

VILLAGE SQUARE SHOPPING CENTER

109 B VILLAGE SQUARE , BRADLEY, IL 60915



EXCLUSIVELY PRESENTED BY:

GREG LEUTLOFF

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FOR LEASE

VILLAGE SQUARE SHOPPING CENTER

109 B Village Square, Bradley, IL 60915



OFFERING SUMMARY

Available SF: 3,600 SF

Lease Rate: \$8 / SF NNN

Year Built: 1975

PROPERTY OVERVIEW

Village Square Shopping Center is conveniently located on Rt. 50/Kinzie Ave. just 2 miles south of I-57. Sits directly across the street from Kankakee Community College's brand new satellite location, new Phillips 66 and an auto parts store. The shopping center is anchored with Dollar Tree and Turk Furniture with 16 total spaces in the center. Is within walking distance to heavily populated residential area and community high school. Call today for more information.

LOCATION OVERVIEW

Located in Village Square Shopping Center at the corner of North Street and Route 50/ Kinzie Avenue. Located between United Liquor and Cosmo Prof.

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
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P: 815.929.9381
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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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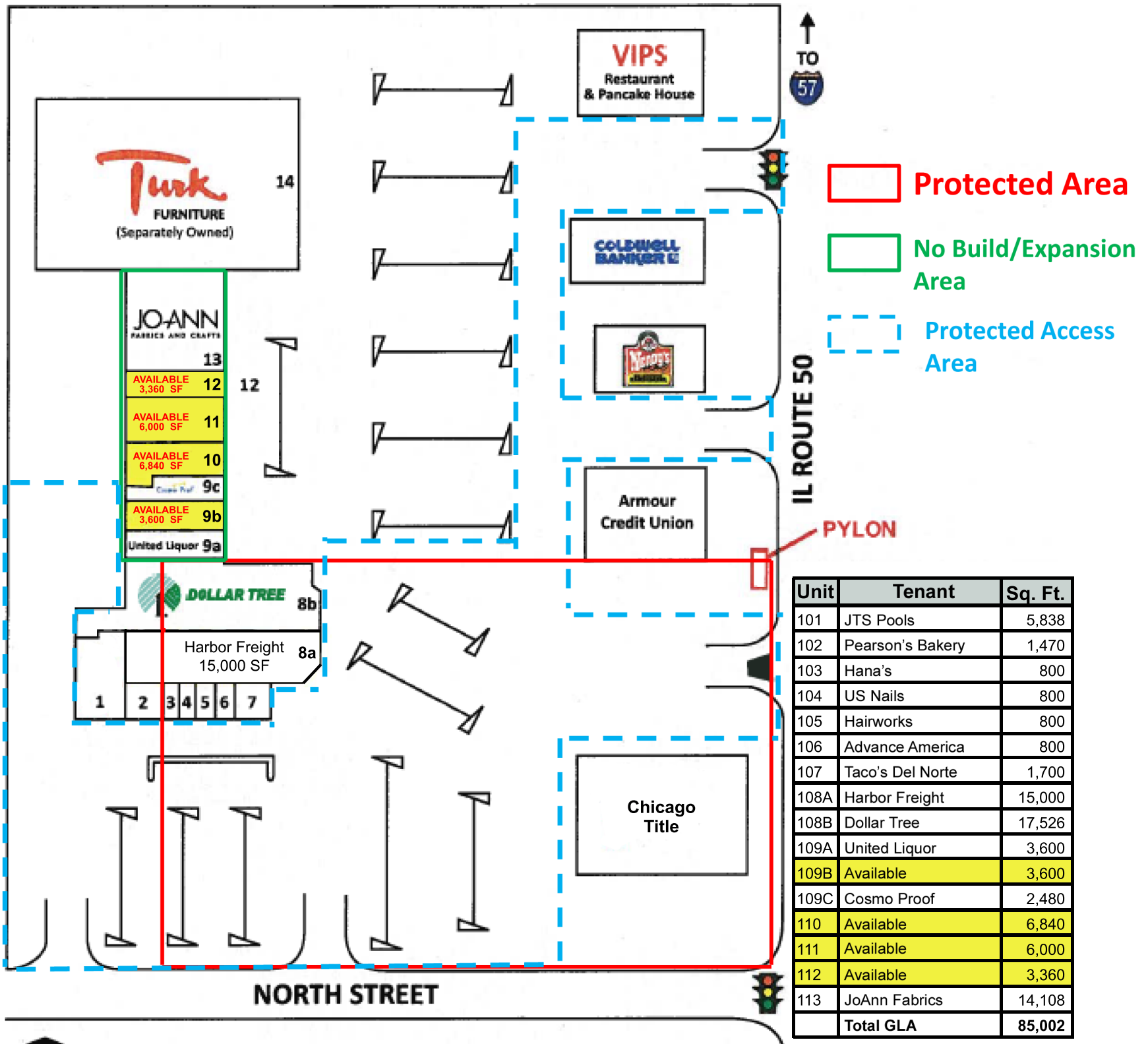
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Unit	Tenant	Sq. Ft.
101	JTS Pools	5,838
102	Pearson's Bakery	1,470
103	Hana's	800
104	US Nails	800
105	Hairworks	800
106	Advance America	800
107	Taco's Del Norte	1,700
108A	Harbor Freight	15,000
108B	Dollar Tree	17,526
109A	United Liquor	3,600
109B	Available	3,600
109C	Cosmo Proof	2,480
110	Available	6,840
111	Available	6,000
112	Available	3,360
113	JoAnn Fabrics	14,108
Total GLA		85,002

