



BARTLETT PLAZA

100-399 BARTLETT PLAZA
BARTLETT, IL 60103

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Property Summary



OFFERING SUMMARY

Available SF:	1,200 - 31,860 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	9.79 Acres
Year Built:	1991
Building Size:	86,094 SF
Market:	Chicago
Submarket:	Chicago - Far Northwest Submarket

PROPERTY OVERVIEW

Busy convenience retail center anchored by Ace Hardware and shadow anchored by CVS Pharmacy. The center offers excellent co-tenancy with a mix of national and local restaurant, retail, and professional services tenants including Subway, United States Post Office, Pasta Mia, Kumon, Edward Jones, Midwest Physical Therapy, State Farm, and other medical, dental, and personal services tenants. The plaza is centrally located providing convenient access to dense surrounding neighborhoods and nearby schools.

Shop spaces area ideal for fitness, yoga, medical, financial services, banking, credit unions, consumer lenders, restaurants, day spas, martial arts and other retail, service and professional uses.

31,860 SF Anchor Space (former Grocery Store) is divisible to approx 10,000 SF and is available for credit worthy national and regional tenants. Ideal for grocery, fitness, child services, medical clinics, education and trade schools, swim schools, banquet halls and other similar uses.

LOCATION OVERVIEW

The property is located at the south end of Downtown Bartlett, and less than 1/2 mile from Bartlett's Metra Commuter Rail Station. The Village of Bartlett is located 35 miles northwest of Chicago. In the 2010 U.S. Census Bartlett's population is around 41,208. Bartlett is bordered by Hanover Park and Roselle to the east, South Elgin to the west, Streamwood to the north, and Carol Stream to the south.

Available Spaces



LEASE RATE: \$12.00 SF/YR

TOTAL SPACE: 1,200 - 31,860 SF

LEASE TYPE: NNN

LEASE TERM: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
134	Neighborhood Center	\$12.00 SF/yr	NNN	1,200 SF	Negotiable	Inline Space adjacent to Ace Hardware. Currently used as management office.
150	Neighborhood Center	\$12.00 SF/yr	NNN	1,200 SF	Negotiable	Inline space between State Farm & Yeah Boardshop. Last used as dry cleaner. Asking rent with pass thru's is \$1,750/month.
154	Neighborhood Center	\$12.00 SF/yr	NNN	2,374 SF	Negotiable	Inline space between State Farm & Chiropractor. Space has 2 ADA restroom and open layout. Ideal for fitness, yoga, restaurant, and other retail uses. Asking rent with pass thru's is \$3,462.

Available Spaces



LEASE RATE: \$12.00 SF/YR

TOTAL SPACE: 1,200 - 31,860 SF

LEASE TYPE: NNN

LEASE TERM: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
170	Neighborhood Center	\$12.00 SF/yr	NNN	1,200 SF	Negotiable	Endcap space. Last used as medical office. It has 3 exam rooms, admin area, lab area, and 2 restrooms. Asking rent with pass thru's is \$1,750.
399		Negotiable	NNN	31,860 SF	Negotiable	Ideal for grocery, fitness, child services, medical clinics, education and trade schools, swim schools, liquor store, sports bar, banquet halls and other similar uses. Available subject to landlord review of prospective tenant financials.



