



LEASE RATE

\$23.00 - 27.50
SF/YR

OFFERING SUMMARY

Available SF:	1,375 - 2,052 SF
Lease Rate:	\$23.00 - 27.50 SF/yr (NNN)
Lot Size:	7.79 Acres
Year Built:	1978
Building Size:	79,678 SF
Renovated:	2003
Zoning:	B-2 Community Retail
Market:	Chicago
Submarket:	Joliet/Central Will

PROPERTY OVERVIEW

This busy grocery-anchored center pulls traffic from several major roadways as well as Will and DuPage counties. The diverse tenant mix, local center management, and vicinity to expansive neighborhoods and corporate clients alike creates an excellent location opportunity for new and established businesses.

LOCATION OVERVIEW

Briar Square in Bolingbrook, IL is located on the north-east corner of Bolingbrook Drive (Rte 53) and Briarcliff Road near I-55. As of the 2010 Census, Bolingbrook is the 2nd largest village in the state of Illinois, creating a vpd of 35,600 on Bolingbrook Dr and 10,000 on Briarcliff Rd.

PROPERTY HIGHLIGHTS

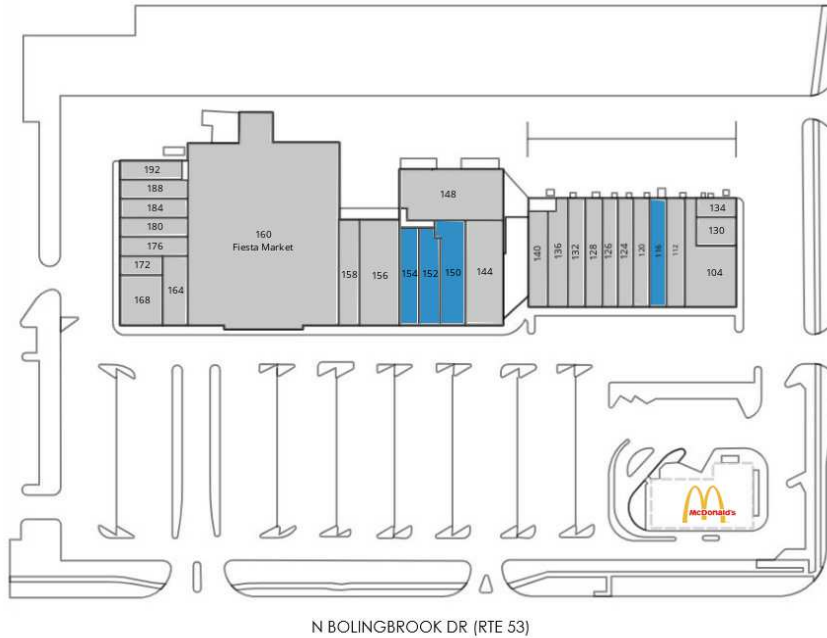
- Grocery Anchored
- Highly visible frontage on Rte 53
- 1 mile north of I-55
- 35,600 vpd on Bolingbrook Dr
- 10,000 vpd on Briarcliff Rd

ADDITIONAL PHOTOS

BRIAR SQUARE

104 - 192 N BOLINGBROOK DR, BOLINGBROOK, IL 60440





N BOLINGBROOK DR (RTE 53)

