



**LEASE**

# Freestanding Bradley Commons Retail Outlot

**2086-2090 N. STATE ROUTE 50**

Bourbonnais, IL 60914

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN)
	\$15.60 SF/yr NNN (2026)
<b>NUMBER OF UNITS:</b>	3
<b>AVAILABLE SF:</b>	1,346 SF
<b>LOT SIZE:</b>	1.16 Acres
<b>BUILDING SIZE:</b>	5,614 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Bradley Commons Shopping Center located at IL-50 and St. George Road in Bourbonnais, IL. As the region's premier power center, it is comprised of over 50,000 SF of anchor and small shop retailers including Wal-Mart, Kohls, Dicks Sporting Goods, Bed Bath & Beyond, and Petco. The diverse national tenant mix, ideal location, and high visibility draws customers from Bradley, Bourbonnais, Kankakee, Peotone, and Manteno. With ample parking and excellent signage opportunities, this property is poised to elevate your business to new heights. 1,346 SF of retail is available in the new multi-tenant retail building facing IL-50 and adjacent to Jimmy Johns and Sleep Number.

## PROPERTY HIGHLIGHTS

- Power center anchored by Wal-Mart, Kohls, Dicks Sporting Goods, Bed Bath & Beyond, and Petco
- 57 Parking Spaces | 1,346 SF Available
- Service area includes Bradley, Bourbonnais, Kankakee, Peotone, and Manteno
- Near Olivet Nazarene University & Northfield Shopping Center
- Closest shopping center to I-57 exit at 6000 North Road

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UNIT 2088 +/- 1,346 SF



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,346 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES

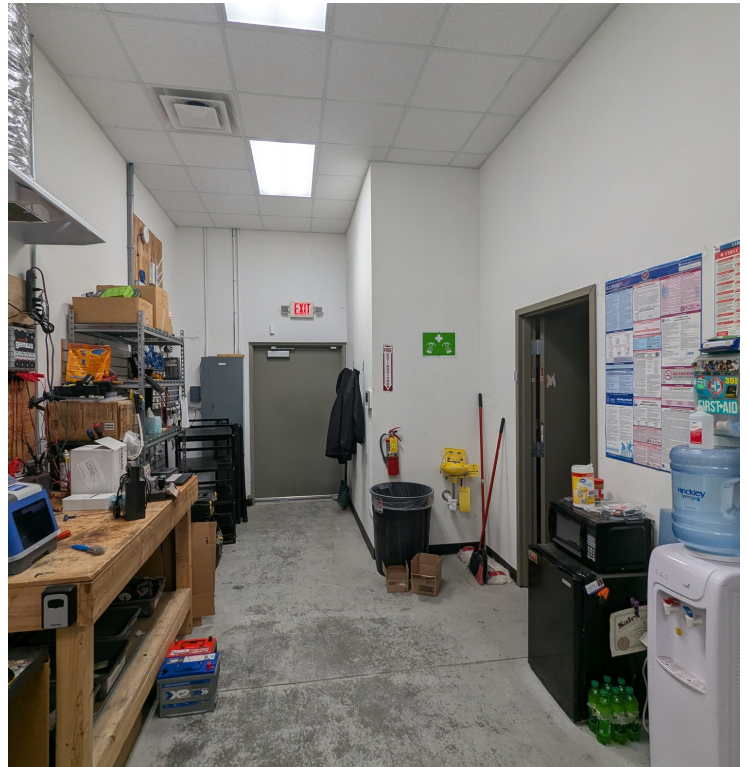
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 2088	1,346 SF	NNN	\$25.00 SF/yr

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## INTERIOR PHOTOS



**KAREN KULCZYCKI, CCIM, SIOR**

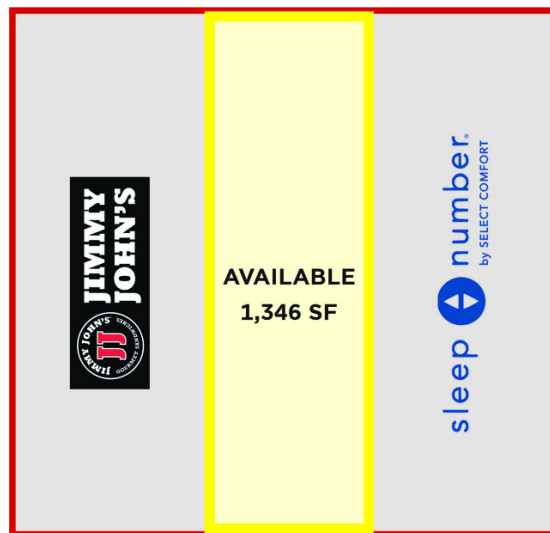
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# SITE PLAN



