



11525-11585 U.S. 14

Woodstock, IL 60098

Gregg Comeaux

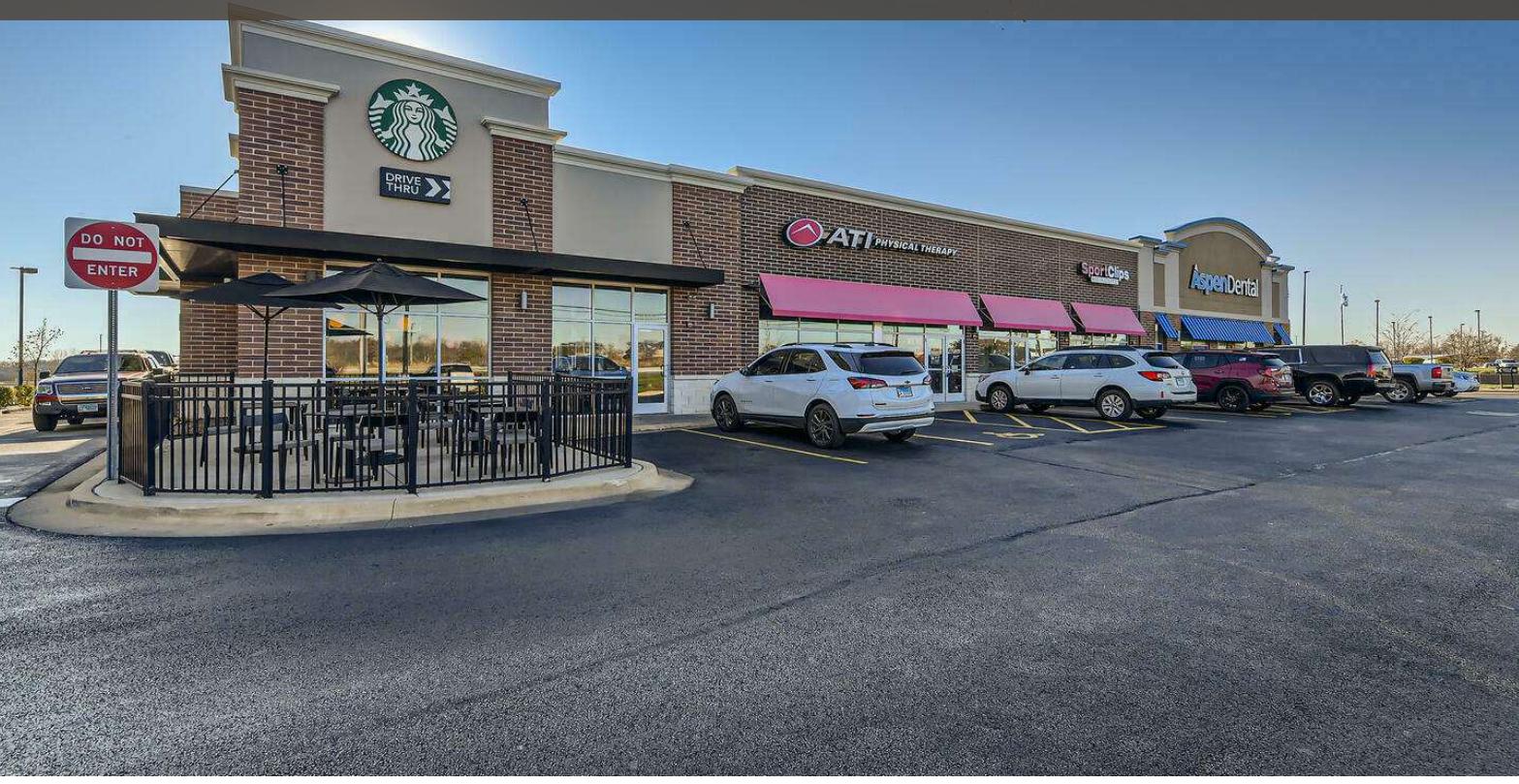
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**BRIAN
PROPERTIES, INC.**



