

# BARTLETT TOWN CENTER

201 S. MAIN STREET, BARTLETT, IL 60103



## OFFERING SUMMARY

Lease Rate:	\$14.50 - 16.00 SF/yr (NNN)
Building Size:	24,530 SF
Available SF:	1,200 - 4,968 SF
Lot Size:	33,884 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 residential units above and surrounding
- Wide variety of tenants, great mixture
- Ample off-street parking



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## LOCATION OVERVIEW

SWC Bartlett Rd. and Main St. in the Downtown of Bartlett, across from Bartlett Village Hall and Bartlett Metra Station.

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# BARTLETT TOWN CENTER

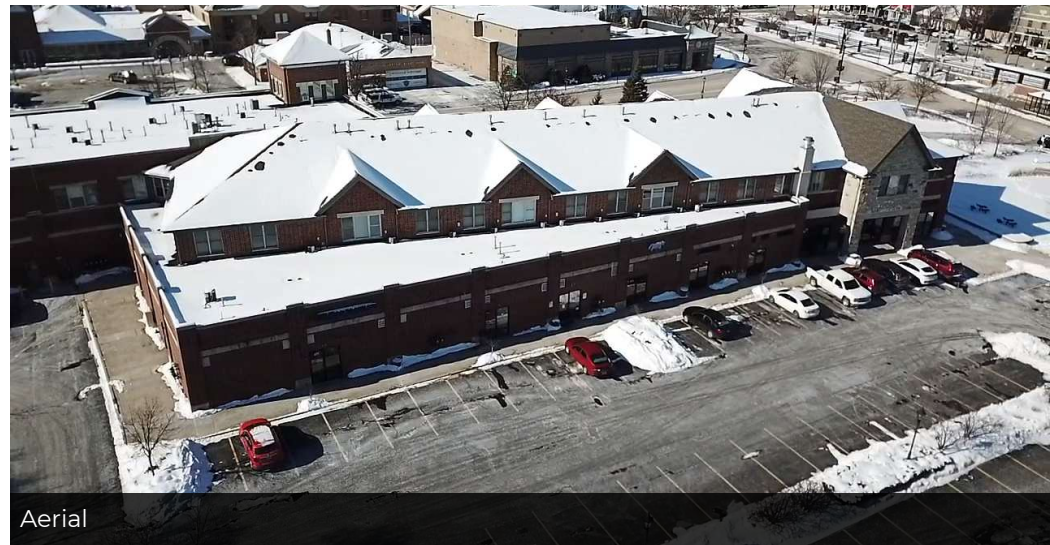
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Interior - Suite 217 (Shell Space)



Frontage (Suite 217)



