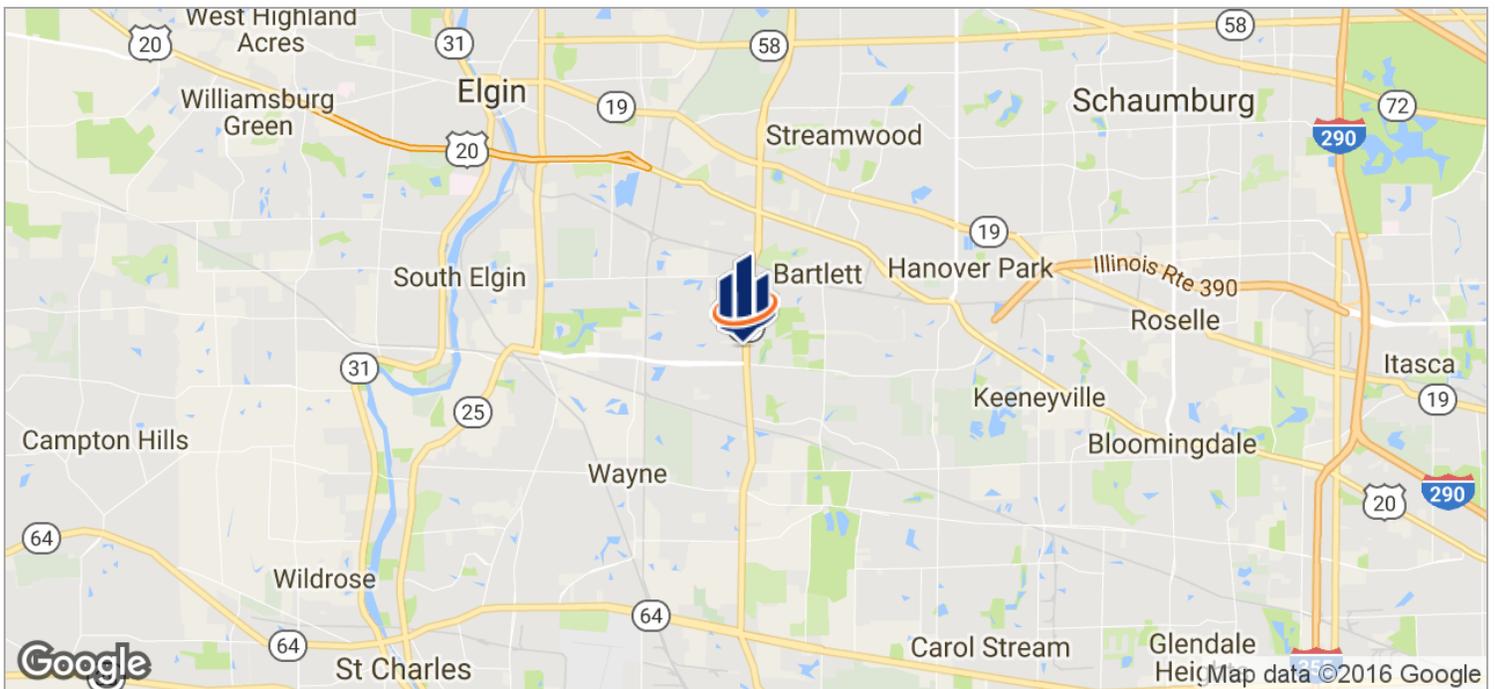
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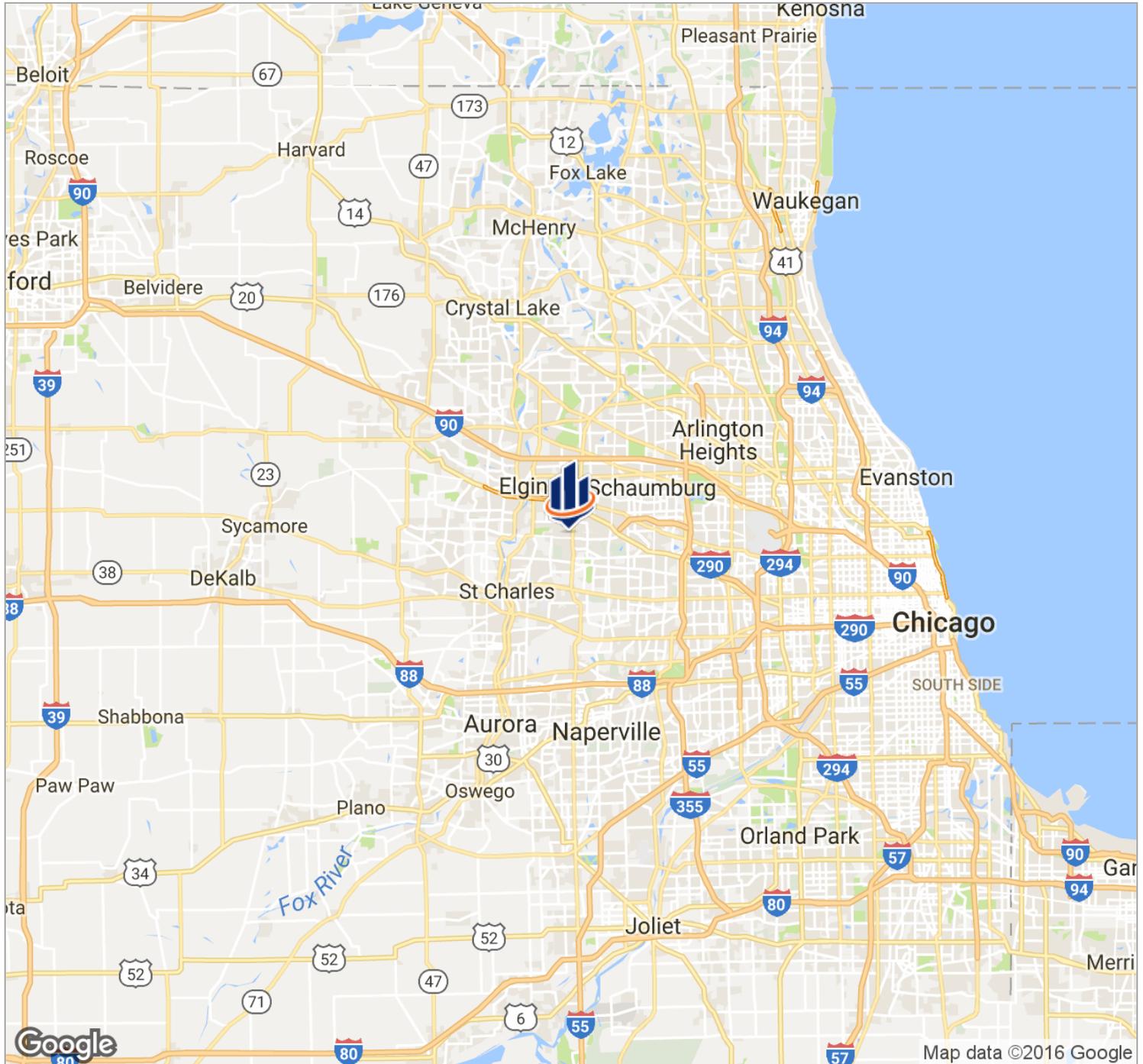
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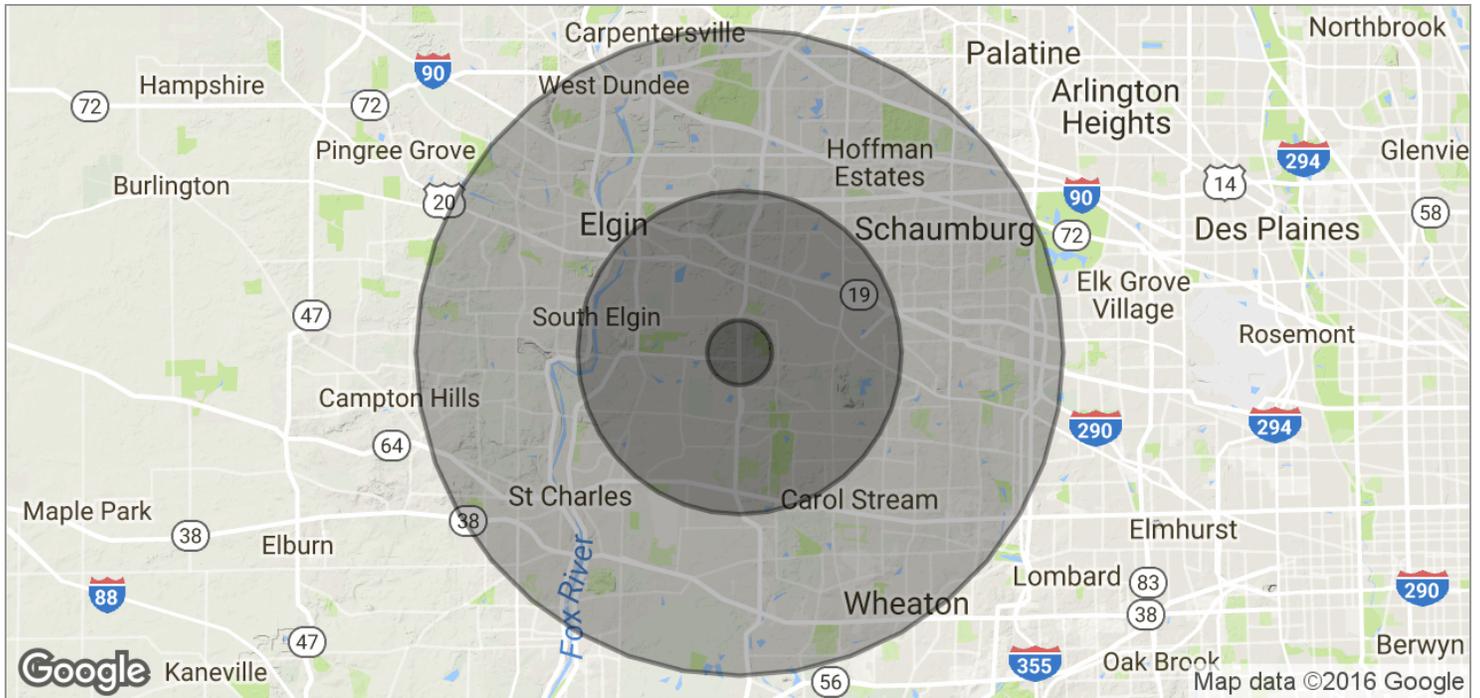
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,610	184,991	737,227
MEDIAN AGE	38.1	35.0	35.7
MEDIAN AGE (MALE)	36.3	34.5	34.7
MEDIAN AGE (FEMALE)	39.2	35.7	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,470	60,888	256,171
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$110,982	\$88,559	\$87,649
AVERAGE HOUSE VALUE	\$365,199	\$307,651	\$307,550



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