

COUNTRY AIRE PLAZA

121-139 S. WEBER ROAD, BOLINGBROOK, IL 60490

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Space available in Country Aire Plaza, anchored by Goodwill, Big Lots, Home Depot and neighboring Lowe's. Located in the Weber Road retail corridor in Bolingbrook, (Will County) IL

PROPERTY HIGHLIGHTS

- Prime, centralized location on highly trafficked Weber Road in a destination center with national anchors.
- Well positioned between two signalized intersections
- Excellent visibility to nearly 30,000 vehicles per day
- Densely populated area with high household incomes and median home values
- Strong consumer spending patterns within a 1-mile radius of center
- Weber Road retail corridor with Meijer, Jewel and Best Buy in the wider area.

OFFERING SUMMARY

Lease Rate:	\$18.00 - \$22.00 SF/yr (NNN)
Available SF:	4,000 SF
Parking Ratio:	4.95
Building Size:	57,366 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,424	27,559	70,437
Total Population	11,400	84,738	205,399
Average HH Income	\$124,322	\$135,338	\$129,885
Median Home Value	\$255,161	\$307,522	\$300,457
Daytime Employment	4,072	72,393	303,393
Consumer Spending	\$146 MM	\$2,791 MM	\$9,757 MM
Household Goods	\$7,065/HH	\$7,259/HH	\$6,696

MARTHA WINTER

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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Landlord only, and not the Tenant.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
137-141 S. Weber Road	Hyper Kidz	13,787 SF	NNN	Leased
135 S Weber Road	Dyson	2,306 SF	NNN	Leased
133 S Weber Road	Jonny's Tacos	1,500 SF	NNN	Leased
131 S. Weber Road	Area 51 Cupcakery	1,535 SF	NNN	\$18.00 - 22.00 SF/yr
129 S. Weber Road	Hot Worx	2,000 SF	NNN	Leased
127 S. Weber Road	Available	4,000 SF	NNN	\$18.00 - 22.00 SF/yr
123 S Weber Road	Goodwill	20,000 SF	NNN	Leased
121 S Weber Road	Osaka	12,238 SF	NNN	Leased

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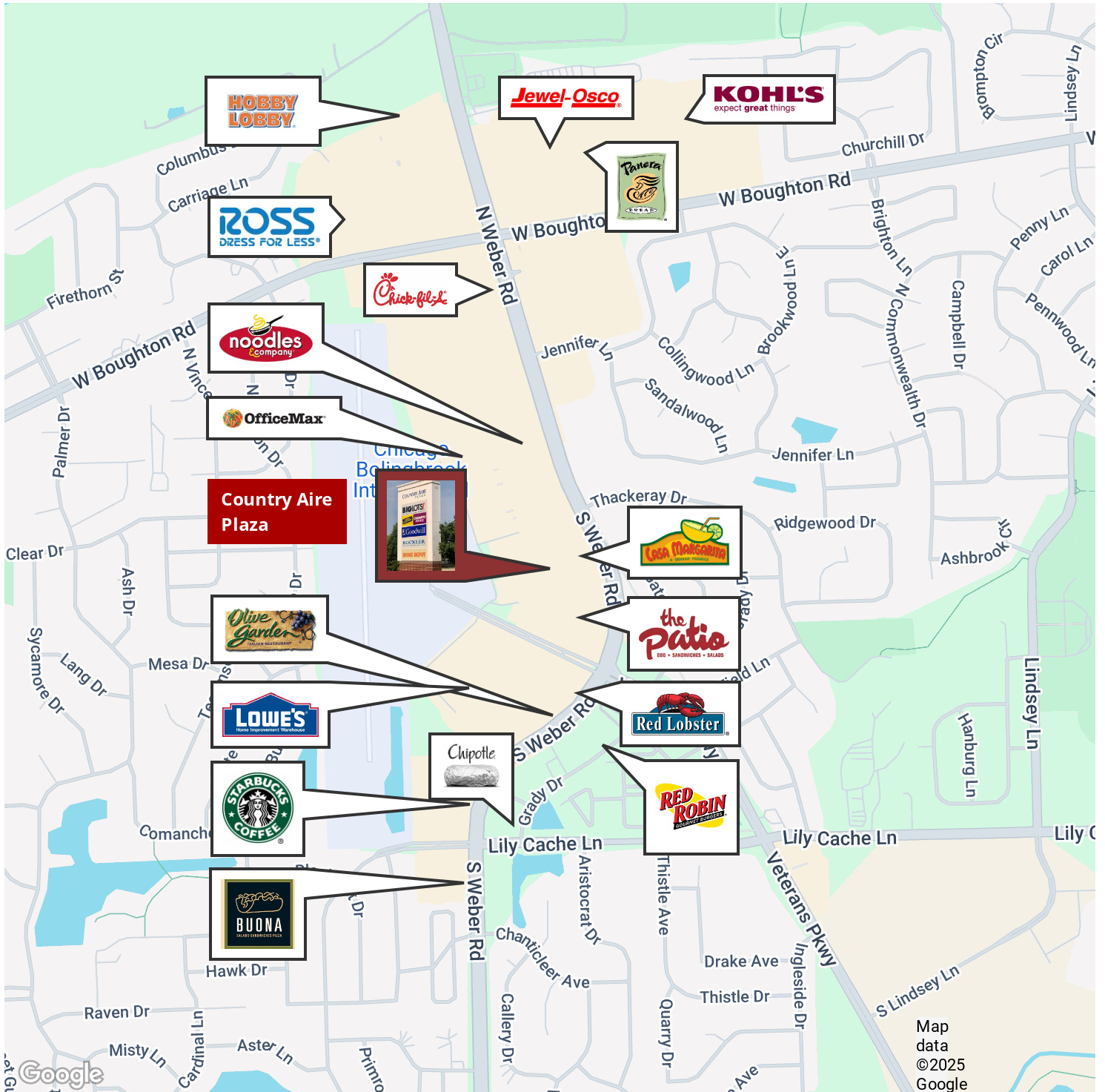
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