PROPERTY HIGHLIGHTS

- Anchored by Leading National Tenants: Starbucks, Aspen Dental, ATI Physical Therapy & Sport Clips
- High Traffic Location: US Hwy. 14 sees an average of 16,885 cars per day
- Ample Parking: There are 5.8 parking spaces per 1,000 SF available
- Modern Construction: Building constructed in 2018

OFFERING SUMMARY

Building Size:	10,400 SF
Available SF:	1,136 SF
Rental Rate:	\$30.00 SF/yr (NNN)
CAM:	\$4.00 / SF
Real Estate Taxes:	\$6.50 / SF
Traffic Count:	16,885
Parking Ratio:	5.8 per 1,000
Zoning:	B3 - Service & Retail District

PROPERTY DESCRIPTION

Brian Properties, Inc. is pleased to present the subject property for lease. The subject property is a 10,400 square foot Class B neighborhood shopping center. The available space can fit a variety of tenant needs, from retail to restaurants or medical users the available units can be demised to fit specific tenant needs. The shopping center has ample parking and is well-maintained with national tenants.

LOCATION DESCRIPTION

The subject property is situated on the south side of US Highway 14 and is just east of Route 47. With a population of approximately 25,630, the city of Woodstock is a well-located far northwest suburb that is perfect for businesses. With its convenient location and ample parking, the property is ideal for any business looking to expand into the suburban Chicago market.