Aerial

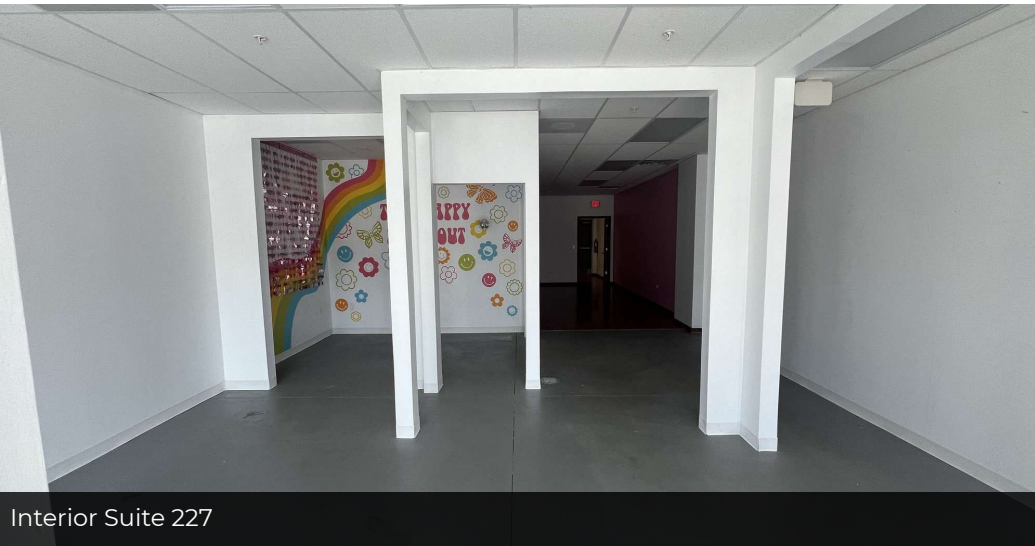


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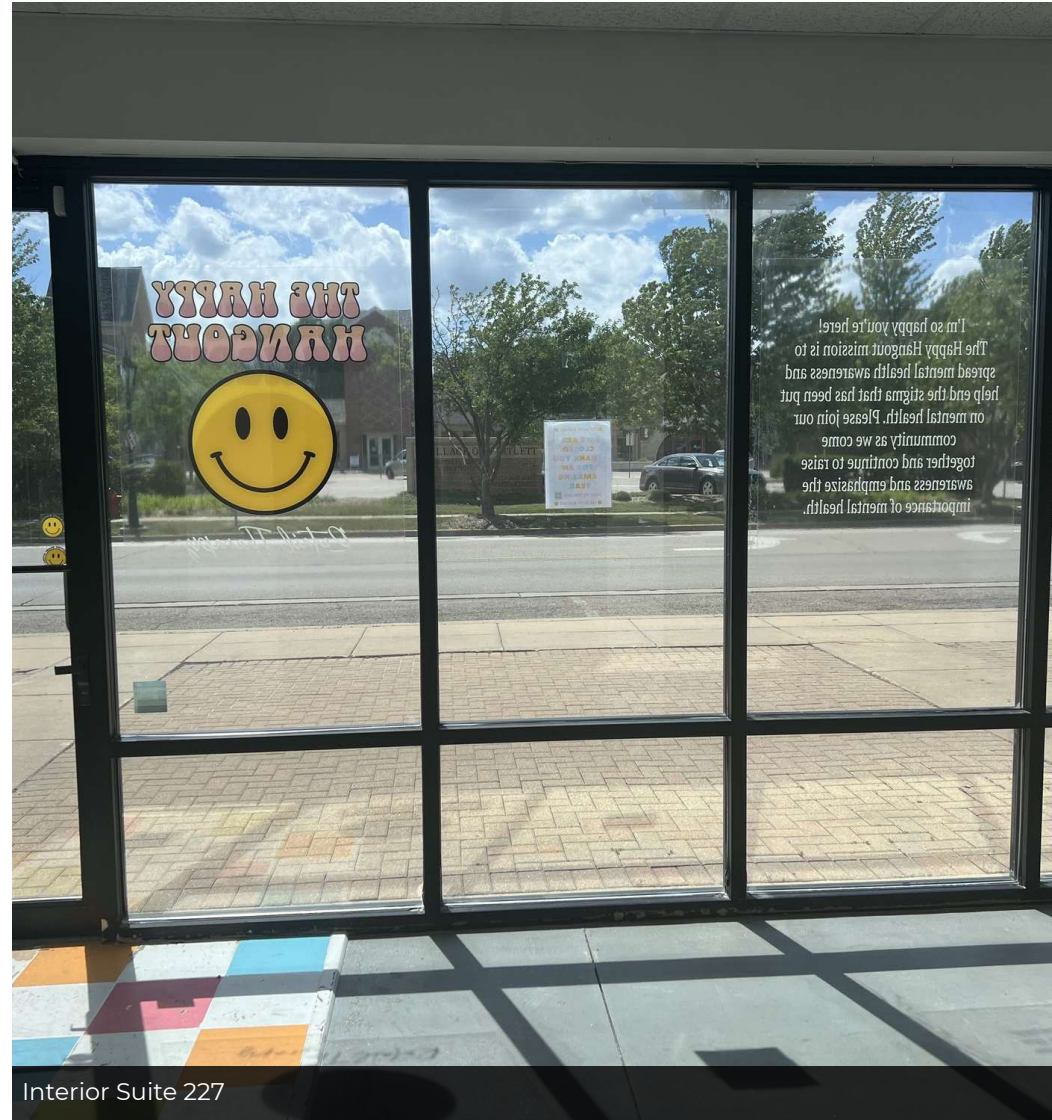
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Interior Suite 227



