



LEASE

Freestanding Bradley Commons Retail Outlot

2086-2090 N. STATE ROUTE 50

Bourbonnais, IL 60914

PRESENTED BY:

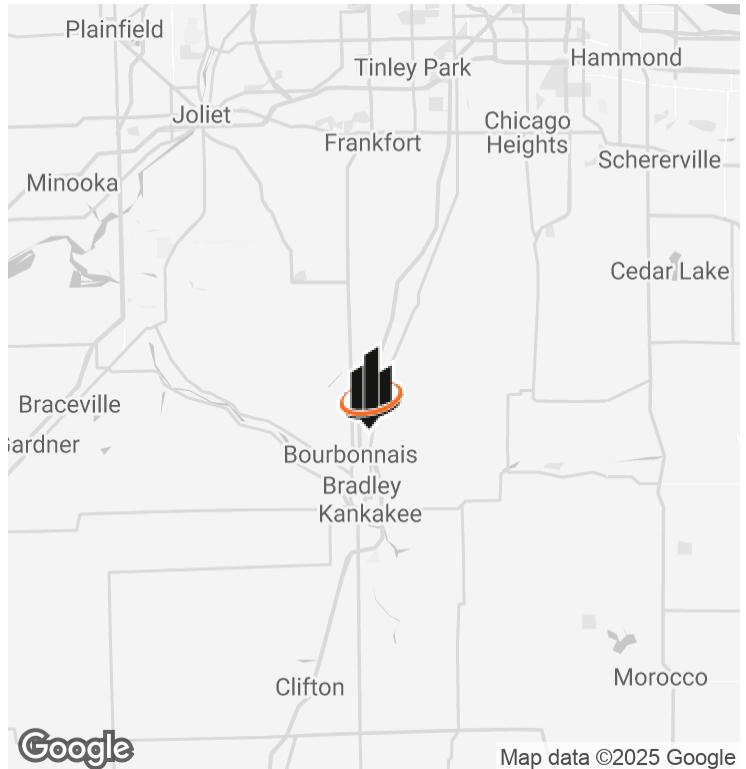
**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352
kkulczycki@svn.com
IL #471020279

OLIVIA WIRTH

O: 312.770.0119
olivia.wirth@svn.com
IL #475.161032

PROPERTY SUMMARY



OFFERING SUMMARY

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

KAREN KULCZYCKI, CCIM, SIOR **OLIVIA WIRTH**
O: 630.330.3352 O: 312.770.0119
kkulczycki@svn.com olivia.wirth@svn.com
IL #471020279 IL #475.161032

