

BARTLETT TOWN CENTER

201 S. MAIN STREET, BARTLETT, IL 60103



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	24,530 SF
Available SF:	1,200 - 5,861 SF
Lot Size:	3,384 SF
Number of Units:	10
Year Built:	2005
Zoning:	PD

PROPERTY OVERVIEW

Lovely mixed-use development building offering retail/office space for lease in downtown Bartlett. Steps away from the Bartlett Metra station, surrounded by residential living and various commercial businesses nearby!

PROPERTY HIGHLIGHTS

- Located across the street from Metra
- Downtown district of Bartlett
- Lifestyle development with 135 residential units
- Wide variety of tenants, great mixture
- Ample off-street parking

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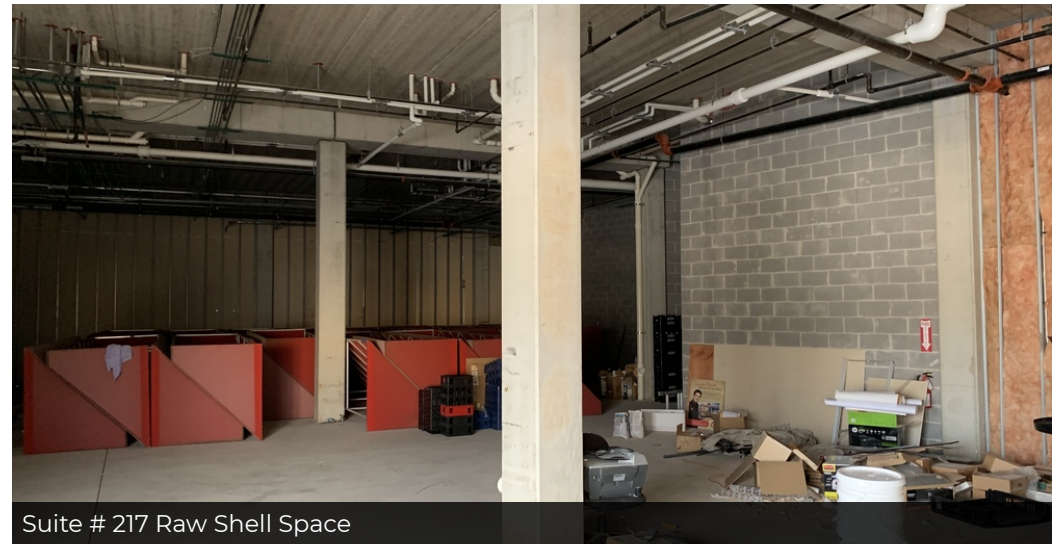
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Exterior