Interior Suite 227



Interior Suite 227



# BARTLETT TOWN CENTER

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Interior 225



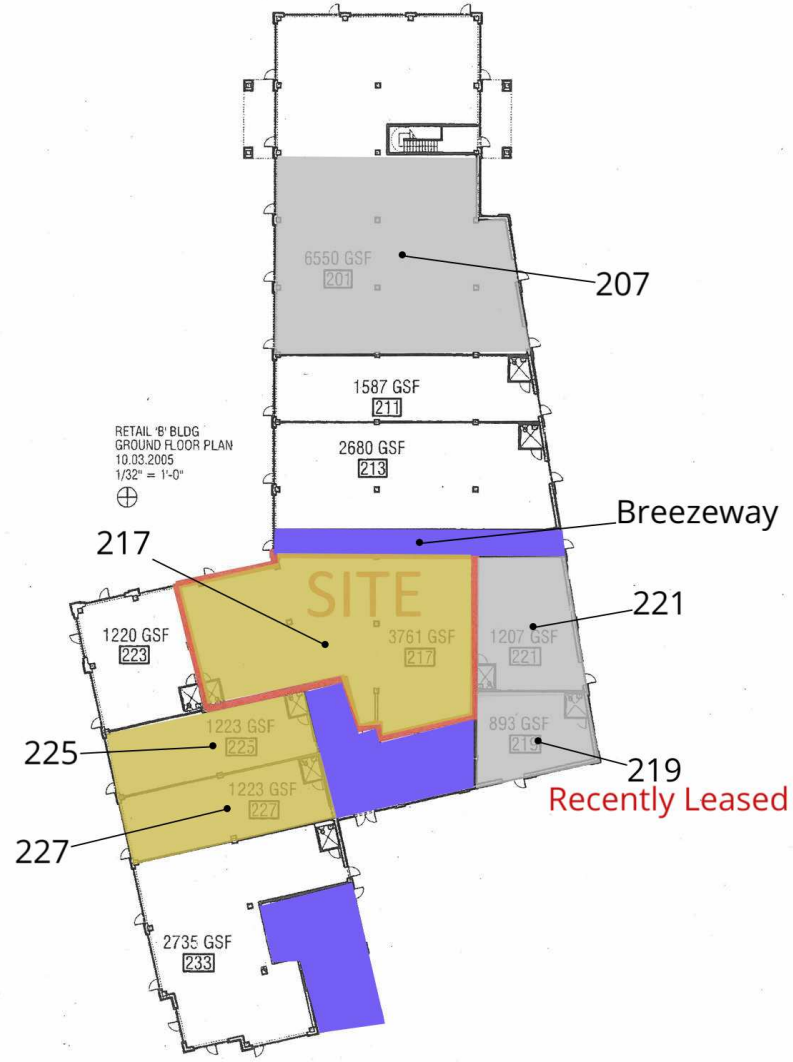
Interior 225



Interior 225

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### LEGEND

- Available
- Common Area
- Unavailable

Not to scale

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,968 SF	Lease Rate:	\$14.50 - \$16.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
217	3,761 - 4,968 SF	NNN	\$14.50 SF/yr	This space is currently a raw shell. The space features exposed ceilings and a unique shape. Blank canvas for an opportunity to really make the space unique for a variety of uses. Can be combined with unit 221 for a total of 4,968 sq. ft. A excellent opportunity to build out your vision from scratch.
227	1,223 SF	NNN	\$16.00 SF/yr	This spacious and well-maintained property is turn-key ready, ideal for retailers or office use. With ample room and a prime street-level location, it's perfect for businesses looking to move in and start operating immediately.
225	1,200 - 2,423 SF	NNN	\$16.00 SF/yr	Formerly a cafe/bakery, no black iron ventilation. Can be combined with adjacent suit 227 for a total of 2,423 sq. ft.

