

NEW DEVELOPMENT OPPORTUNITY - HARD SIGNALIZED CORNER

Available 32,308 SF Retail Site for Development
Single or Multi Tenant - Drive Thru Opportunity

2501 W. ST. CHARLES ROAD, BELLWOOD



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AXIS  **REALTY**

32,308 SF New Development Site

This development opportunity is on the NW corner of the signalized hard corner of 25th Ave & St. Charles Road, Bellwood. The Village of Bellwood strongly supports the redevelopment of the site and potential access to both 25th Ave & St. Charles Rd.

The site is just two blocks east of the soon to be completed \$42.5 million **Bellwood Gateway Project**, a two, four-story, market rate set of apartment buildings flanking St. Charles Rd., totaling 71 units and ground floor retail. Residential rents are forecast to average approximately \$2,200/month.

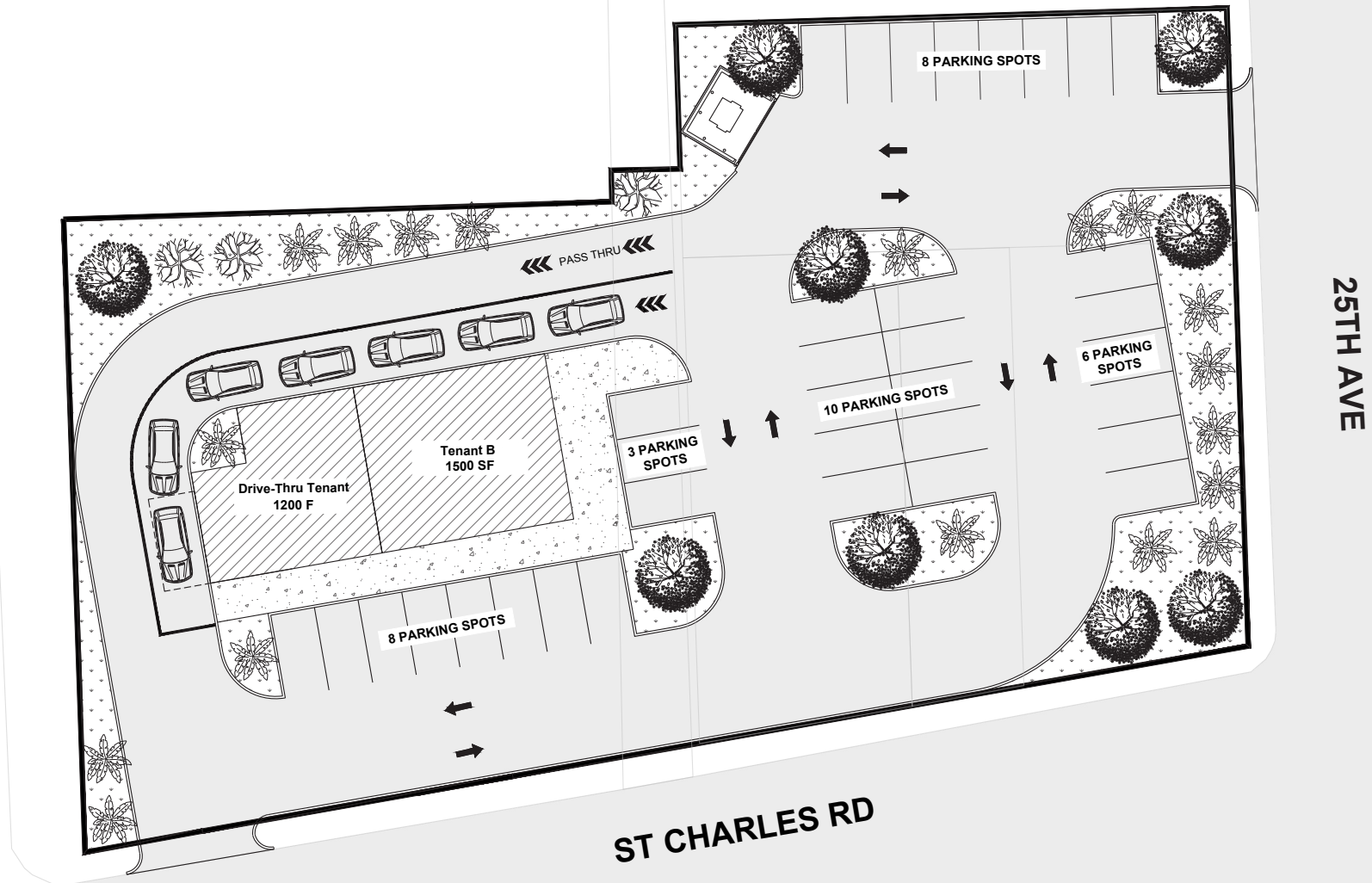
Just blocks south of the subject along 25th Ave. are a recently developed Dunkin Donuts Drive-Thru, a highly performing McDonald's Drive-Thru and the recently completed 80 unit Bellwood Senior Living Apartments.