Suite #225



Suite # 217 Raw Shell Space

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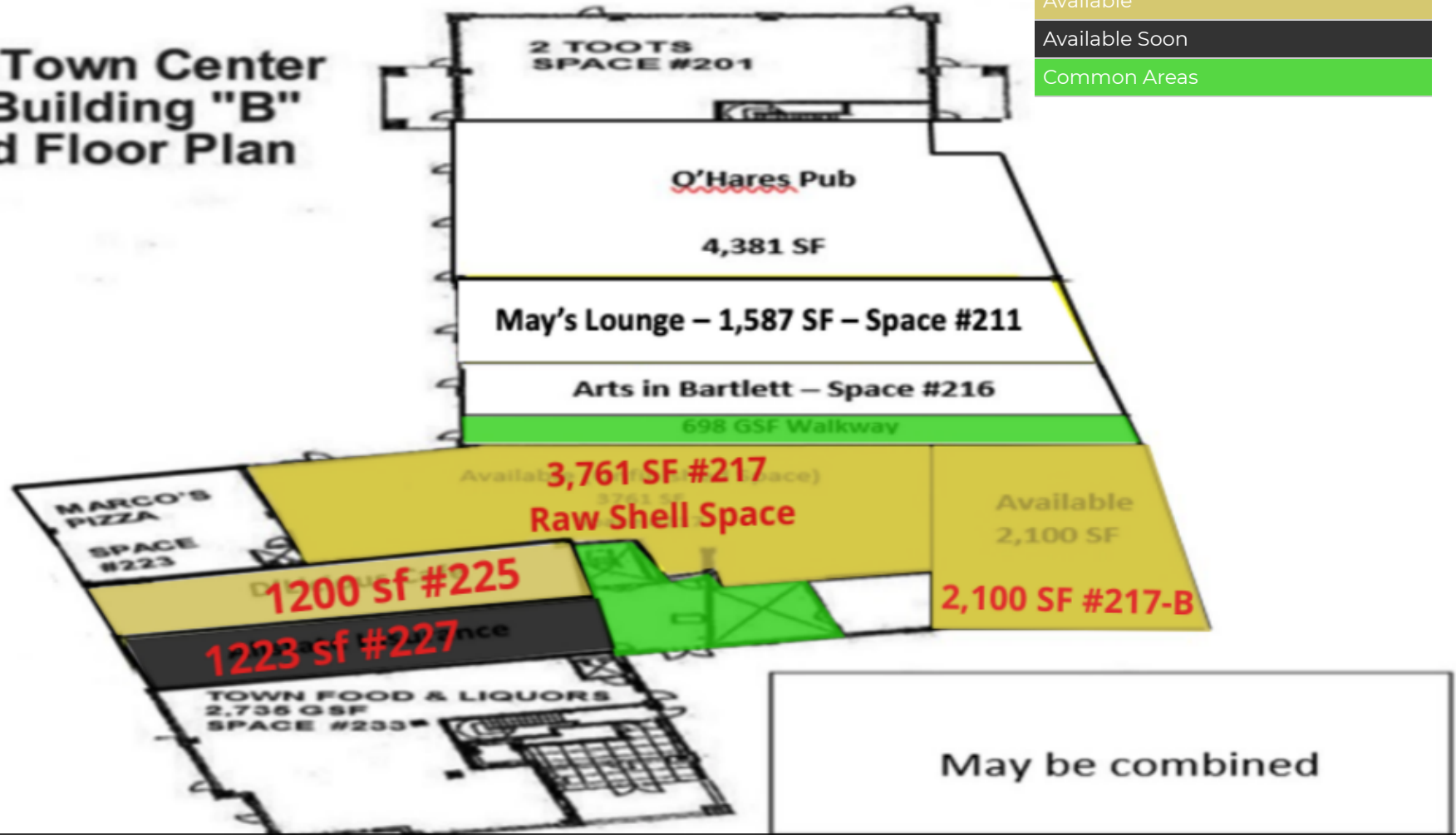
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Bartlett Town Center Retail Building "B" Ground Floor Plan



Not to scale

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 5,861 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
217	3,761 - 5,861 SF	NNN	\$16.00 SF/yr	This space is currently a vanilla box ready to be built to suit a variety of uses. Blank canvas for an opportunity to really make the space unique. Can be combined with unit 217#B for a total of 5,861 sq. ft.
217-B	2,100 - 5,861 SF	NNN	\$16.00 SF/yr	Can be combined with Suite #217 for approximately 5,861 sq. ft.
227	1,223 SF	NNN	\$16.00 SF/yr	Currently build out as an insurance office space. Ideal size for small financial firm, marketing, legal, real estate or medical type user.
225	1,200 - 2,423 SF	NNN	\$16.00 SF/yr	Formerly a cafe, no black iron ventilation. Can be combined with adjacent suit 225 for a total of 2,423 sq. ft.

