



## Boughton & Pinecrest Plaza

595-596 North Pinecrest Road, Bolingbrook, IL 60440

### Property Description

This neighborhood shopping center is located in Bolingbrook on Boughton Road, just west of The Promenade, a major lifestyle center and minutes from I-355 and I-55. There is a strong presence of local tenants with a great mix of uses throughout each plaza. Nearby major retailers include Macy's, Bass Pro Shops, Meijer, IKEA and many more. The center boasts strong traffic counts, great signage and visibility.

### Property Highlights

- 2,512 SF endcap available!
- Located on major intersection that combines 33,000 VPD
- 1 Mile Away from I-355 & IL-53
- Excellent signage opportunities
- Next to major shopping center
- Co-Tenants include Salkara Grocery, BK Nails, Cell-n-Wheels, STOP 24 Liquors



### Building Summary

Building Size:	28,846 SF
Available SF:	2,512 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.95/SF



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## Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 598	Available	2,512 SF	Suite 595 B	Dance Dimensions	2,485 SF
Suite 596 A	Stop 24 Liquors	2,500 SF	Suite 595 C1	Dance Dimensions	1,785 SF
Suite 596 B	Cells N' Wheels	1,220 SF	Suite 595 C2	US Pack	1,515 SF
Suite 596 C	Abd's Diner	1,825 SF	Suite 595 D1	Bolingbrook Family Dental	1,130 SF
Suite 596 D	Neseem's Hair Design	1,825 SF	Suite 595 D2	Illinois Safety	800 SF
Suite 594	Meet U Nails Spa	1,521 SF	Suite 595 E	De Galaa Hair Salon	850 SF
Suite 592	Salkara Indian Grocery	2,113 SF	Suite 595 F	Pinecrest Laundry	1,600 SF
Suite 595 A1	Browns Chicken	1,500 SF	Suite 595 GH	Taquería El Valle	2,200 SF
Suite 595 A2	The Allstaff	1,465 SF			



## Additional Photos

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## Additional Photos

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# Retailer Map

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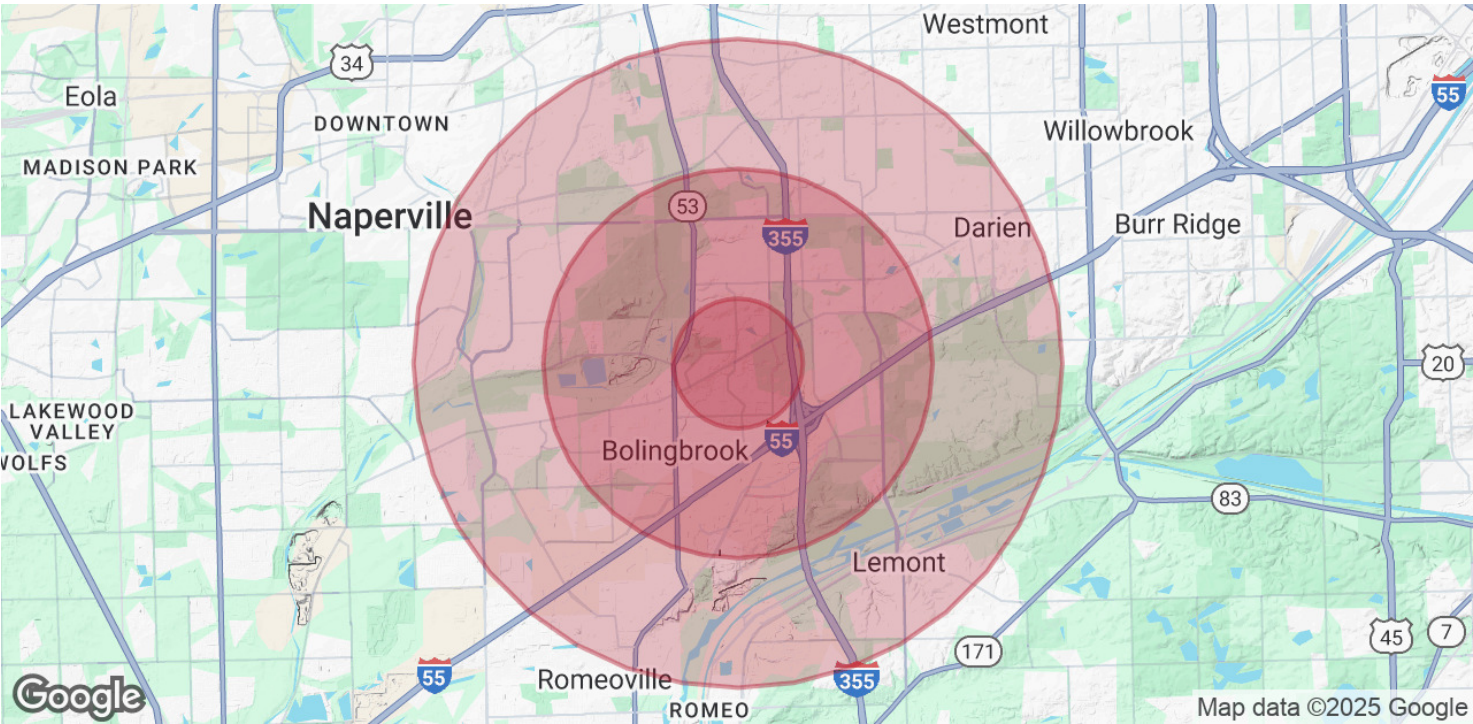


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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,722	77,287	218,265
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,061	27,839	80,828
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$109,906	\$122,546	\$147,029
Average House Value	\$316,051	\$360,972	\$418,554

Demographics data derived from AlphaMap

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