| Demographics | 2 mile | 5 miles | 10 miles |
|--------------|--------|---------|-----------|
| Population | 81,733 | 462,351 | 1,836,556 |
| Households | 27,021 | 170,984 | 670,779 |



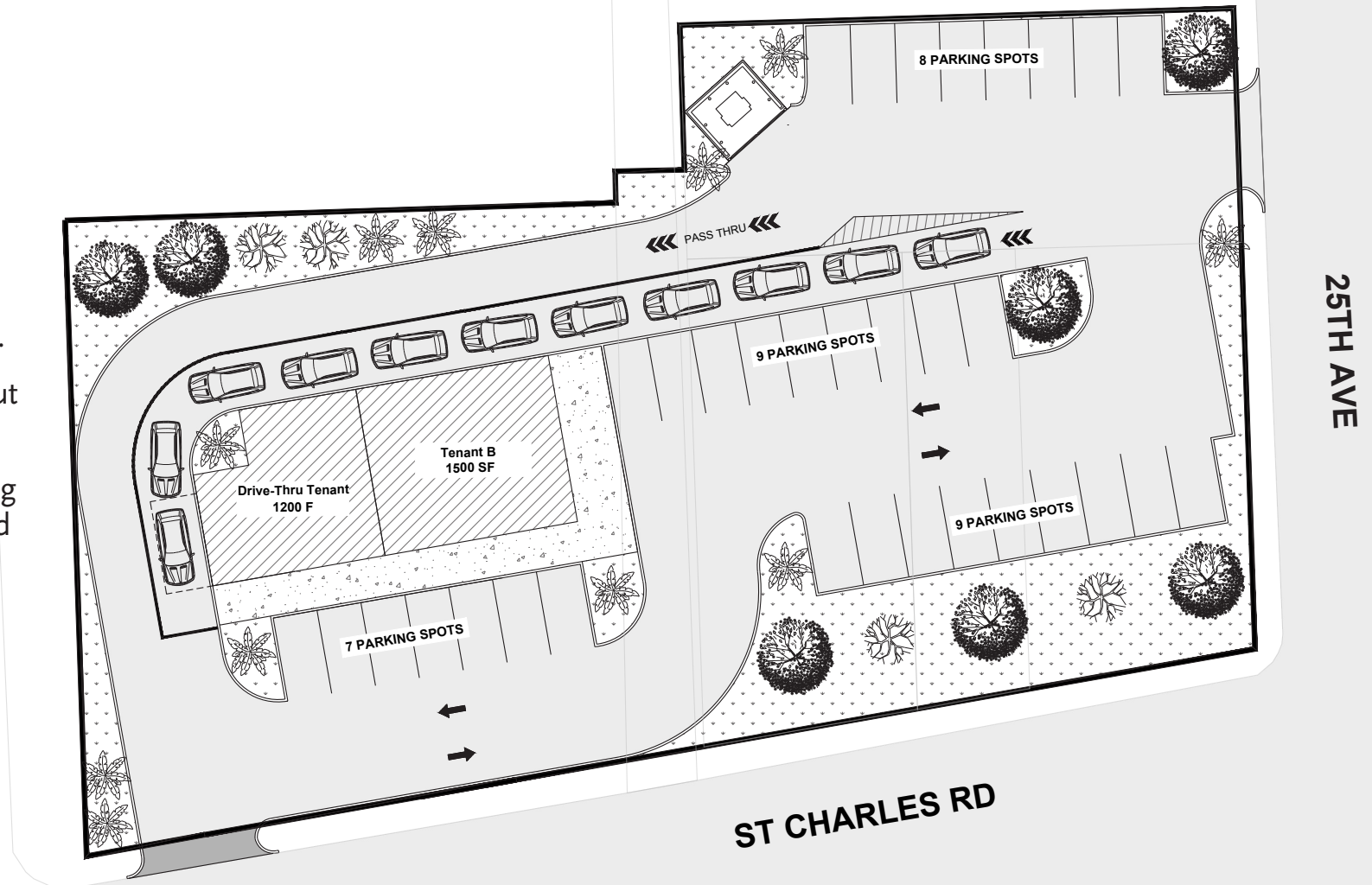
Potential Concept 1

- > This multi-tenant scenario is an illustration for discussion purposes.
- > A single tenant lay-out is possible as well.
- > Note the access along both St. Charles Road and 25th Avenue