UNAVAILABLE

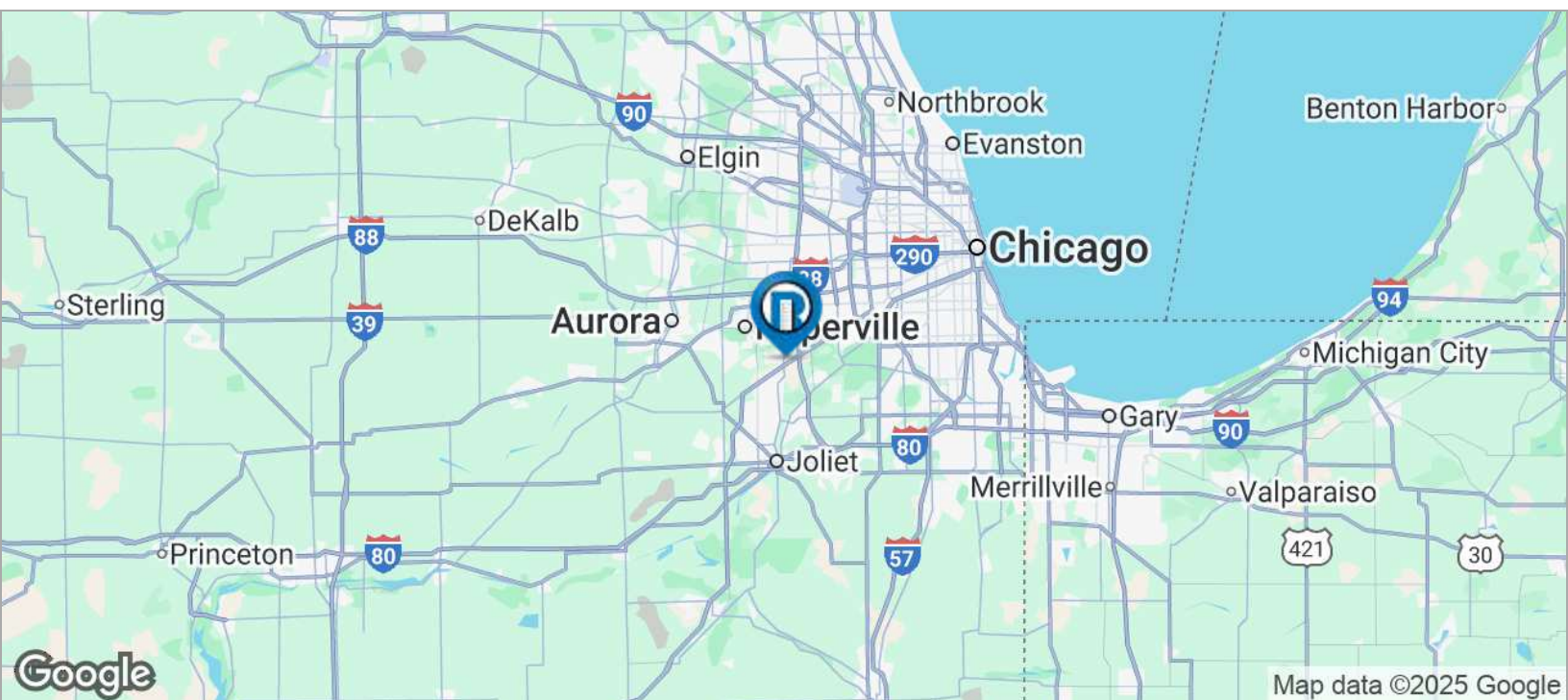
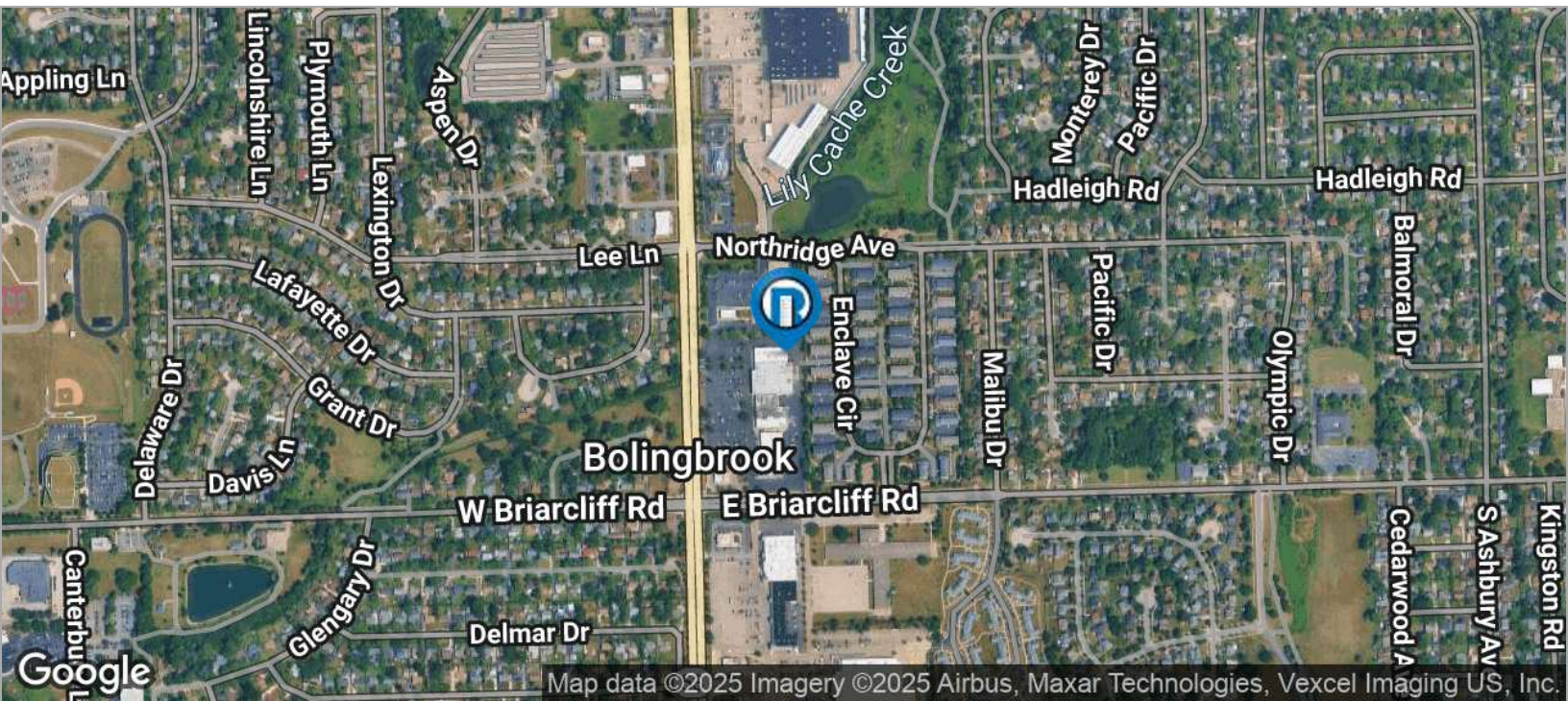
AVAILABLE