Available Spaces

LEASE RATE: \$12.00 SF/YR

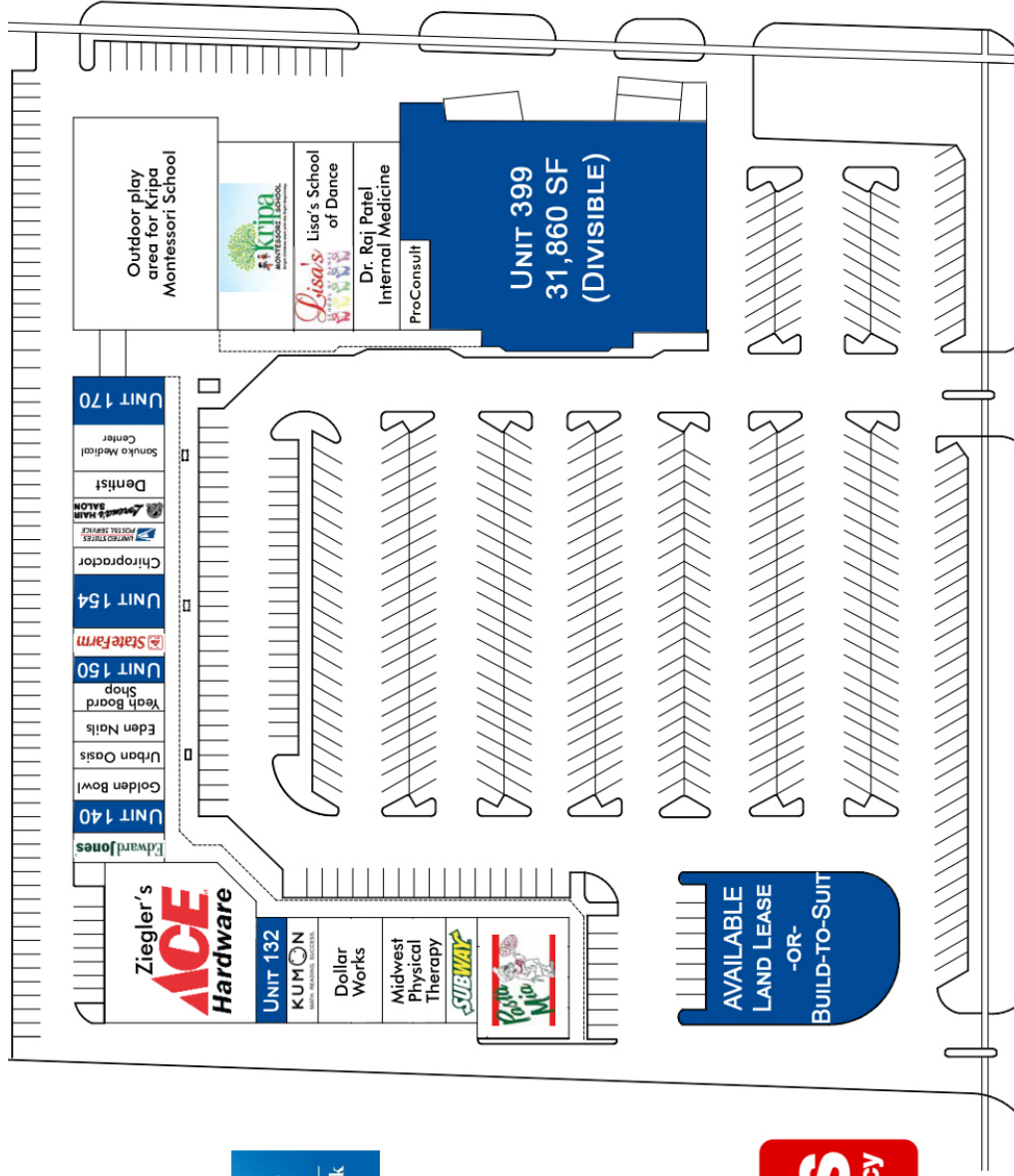
LEASE TYPE: NNN

TOTAL SPACE: 1,200 - 31,860 SF

LEASE TERM: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
124	Strip Center	\$12.00 SF/yr	NNN	2,600 SF	36 months	This space is 2 units combined and was used for physical therapy. One side is open and the other has a waiting area, admin space, and 2 offices. Asking rate with pass thru's is \$3,792.