UNIT 2088 +/- 1,346 SF



LEASE INFORMATION

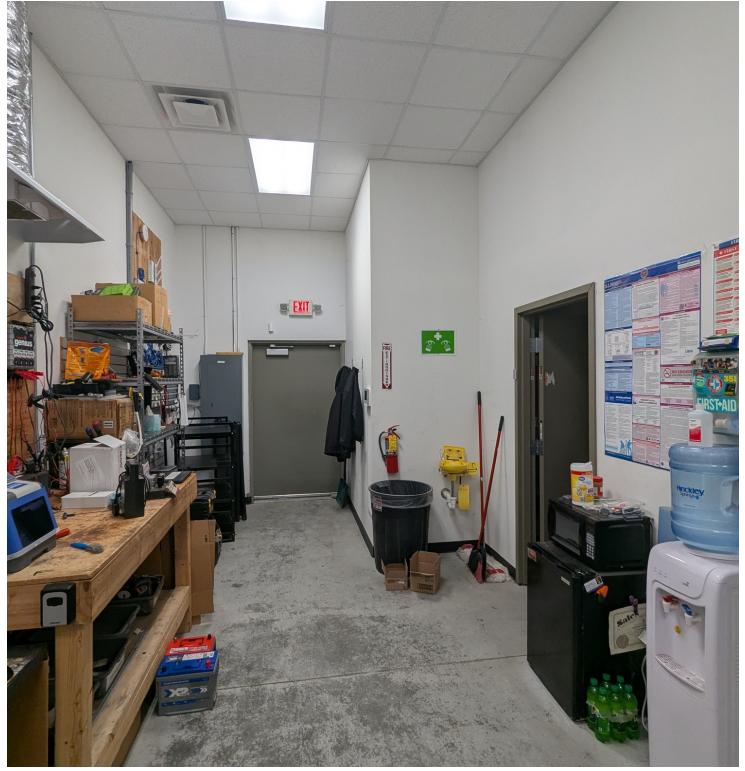
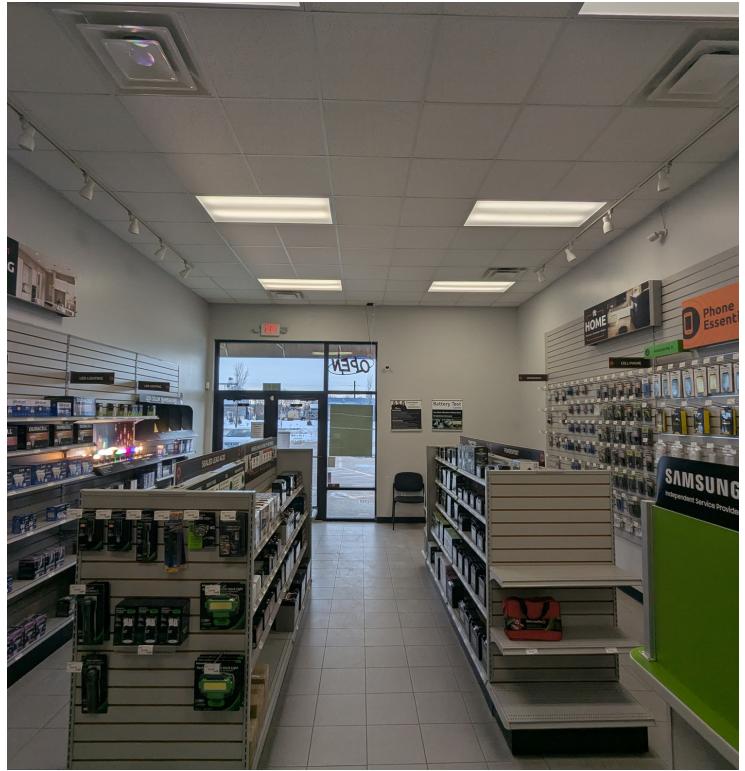
LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,346 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES

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

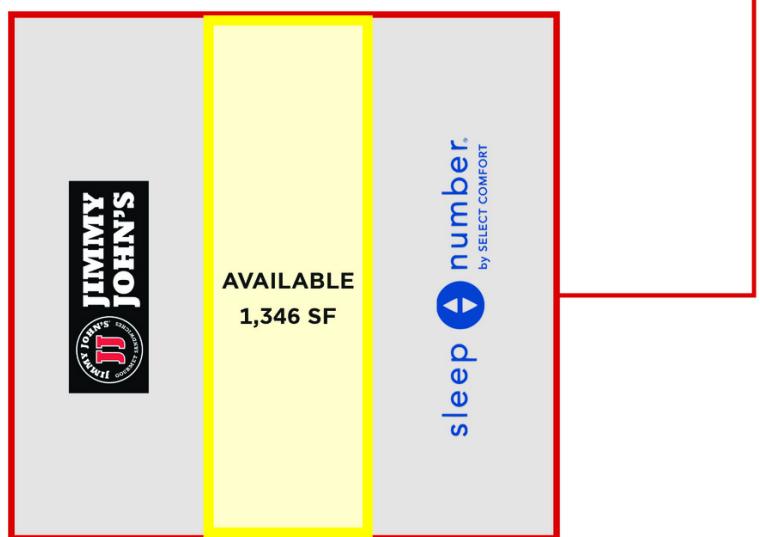
KAREN KULCZYCKI, CCIM, SIOR OLIVIA WIRTH
O: 630.330.3352 O: 312.770.0119
kkulczycki@svn.com olivia.wirth@svn.com
IL #471020279 IL #475.161032

INTERIOR PHOTOS



KAREN KULCZYCKI, CCIM, SIOR **OLIVIA WIRTH**
O: 630.330.3352 O: 312.770.0119
kkulczycki@svn.com olivia.wirth@svn.com
IL #471020279 IL #475.161032

SITE PLAN



N STATE ROUTE 50
12,200 VPD

KAREN KULCZYCKI, CCIM, SIOR **OLIVIA WIRTH**
 O: 630.330.3352 O: 312.770.0119
 kkulczycki@svn.com olivia.wirth@svn.com
 IL #471020279 IL #475.161032