Additional Photos

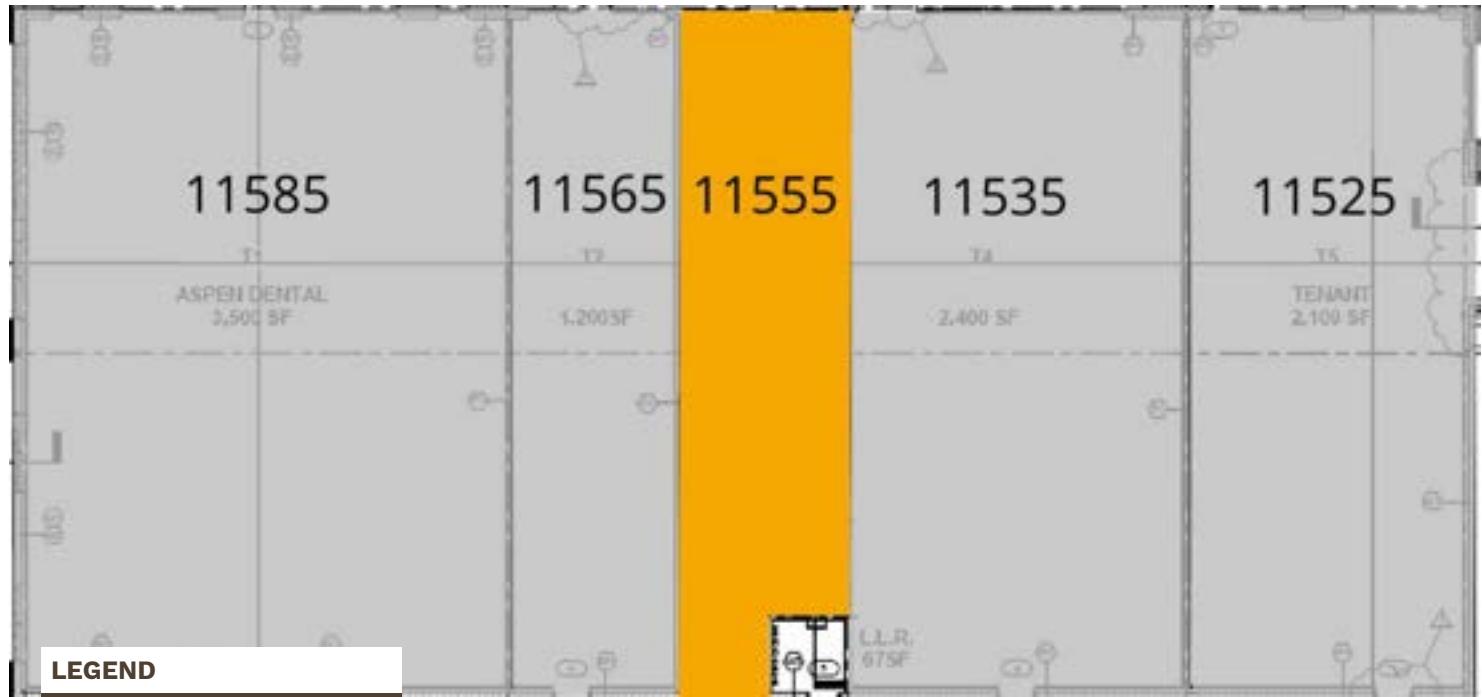


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**LEGEND**

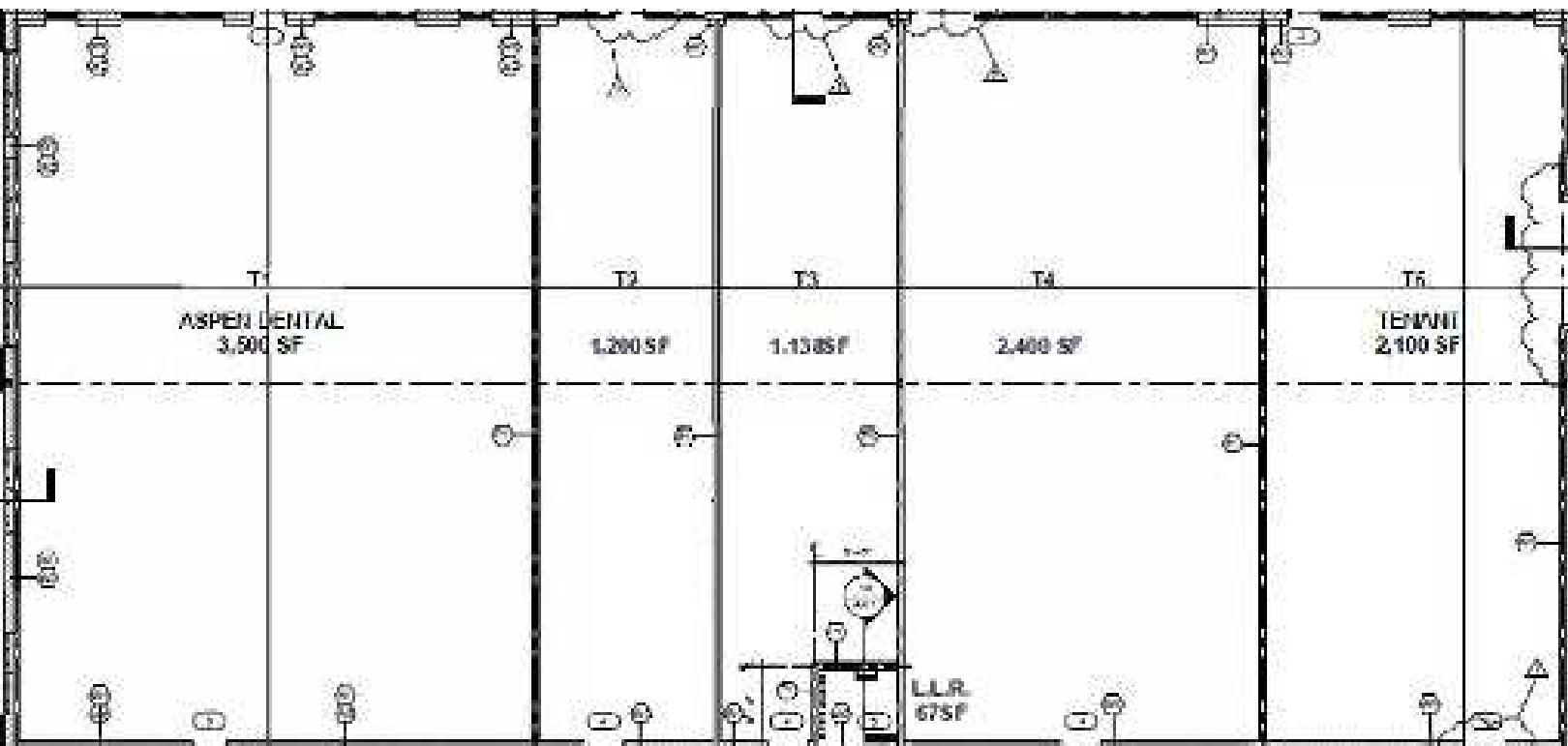
Available

Unavailable

AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
11555	1,136 SF	\$30.00 SF/yr	\$6.50 SF/yr	\$4.00 SF/yr	\$3,834	NNN	Virtual Tour

