

LEASE/BTS/SALE

2 PAD SITES

NEC Boughton Rd & Woodward Ave
Woodridge, Illinois 60517



EDGEMARK

AVAILABLE FOR LEASE/BTS/SALE

LOT 1 - 1.474 Acres (64,225 SF)

LOT 2 - 0.657 Acre (28,620 SF)

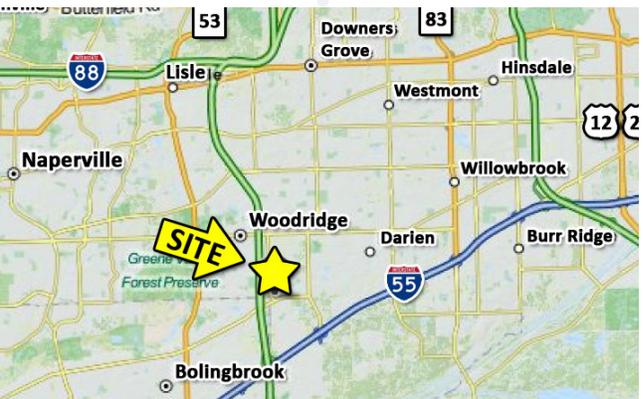
Approved for retail space with possible drive-thru capability

PROPERTY HIGHLIGHTS

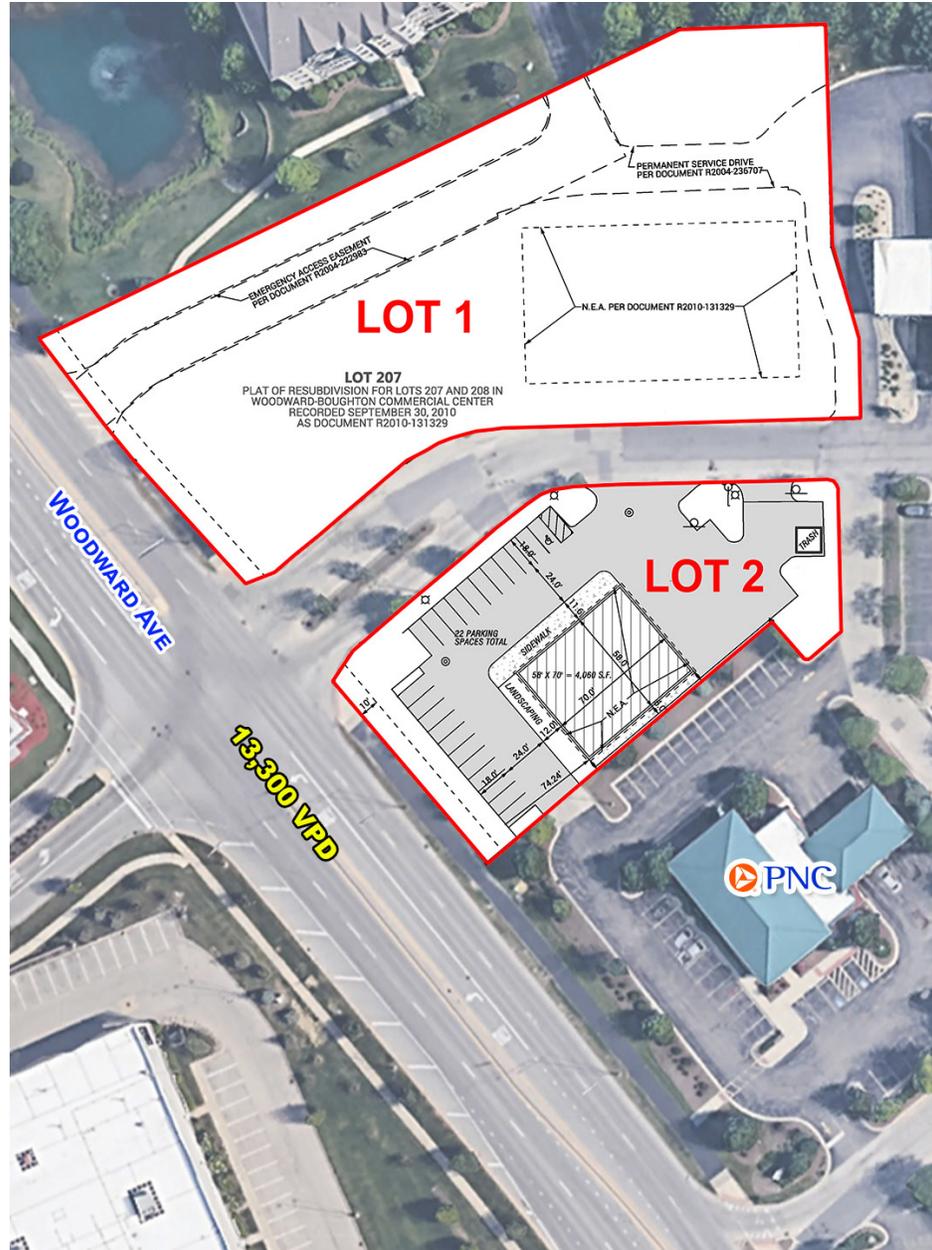
- *This site is fully improved including utilities, landscaping, retention, lighting, parking and sidewalks.*
- Cannabis use welcomed by Woodridge.
- Just east of Bolingbrook Promenade – a 750,000 square foot open air regional mall and I-355.
- Site is perfect for **coffee, specialty beverage** and a **QSR tenant**. Located on the morning side of the street with easy access and traffic flow. Drive-thru capability with multiple lanes.
- Great demographics and located in a hot retail corridor in DuPage County.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,425	78,365	216,832
AVG HH INCOME	\$160,238	\$134,981	\$149,028
TRAFFIC COUNTS			
	BOUGHTON RD	32,300 VPD	
	I-355	136,000 VPD	
	WOODWARD AVE	13,300 VPD	