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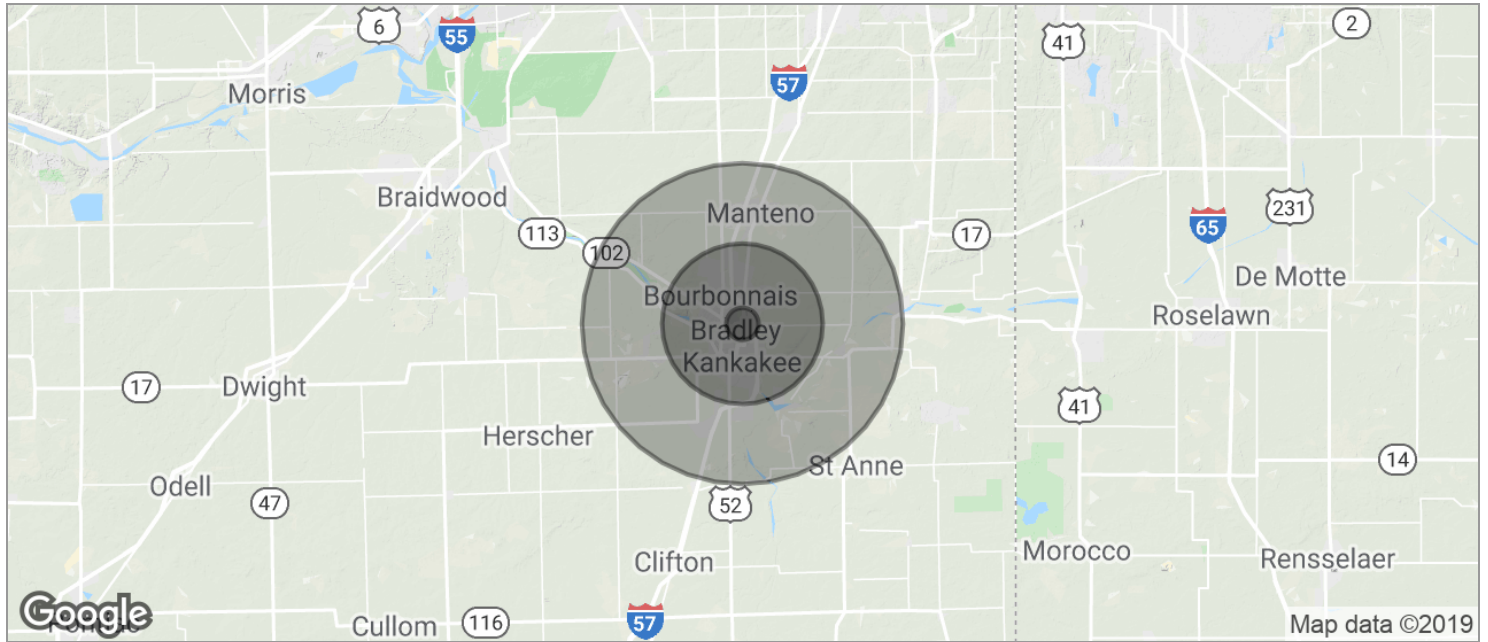
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	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	3,156	72,679	111,347
MEDIAN AGE	34.1	33.4	35.6
MEDIAN AGE (MALE)	32.5	31.4	33.9
MEDIAN AGE (FEMALE)	34.2	35.0	37.0
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,203	26,376	40,641
# OF PERSONS PER HH	2.6	2.8	2.7
AVERAGE HH INCOME	\$61,007	\$54,655	\$61,112
AVERAGE HOUSE VALUE	\$155,480	\$153,126	\$176,699

* Demographic data derived from 2010 US Census

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