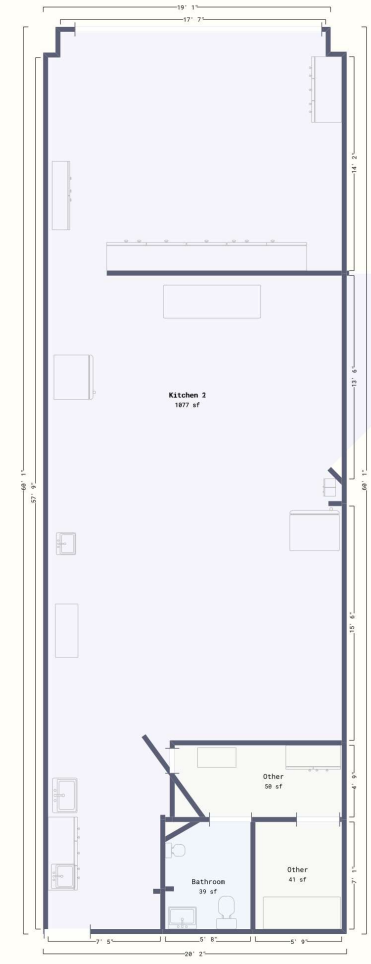
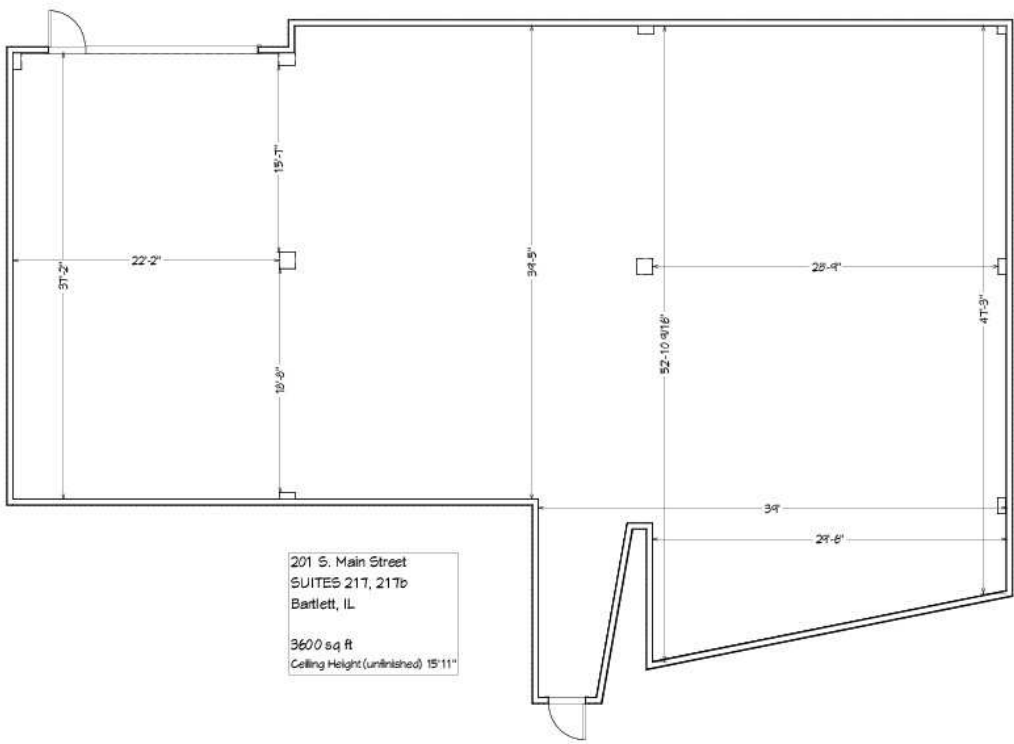


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Suite 225 - BTS  
225 S Main St, Bartlett, IL  
Approximately 1288 sf total





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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 2020 ACS - US Census

