

**SALE**

# Outlots Available Bourbonnais Towne Center

**455-569 MAIN STREET NW**

Bourbonnais, IL 60914

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

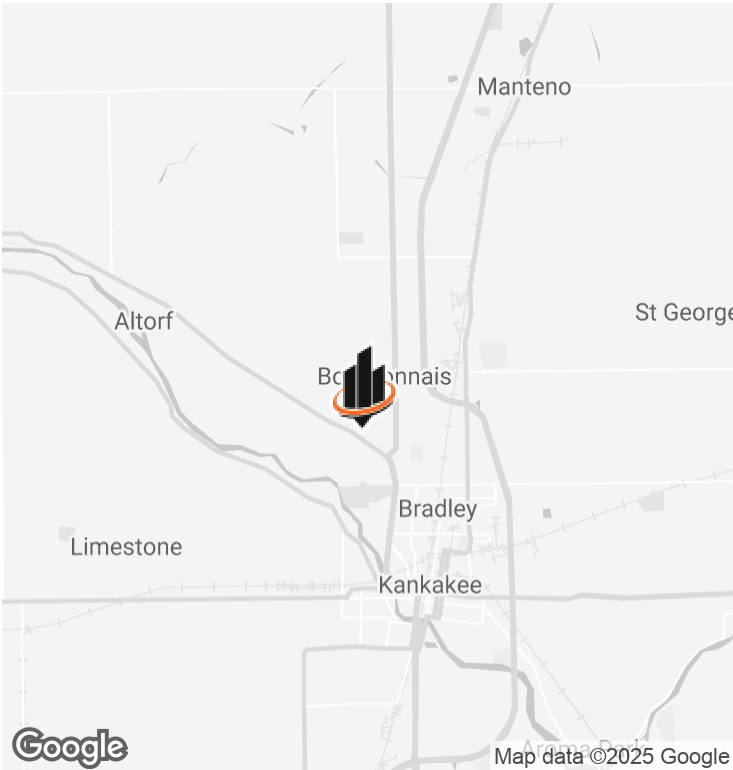
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**OLIVIA WIRTH**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6.00/SF (Brown Blvd)
LOT SIZE (BROWN BLVD):	+/- 1.635 Acres
SALE PRICE:	\$10.00/SF (Main Street)
LOT SIZE (MAIN ST):	+/- 0.46 Acres
SUBMARKET:	Illinois Northern / Kankakee
ZONING:	B-2

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present ±1.635 and ±0.46 AC Retail Outlots at Bourbonnaise Towne Centre in Bourbonnais, Illinois. This Jewel-Osco and Goodwill anchored shopping center with 14 retail units is along the prime retail corridor. Join this multi-tenant mix of National and Local tenants including Merle Norman, Ivy Rehab, Pizza Hut, Sherwin Williams, Main Dynasty, Unlimited Tan, and more. BTS development or Sale opportunity with various site plan options including drive-thru opportunity. Perfect location for fast food QSR, Medical, Dental, Automotive or other retail and service uses.

PROPERTY HIGHLIGHTS

- ±0.46 or 1.635 AC Retail Outlots Available
- Jewel-Osco and Goodwill Anchored Plaza
- 91% Occupied | Signalized Intersection | Close proximity to I-57
- Ready for development | Subject to Association Approval
- Retail Corridor

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# OUTLOT AERIAL



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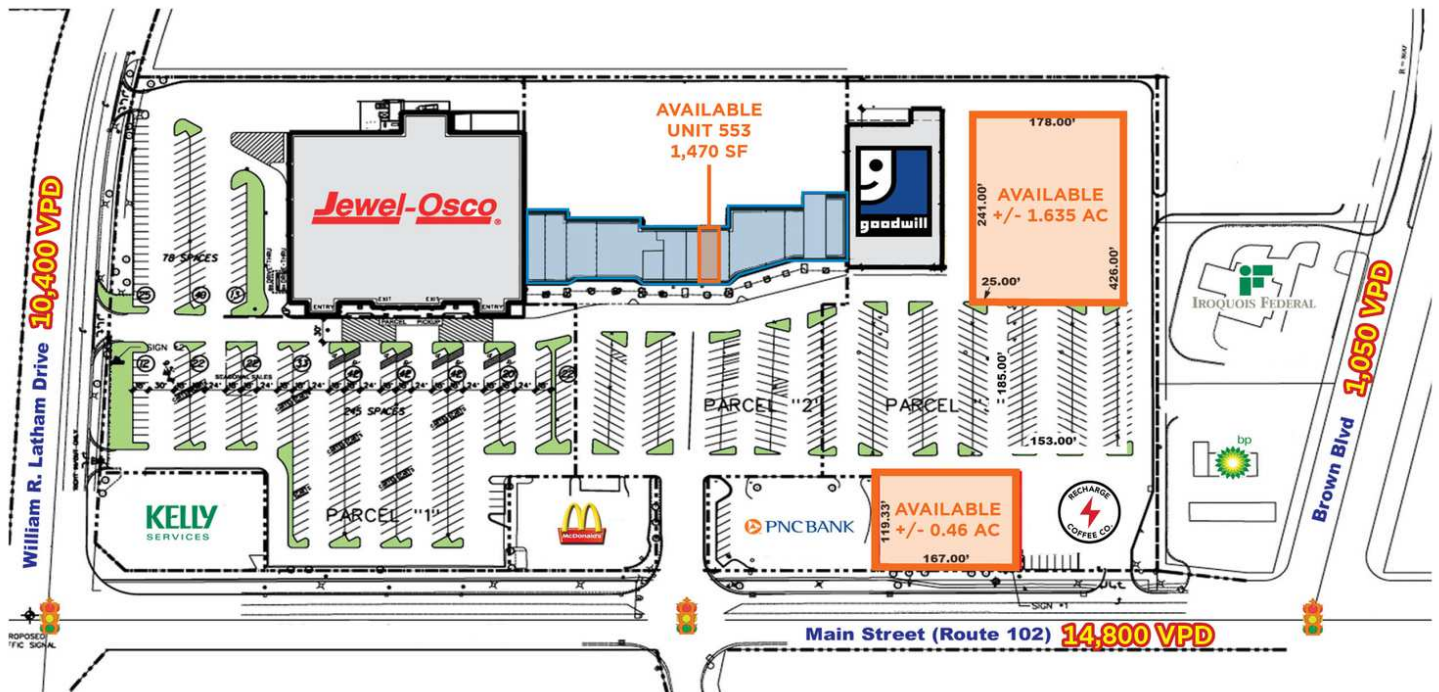
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## SITE PLAN