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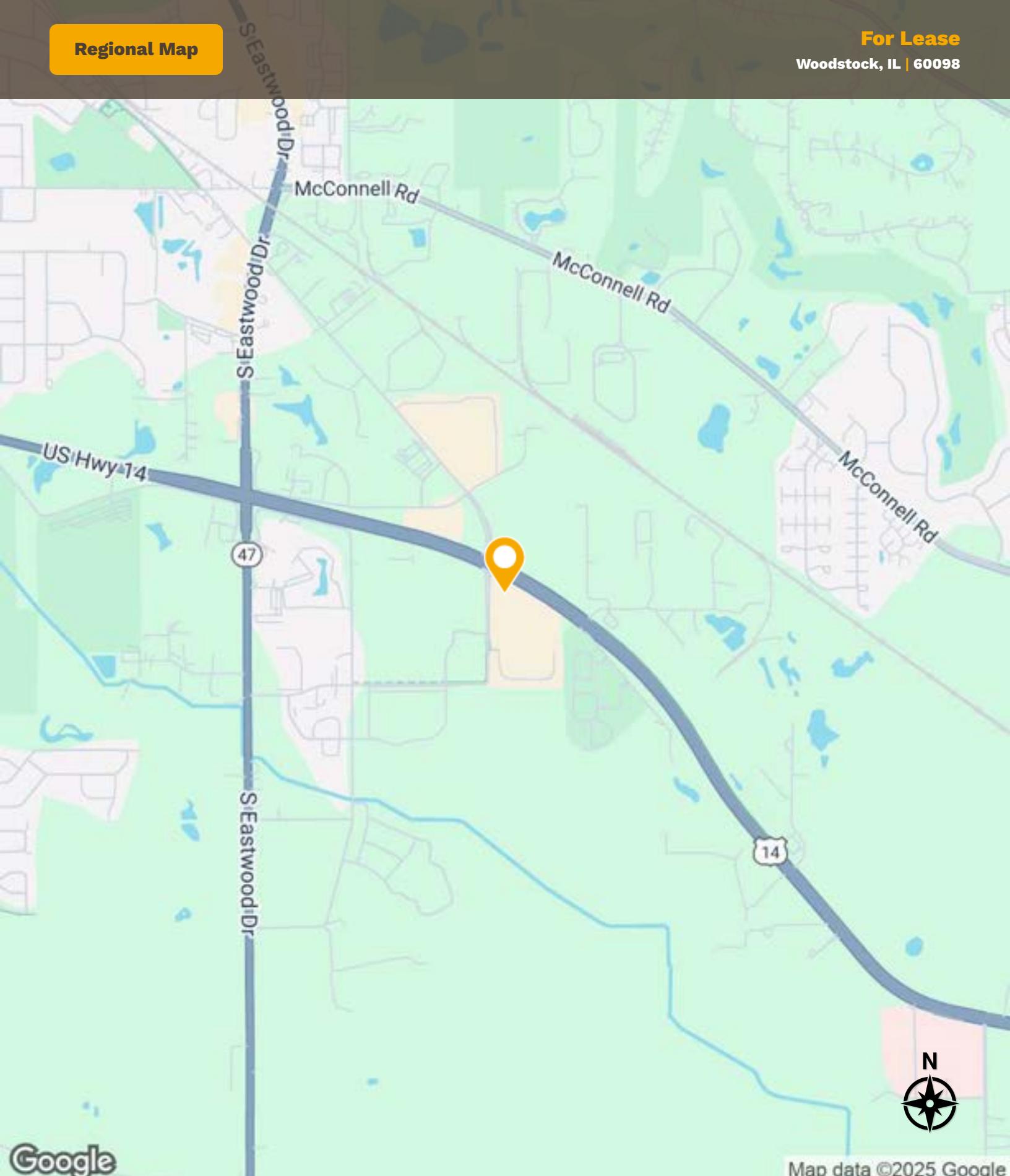