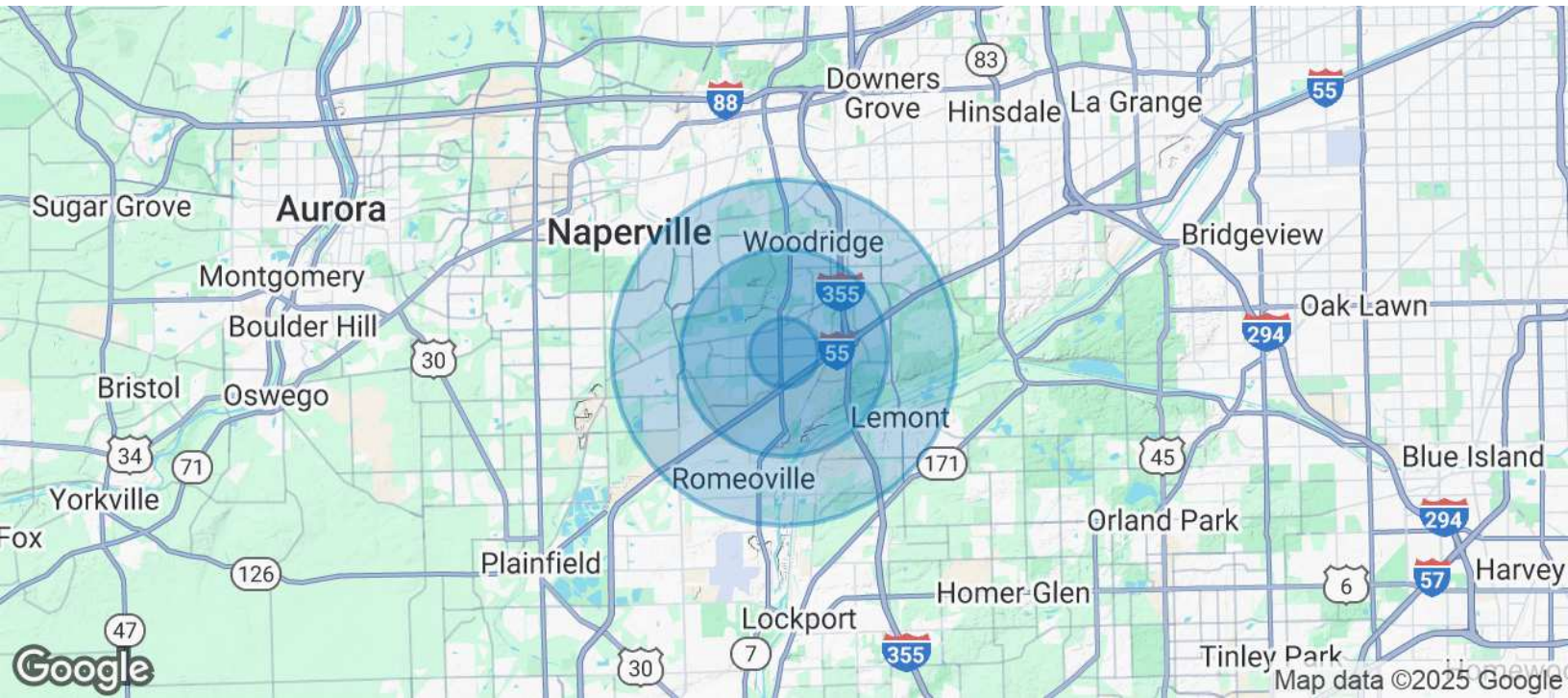
LEASE TYPE NNN | TOTAL SPACE 1,375 - 2,052 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$23.00 - \$27.50 SF/YR

