

FOR LEASE

BUTTERFIELD CENTRE

22w535 Butterfield Road Glen Ellyn, IL 60137



PROPERTY DESCRIPTION

One 1,700 unit now available for lease. Was a former corporate catering company, so the space contains a hood, 3-compartment sink. Move-in ready, just bring your concept and your enthusiasm for business in DuPage County.

PROPERTY HIGHLIGHTS

- Neighborhood Center located off of busy Butterfield Road that boasts traffic counts of 26,800 Vehicles Per Day and another 7,850 at the cross street, Park Blvd.
- Across the street from Glenbard South High School located at Butterfield and Park Blvd.
- Good mix of tenants -- Liquor Store, Pizza, Mexican Food, Thai Food, Video Gaming, Massage Spa, Nail Salon, Hair Salon, Deli, and more.
- Center facade and pylon sign was recently remodeled and updated.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	1,700 SF
Building Size:	19,399 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,355	32,395	91,921
Total Population	6,030	82,054	232,502
Average HH Income	\$159,441	\$156,637	\$160,668

Sandra True
(630) 248-7518

Brian Blackmore
(630) 207-8292



COLDWELL BANKER
COMMERCIAL
REALTY

FOR LEASE

BUTTERFIELD CENTRE

22w535 Butterfield Road Glen Ellyn, IL 60137



Unit 13-14 - 1,700 SF - former kitchen space



Pylon signage on Butterfield gives visibility to the tenant businesses..



Kitchen area



Seating area.