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Regional Map

For Lease

Woodstock, IL | 60098



Google

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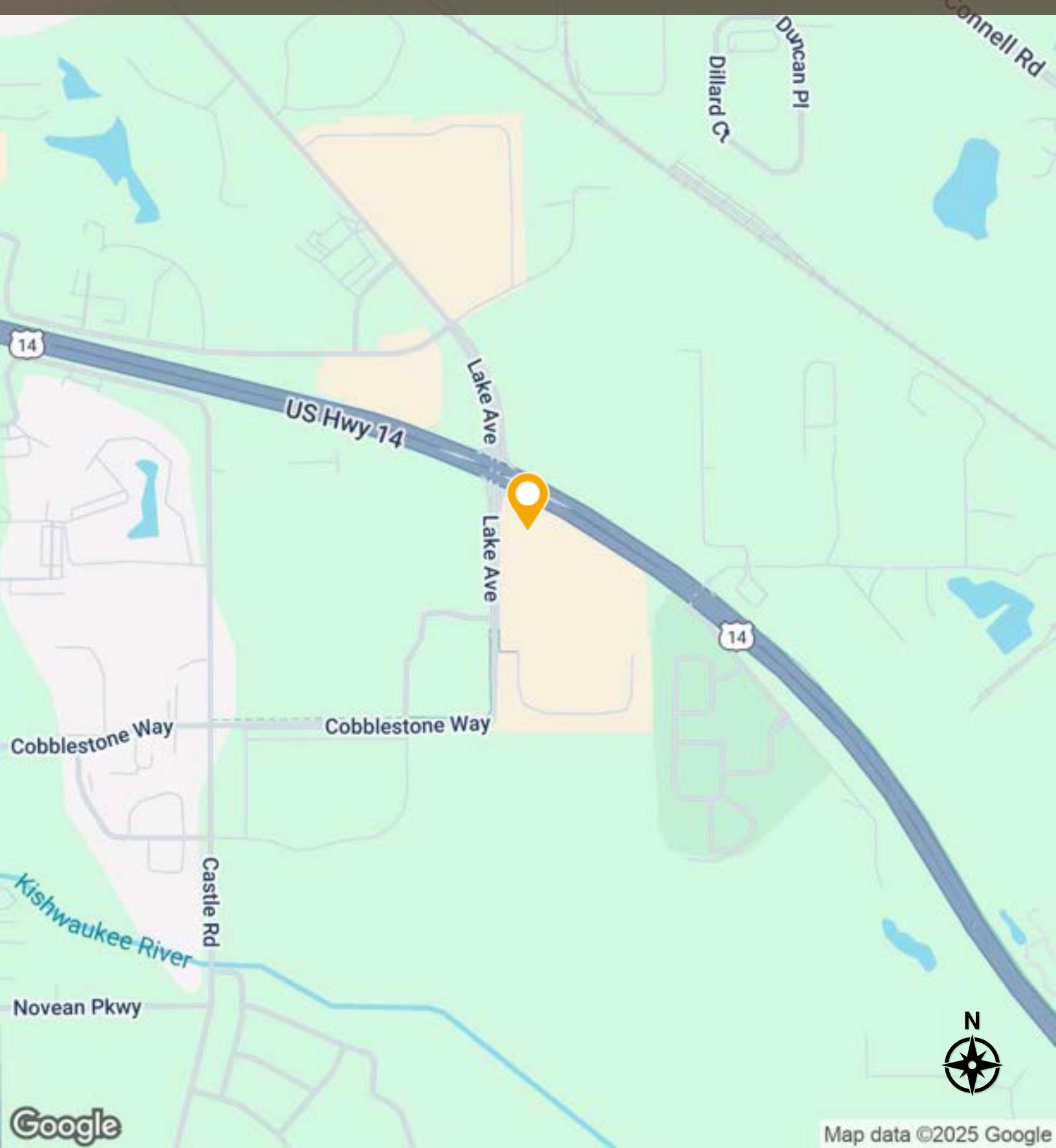