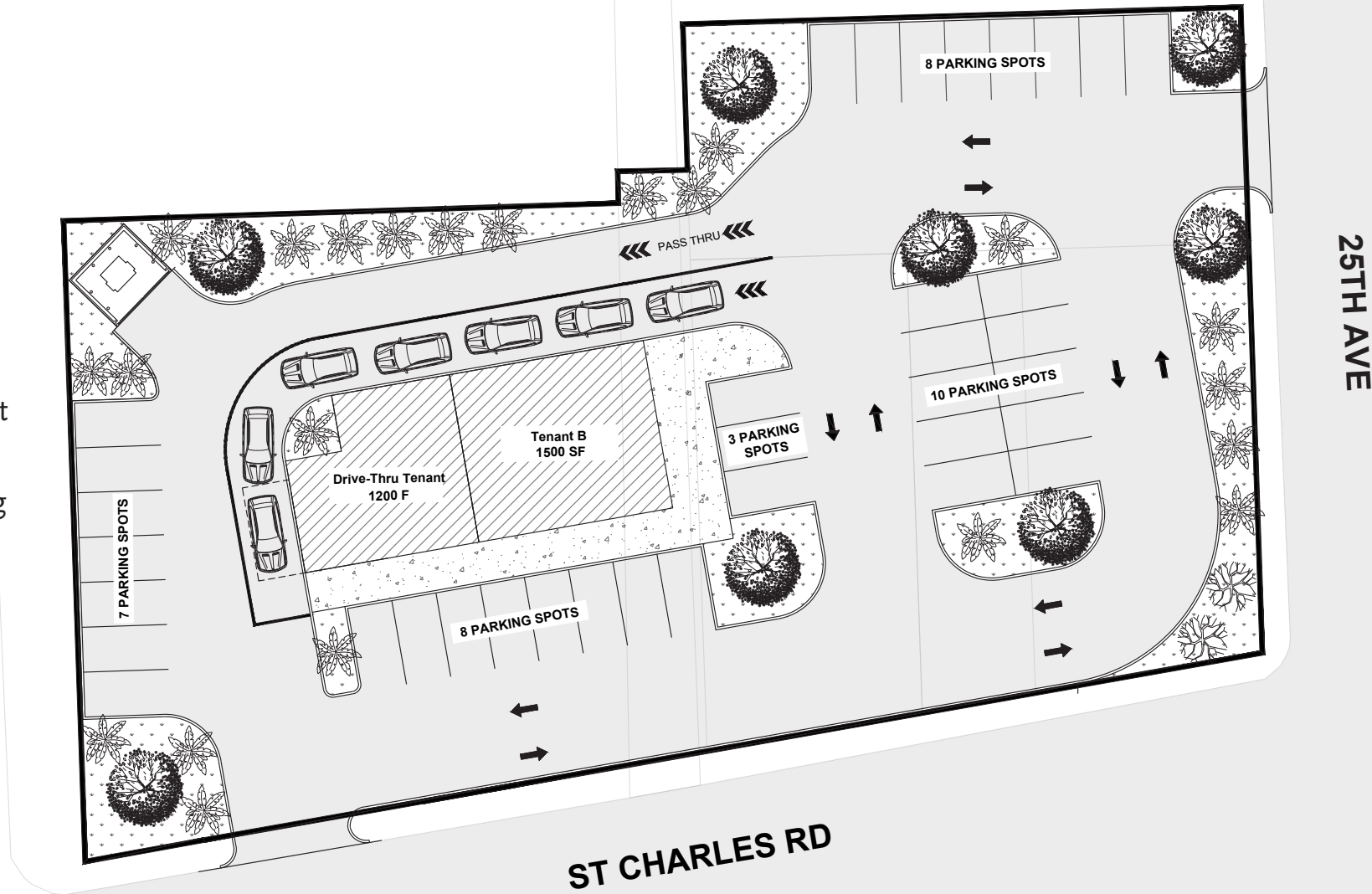
Potential Concept 2

- > This multi-tenant scenario is an illustration for discussion purposes.
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Potential Concept 3

- > This multi-tenant scenario is an illustration for discussion purposes.
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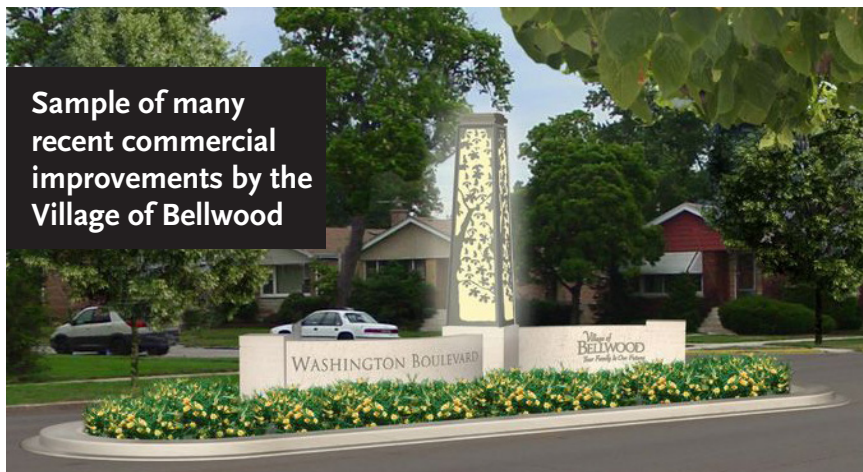


Up and coming Bellwood

Rendering of
the soon to be
completed Bellwood
Gateway Project



Sample of many
recent commercial
improvements by the
Village of Bellwood



Recently completed 80
Unit Bellwood Senior
Living Development



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