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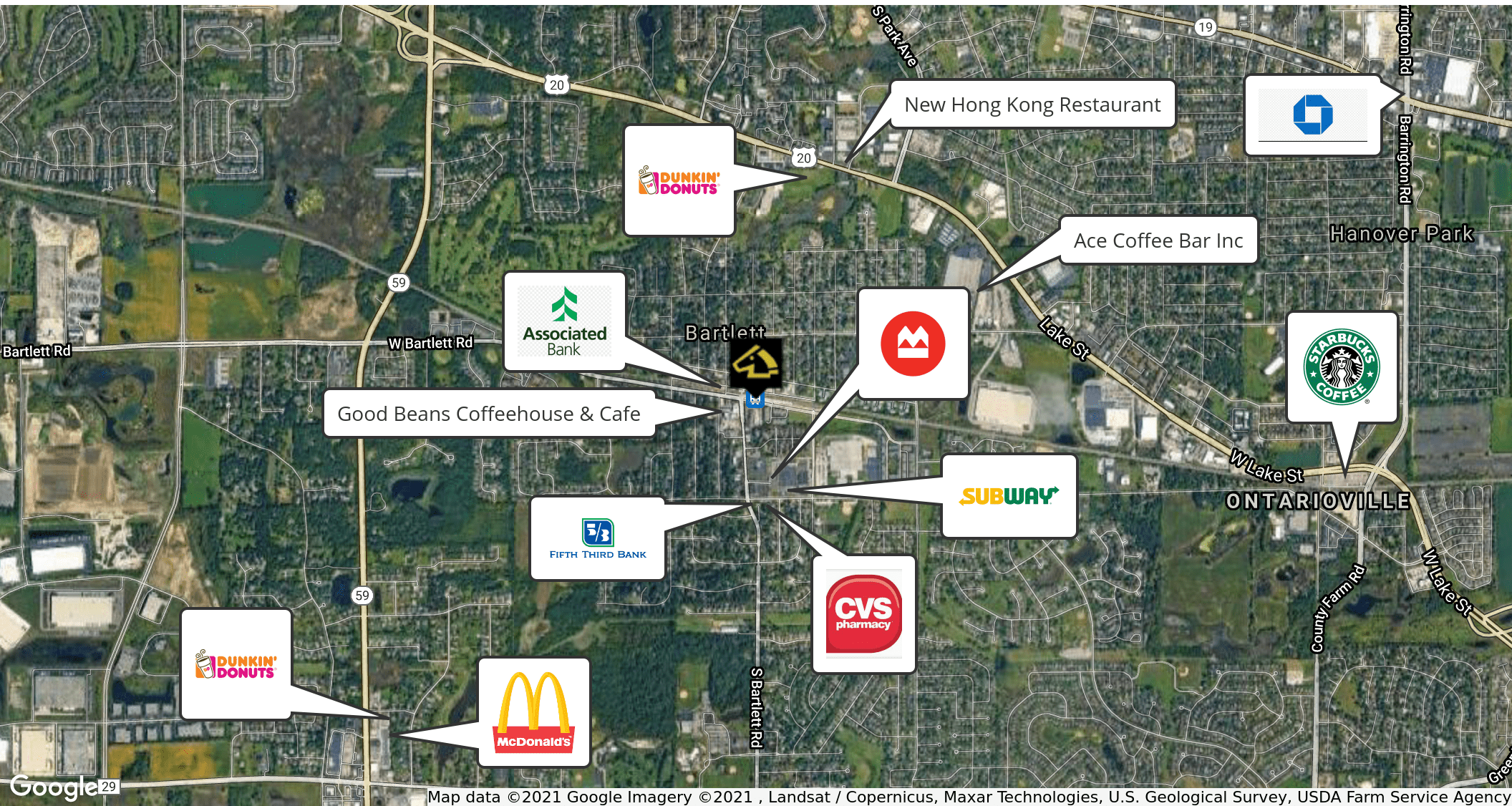
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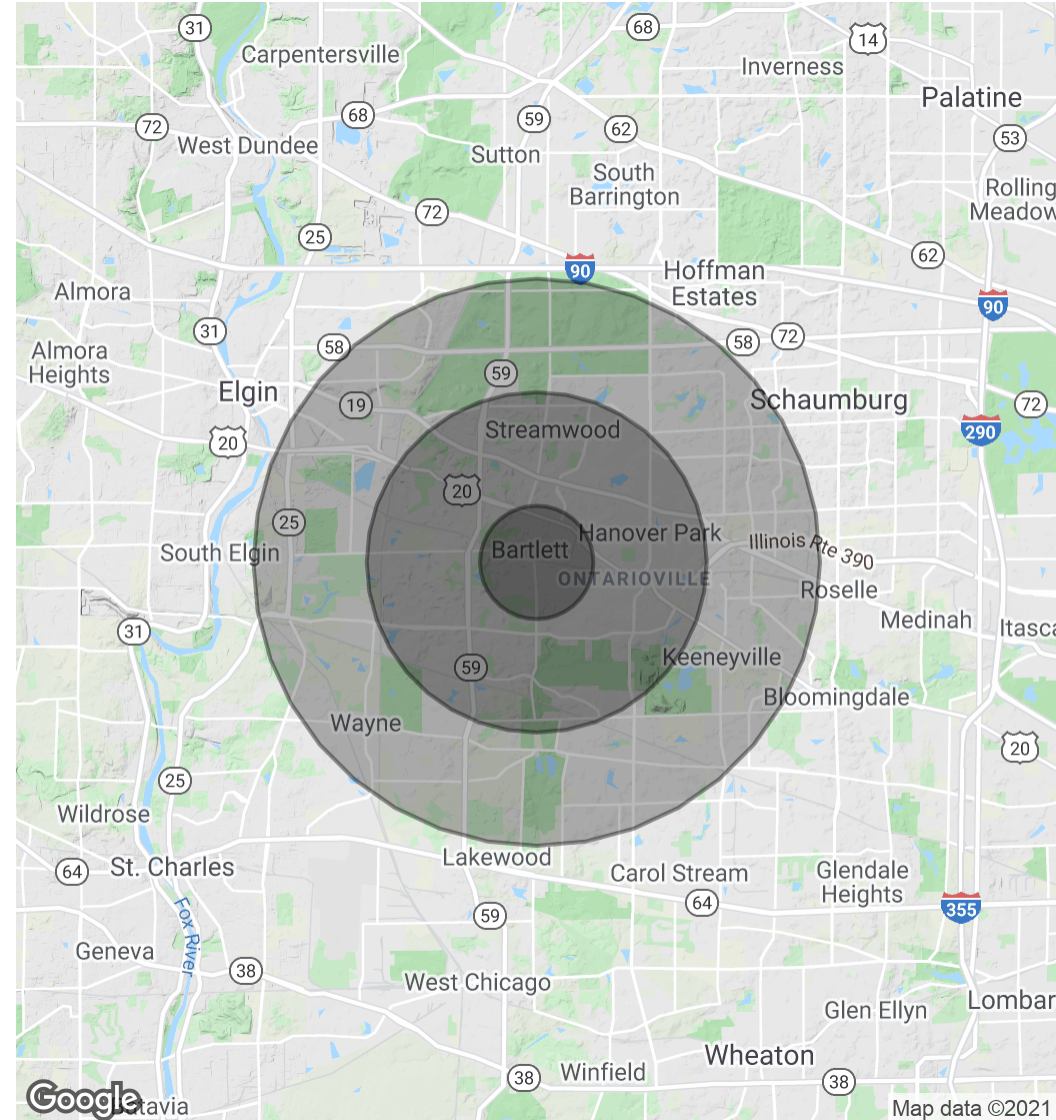


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,409	93,145	226,618
Average age	34.7	34.0	34.5
Average age (Male)	33.3	33.4	33.6
Average age (Female)	36.4	34.8	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,888	30,461	76,716
# of persons per HH	2.7	3.1	3.0
Average HH income	\$84,884	\$82,423	\$85,864
Average house value	\$328,707	\$289,279	\$286,496

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,145	64,021	154,199
Total Population - Black	320	2,914	9,461
Total Population - Asian	1,069	11,884	34,688
Total Population - Hawaiian	0	35	32
Total Population - American Indian	8	274	765
Total Population - Other	736	12,561	23,862

* Demographic data derived from 2010 US Census



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