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Location Map

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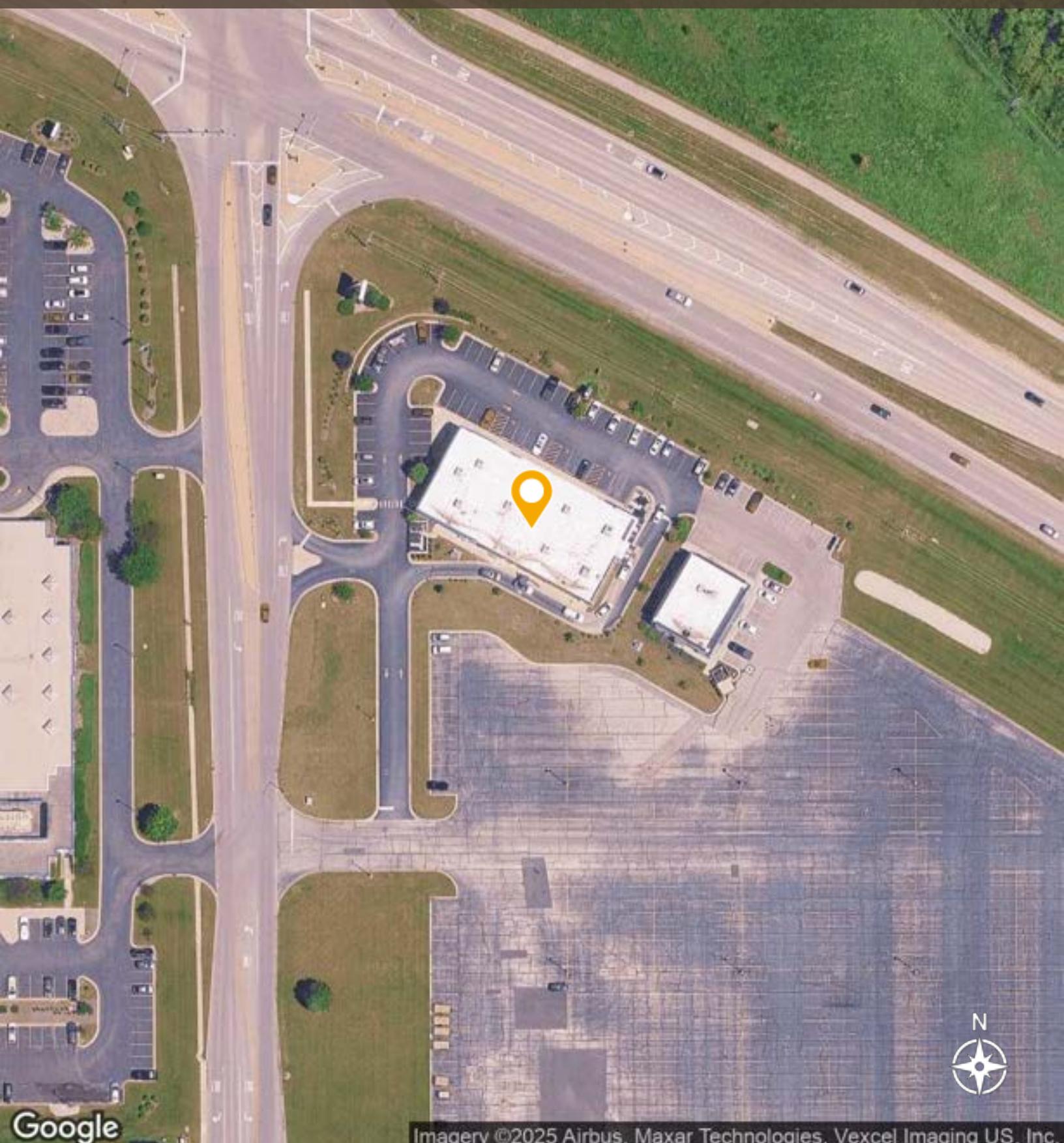