MORNING SIDE SITE



AREA RETAILERS



CONTACT INFORMATION

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SITE IS PERFECT FOR **COFFEE, SPECIALTY BEVERAGE** AND A **QSR TENANT**. LOCATED ON THE MORNING SIDE OF THE STREET WITH EASY ACCESS AND TRAFFIC FLOW. DRIVE-THRU CAPABILITY WITH MULTIPLE LANES. **DON'T MISS OUT ON THIS DESIRED OPPORTUNITY.**



**LOT 1
1.474 AC**

**LOT 2
0.657 AC**

WOODWARD AVE

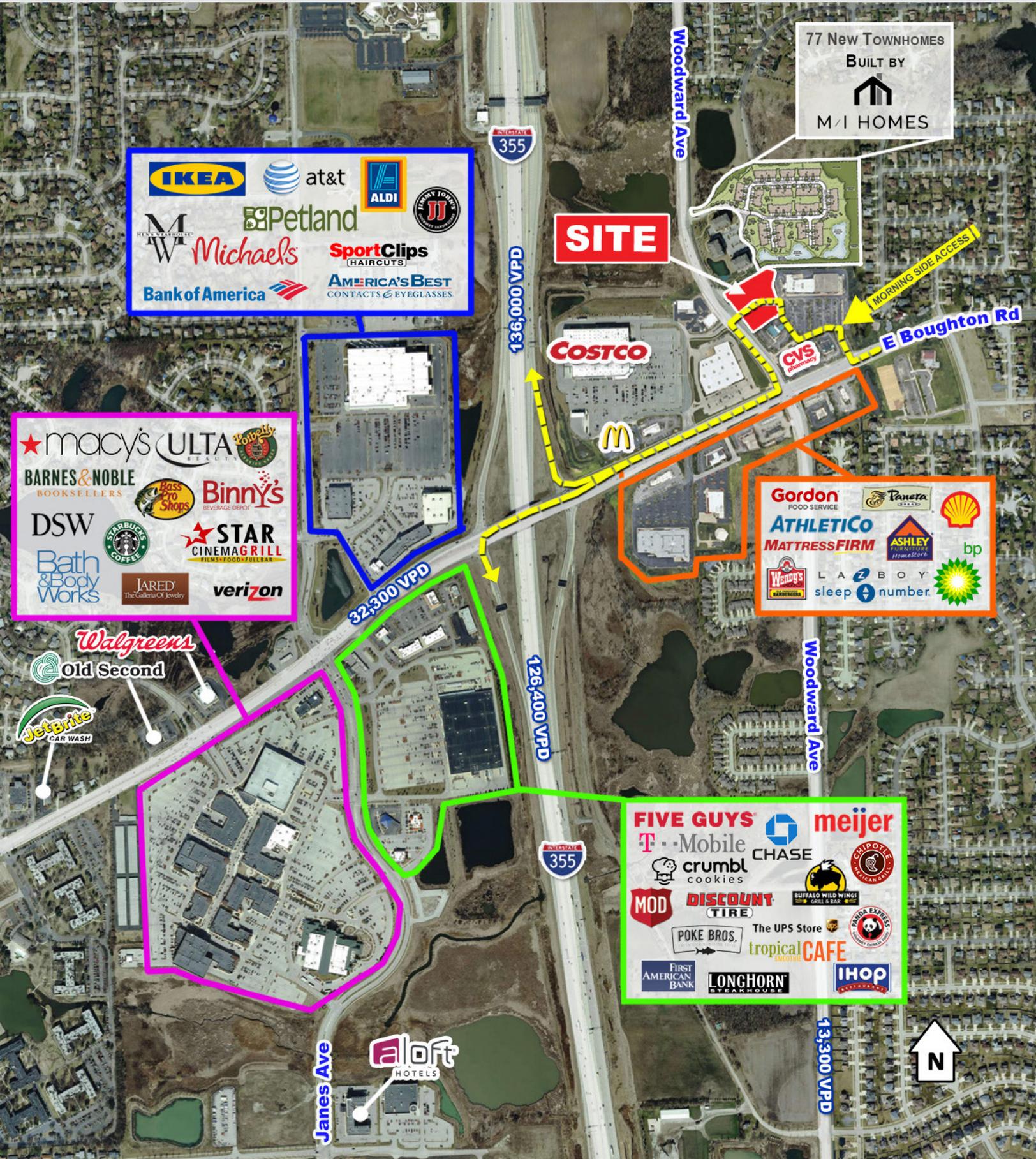
13,300 VPD

MORNING SIDE ACCESS

E BOUGHTON RD

**INTERCHANGE
1/4 MILE**

32,200 VPD



aloft
HOTELS

77 New TownHOMES
BUILT BY

M/I HOMES