N STATE ROUTE 50  
12,200 VPD

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# AERIAL SITE PLAN



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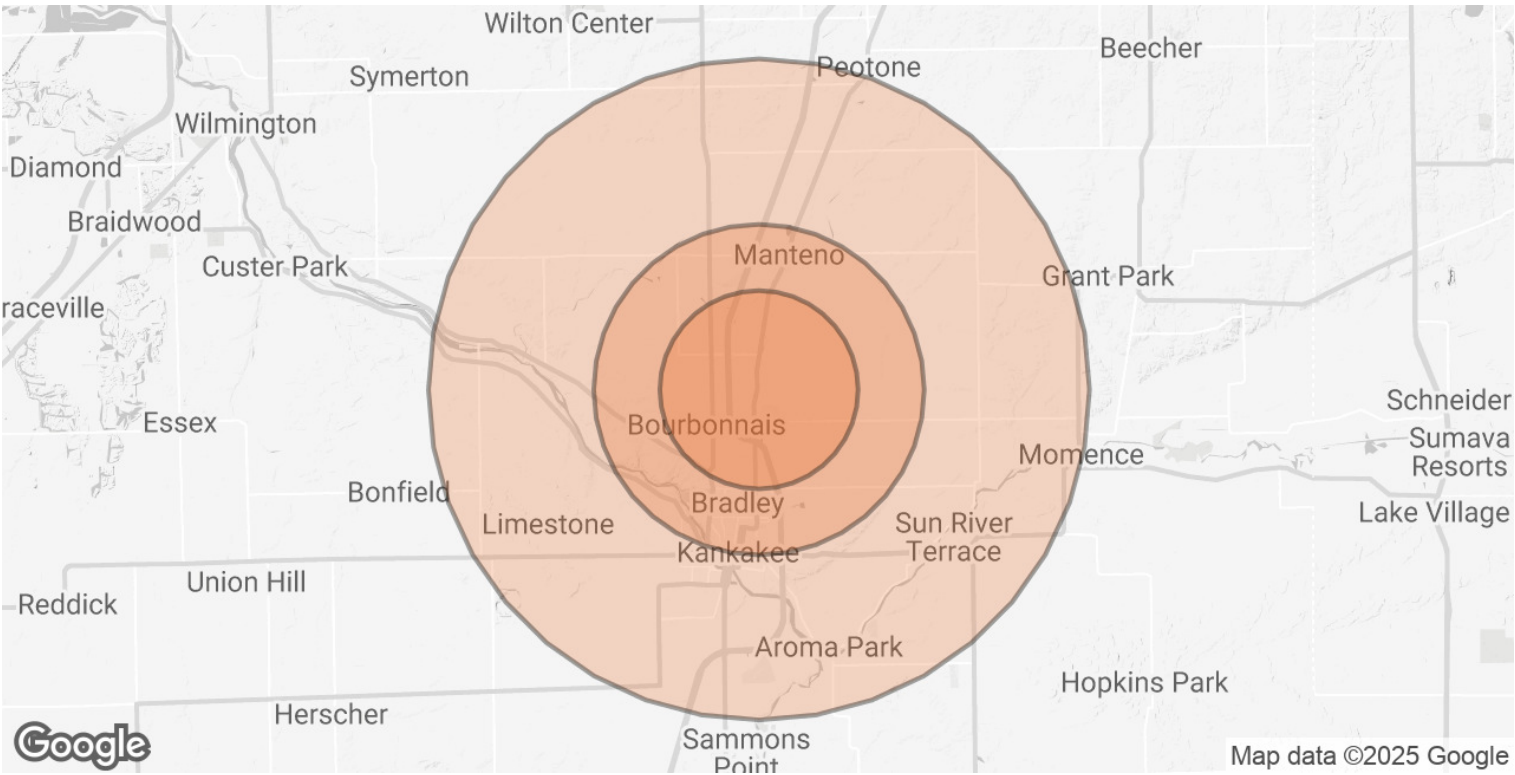
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	26,456	58,394	91,647
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	39	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,605	22,342	35,529
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$100,131	\$94,139	\$90,787
AVERAGE HOUSE VALUE	\$236,965	\$232,662	\$226,709

Demographics data derived from AlphaMap

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