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Aerial Map

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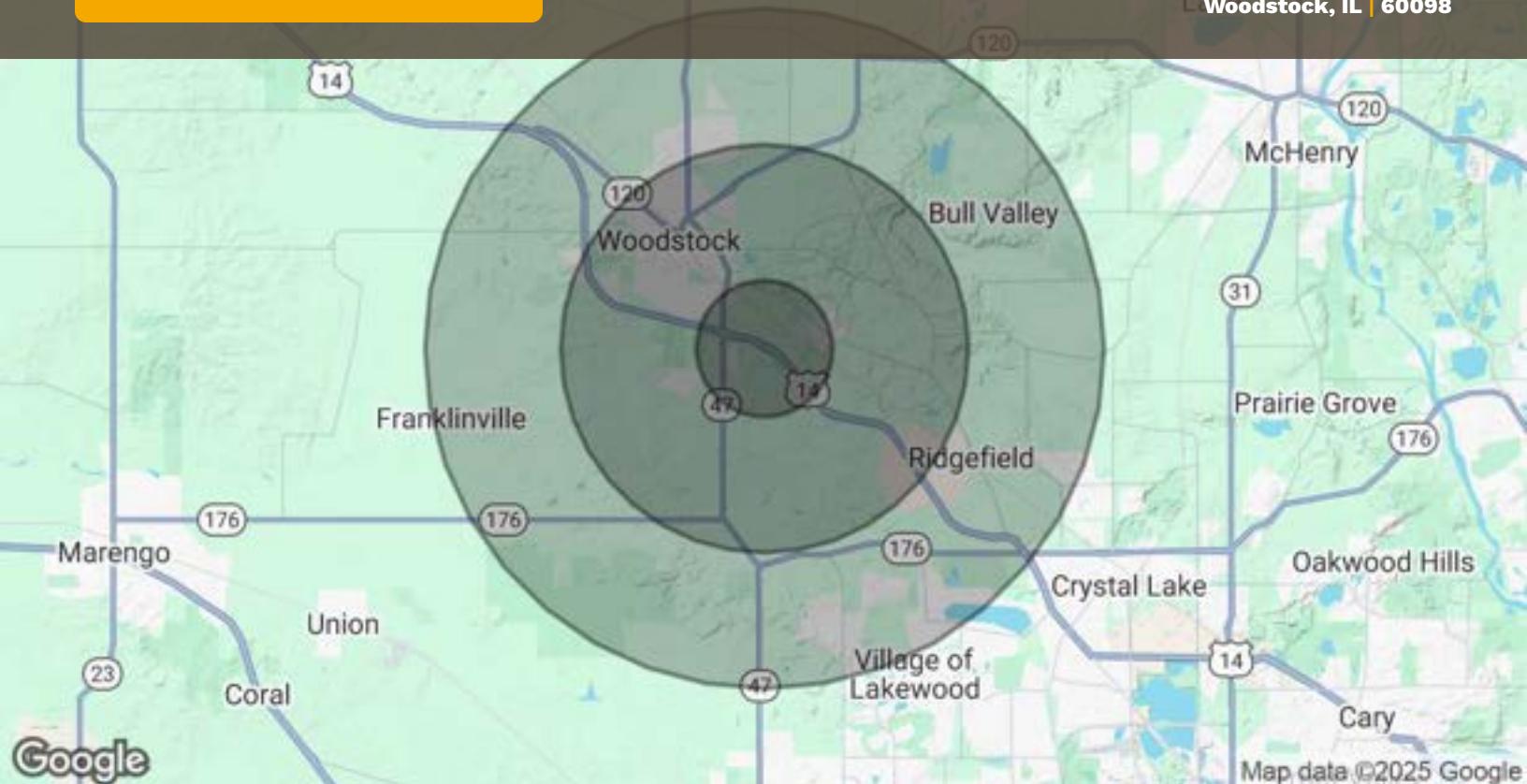
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,672	21,651	41,255
Average Age	37.2	39.2	40.2
Average Age (Male)	34.6	37.5	38.8
Average Age (Female)	41.3	41.6	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	607	8,839	15,883
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$98,287	\$83,265	\$95,694
Average House Value	\$239,645	\$193,008	\$216,498

2020 American Community Survey (ACS)

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