AERIAL SITE PLAN



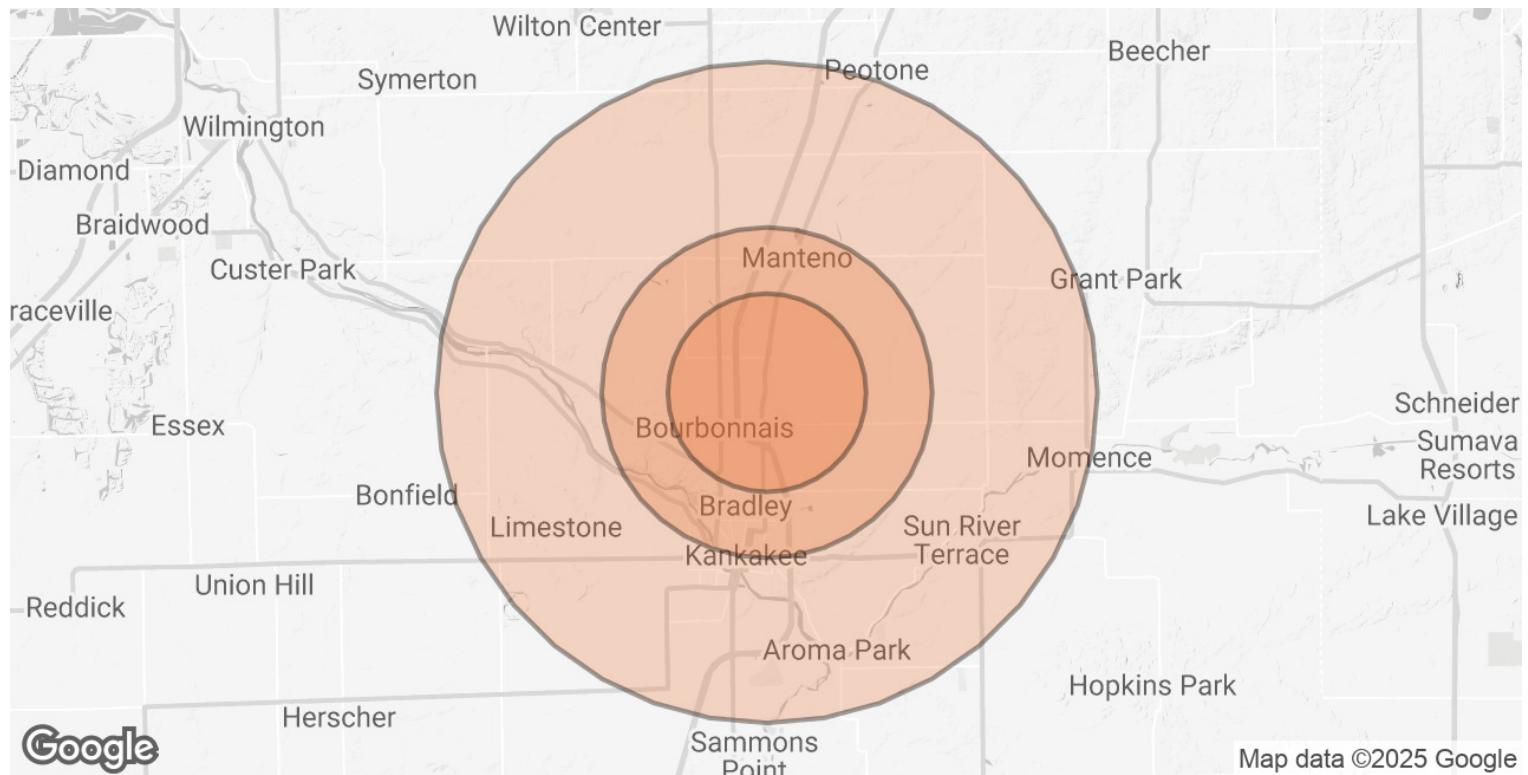
KAREN KULCZYCKI, CCIM, SIOR **OLIVIA WIRTH**
 O: 630.330.3352 O: 312.770.0119
 kkulczycki@svn.com olivia.wirth@svn.com
 IL #471020279 IL #475.161032

RETAILER MAP



KAREN KULCZYCKI, CCIM, SIOR **OLIVIA WIRTH**
O: 630.330.3352 O: 312.770.0119
kkulczycki@svn.com olivia.wirth@svn.com
IL #471020279 IL #475.161032

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

KAREN KULCZYCKI, CCIM, SIOR **OLIVIA WIRTH**
 O: 630.330.3352 O: 312.770.0119
 kkulczycki@svn.com olivia.wirth@svn.com
 IL #471020279 IL #475.161032

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

KAREN KULCZYCKI, CCIM, SIOR **OLIVIA WIRTH**
O: 630.330.3352 O: 312.770.0119
kkulczycki@svn.com olivia.wirth@svn.com
IL #471020279 IL #475161032