SUITE	SIZE	TYPE	RATE	DESCRIPTION
116 N Bolingbrook Drive	1,707 SF	NNN	\$25.00 SF/yr	Reception Counter In-line Street-facing Ideal for Professional or Retail Uses
150 N Bolingbrook Drive	2,052 SF	NNN	\$23.00 SF/yr	Street-facing on Route 53 Vanilla-shell In-line Ideal for Retail or Professional Uses
152 N Bolingbrook Drive	1,375 SF	NNN	\$27.50 SF/yr	Street-facing on Route 53 Vanilla-shell In-line Ideal for Retail or Professional Uses
154 N Bolingbrook Dr	1,473 SF	NNN	\$27.50 SF/yr	Street-facing on Route 53 Vanilla-shell In-line Ideal for Retail or Professional Uses

BRIAR SQUARE

104 - 192 N BOLINGBROOK DR, BOLINGBROOK, IL 60440



**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	17,369	80,684	190,954
Average age	30.8	33.3	35.6
Average age (Male)	28.5	32.1	34.6
Average age (Female)	33.5	34.6	36.5

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total households	5,219	25,524	63,801
# of persons per HH	3.3	3.2	3.0
Average HH income	\$68,604	\$84,700	\$93,973
Average house value	\$203,017	\$300,756	\$333,847

* Demographic data derived from 2020 ACS - US Census

BRIAR SQUARE

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