# BOURBONNAIS TOWNE CENTER | site plan



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## OUTLOT PHOTOS



Brown Blvd Outlot +/- 1.635 AC



Brown Blvd Outlot +/- 1.635 AC



Main Street Outlot +/- 0.46 AC



Main Street Outlot +/- 0.46 AC

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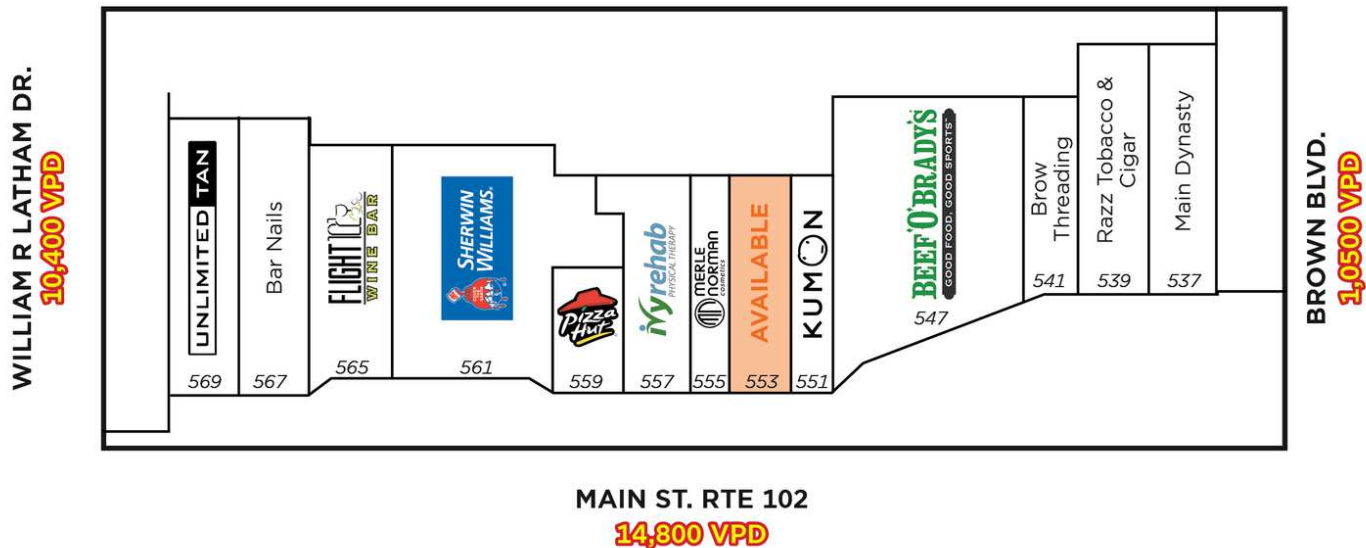
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## TENANT MIX



SPACE	SF	TENANT	SPACE	SF	TENANT
455	20,969	Goodwill	557	1,750	Ivy Rehab
537	1,990	Main Dynasty	559	1,180	Pizza Hub
539	1,979	Razz Tobacco & Cigar	561	5,000	Sherwin Williams
541	1,292	Brow Threading	565	2,207	Flight 102 Wine Bar
547	5,318	Beef O'Brady's	567	2,250	Bar Nails
551	1,047	Kumon Math & Reading	569	2,250	Unlimited Tan
553	1,470	AVAILABLE	655	61,277	Jewel-Osco
555	1,027	Merle Norman			