Sandra True
(630) 248-7518

Brian Blackmore
(630) 207-8292

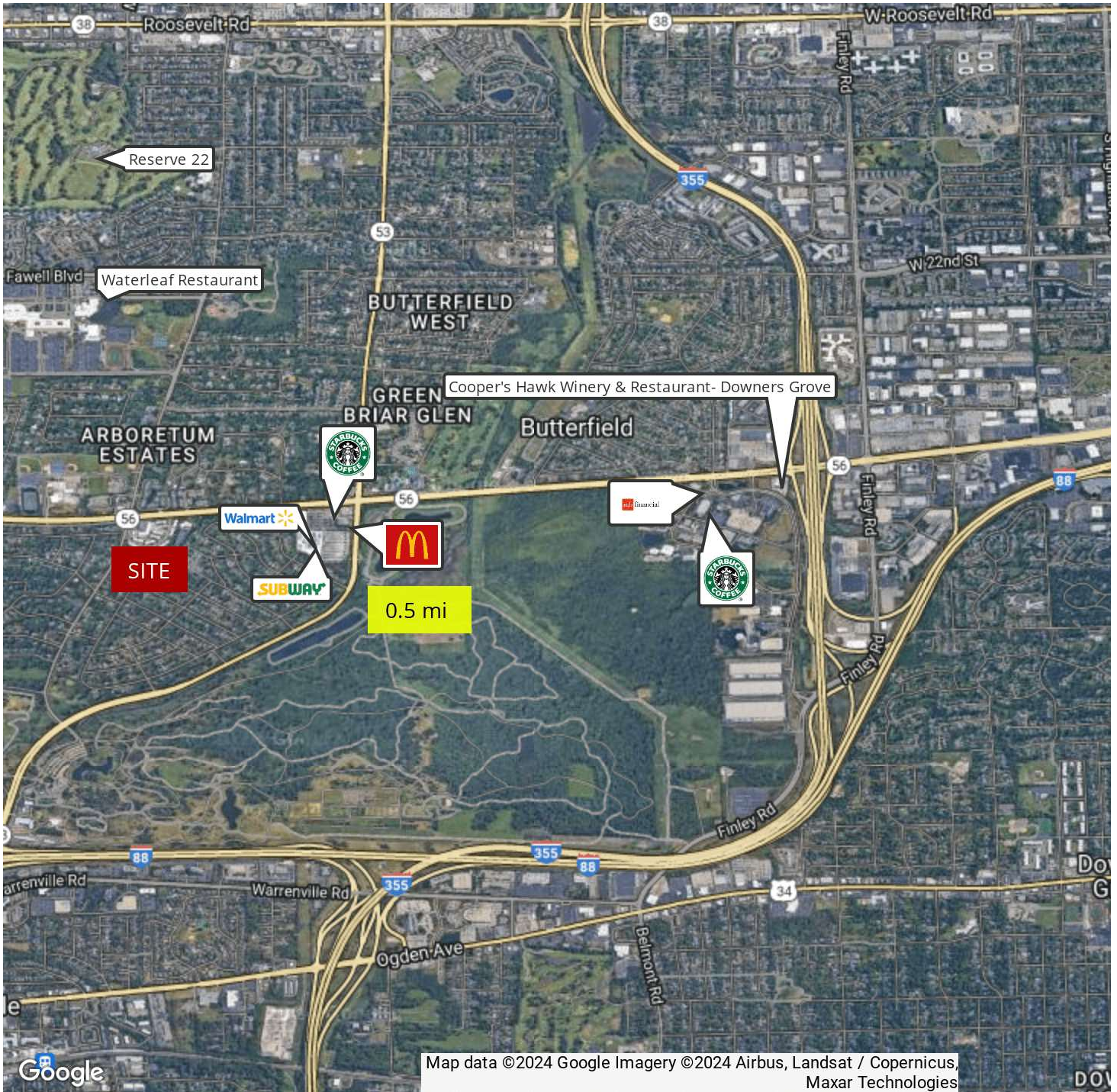


COLDWELL BANKER
COMMERCIAL
REALTY

RETAILER MAP

BUTTERFIELD PLAZA

22w535 Butterfield Road Glen Ellyn, IL 60137



Sandra True
(630) 248-7518

Brian Blackmore
(630) 207-8292

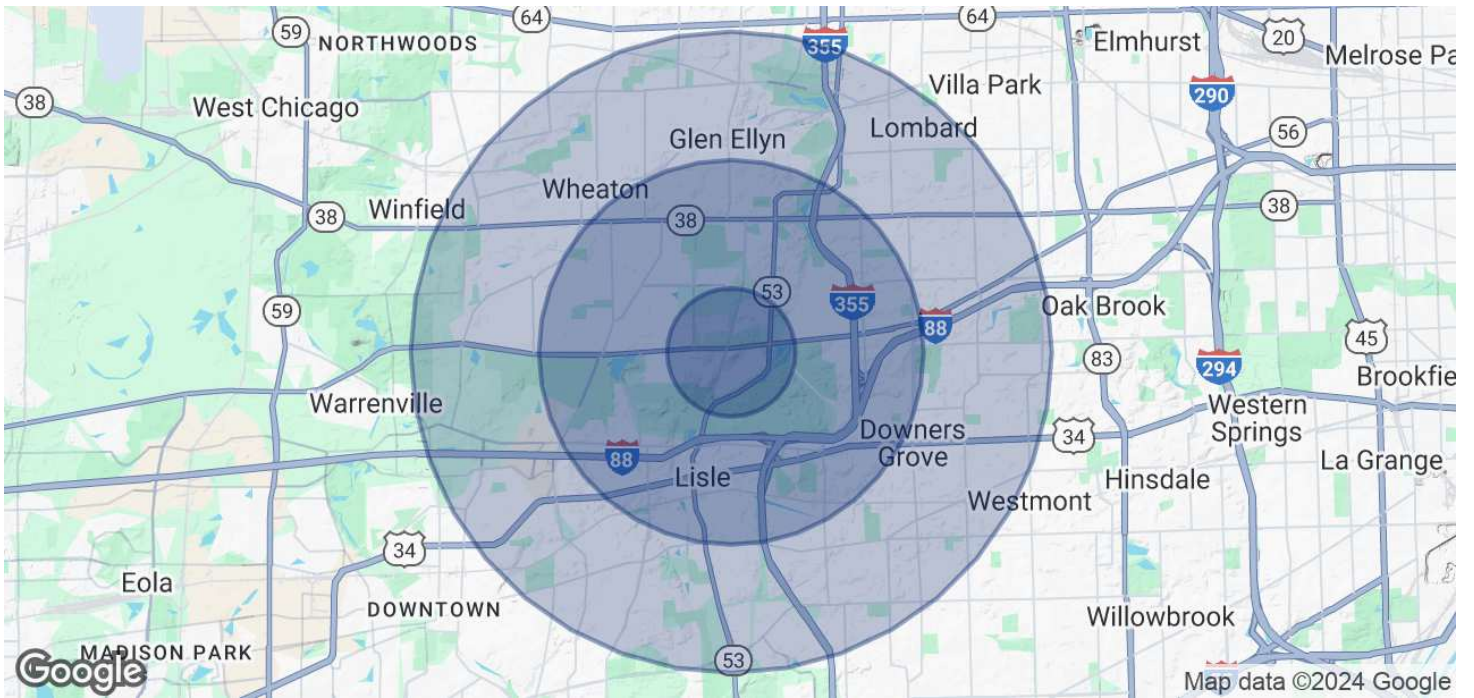


**COLDWELL BANKER
COMMERCIAL
REALTY**

DEMOGRAPHICS

BUTTERFIELD PLAZA

22w535 Butterfield Road Glen Ellyn, IL 60137



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,030	82,054	232,502
Average Age	44	41	42
Average Age (Male)	43	40	40
Average Age (Female)	45	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,355	32,395	91,921
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$159,441	\$156,637	\$160,668
Average House Value	\$488,799	\$487,260	\$505,569

Demographics data derived from AlphaMap

Sandra True
(630) 248-7518

Brian Blackmore
(630) 207-8292



COLDWELL BANKER
COMMERCIAL
REALTY