**TOTAL GLA 111,131**

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**14,800 VPD**

**19,500 VPD**

**SUBJECT PROPERTY**

**Businesses and Landmarks:**

- ALDI, CIRCLE K, BURGER KING
- Quick Lane, taco john's, ACE
- DUNKIN', Walgreens, CIRCLE K, Dunkin' Donuts
- AutoZone, Kroger
- meineke, Sweeney, jiffy lube
- Denny's
- Pizza Hut, Starbucks, TACO BELL
- Little Caesars
- DQ
- PNC
- Starbucks
- boost
- THE HOME BAKED HOME
- SUBWAY
- W North St
- Kennedy Dr
- S Main St
- W Broadway St
- N Center Ave
- THE SOCIETY OF ST. VINCENT DE PAUL, ABC, Kentucky Fried Chicken, BIG LOTS, DOLLAR GENERAL, GOODYEAR, PAPA JOHNS
- BURGER KING
- Circle K
- W Broadway St
- Mer Ave
- Kankakee River

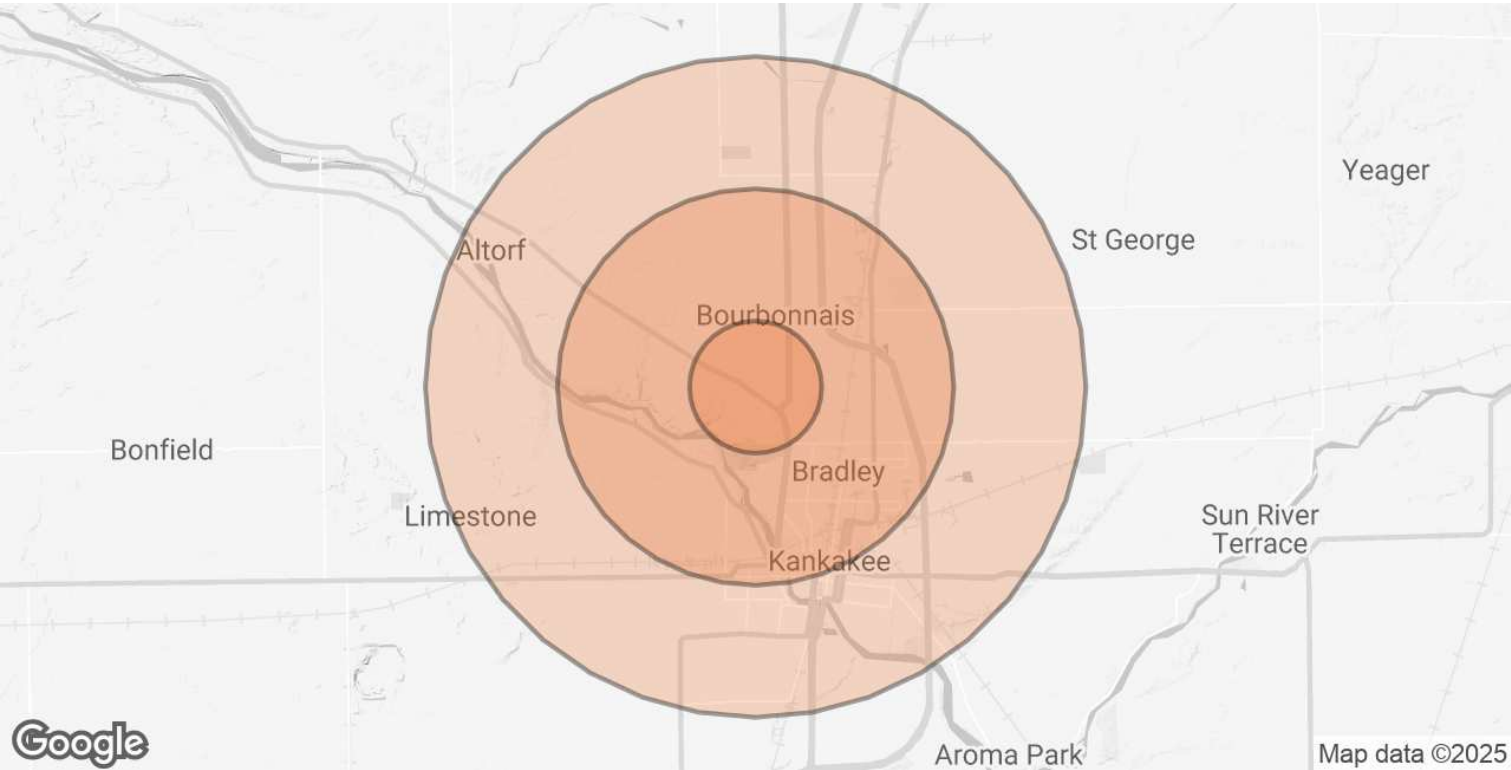
OUTLOTS AVAILABLE | BOURBONNAIS TOWNE CENTER | 455-569 Main Street NW Bourbonnais, IL 60914 SVN | CHICAGO COMMERCIAL 7







DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,433	46,042	66,136
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,629	17,532	25,191
# OF PERSONS PER HH	2.9	2.6	2.6
AVERAGE HH INCOME	\$94,239	\$91,863	\$86,764
AVERAGE HOUSE VALUE	\$254,425	\$221,760	\$209,989

Demographics data derived from AlphaMap

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