Site Plan



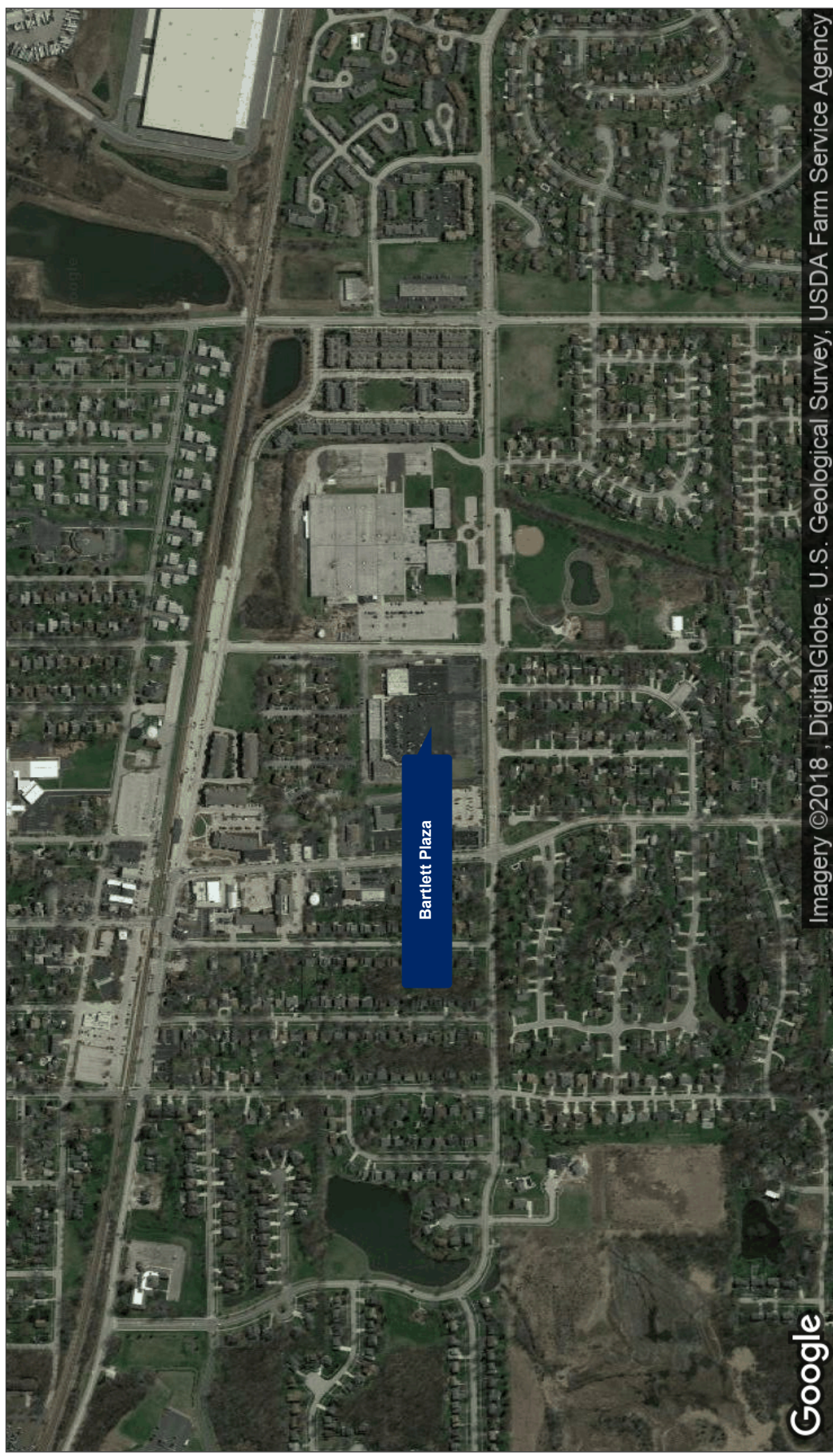
Additional Photos



Additional Photos

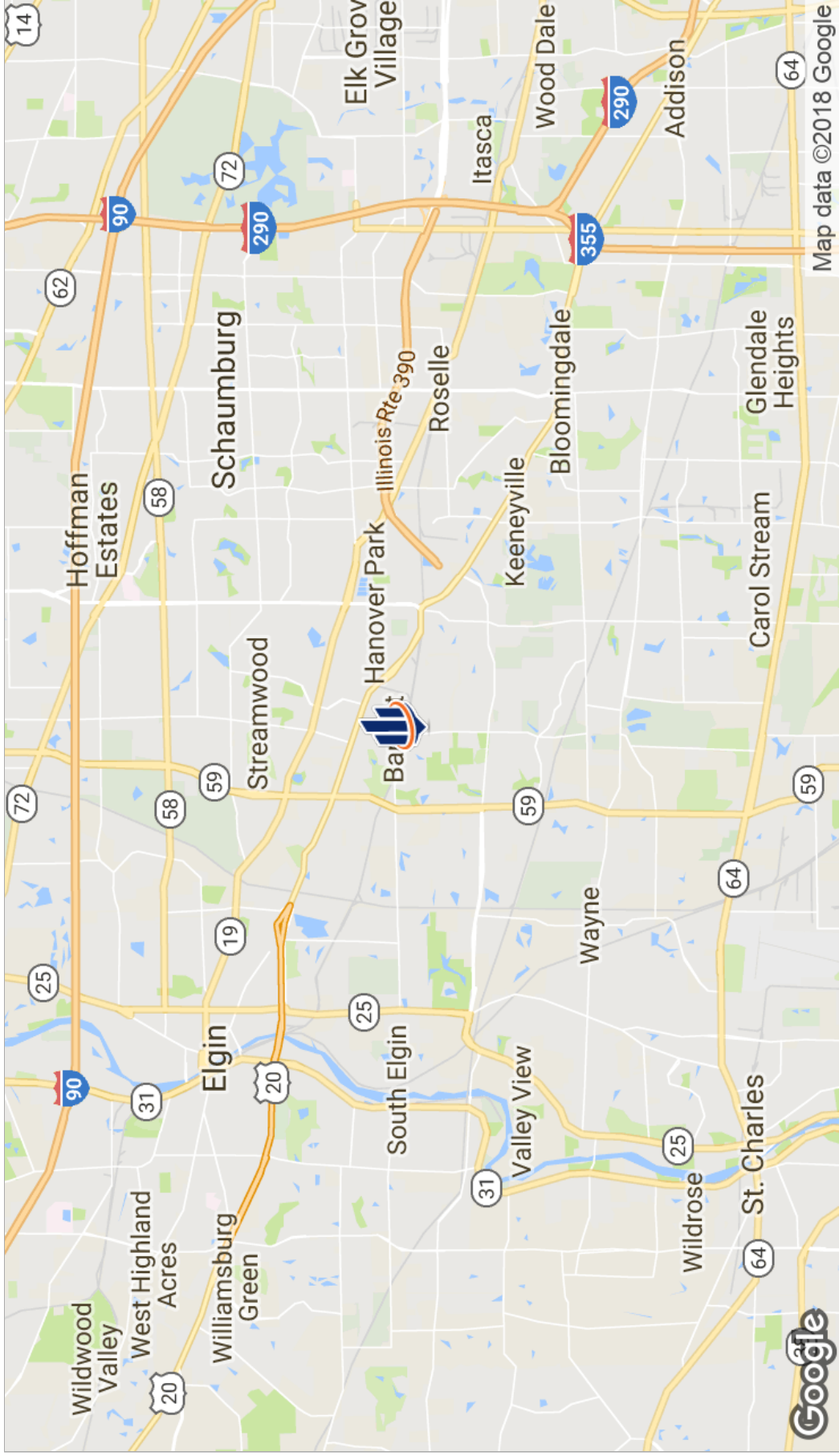


Aerial Map

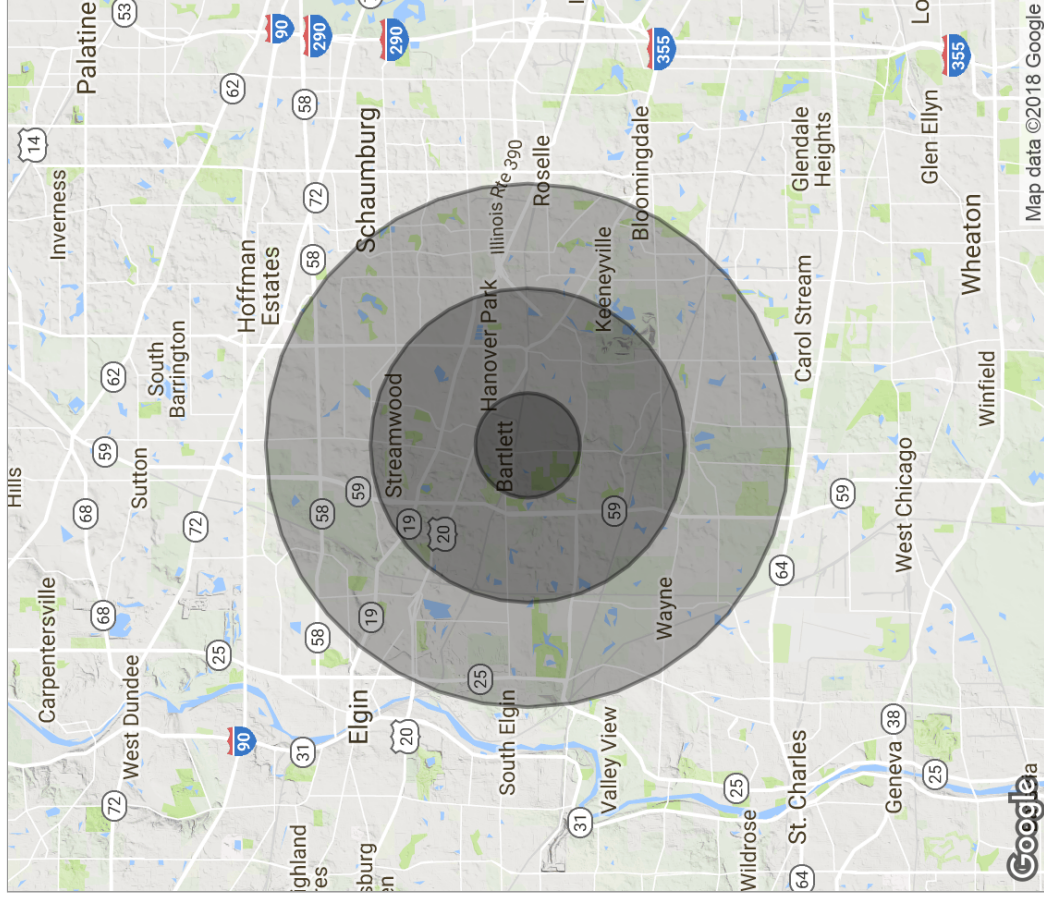




Location Maps



Demographics Map



POPULATION		1 MILE	3 MILES	5 MILES
Total population		10,575	93,665	228,167
Median age		34.9	34.0	34.5
Median age (male)		33.5	33.4	33.6
Median age (Female)		36.6	34.8	35.8
HOUSEHOLDS & INCOME		1 MILE	3 MILES	5 MILES
Total households		3,920	30,481	77,122
# of persons per HH		2.7	3.1	3.0
Average HH income		\$86,883	\$82,558	\$86,296
Average house value		\$354,825	\$290,404	\$288,251
ETHNICITY (%)		1 MILE	3 MILES	5 MILES
Hispanic		9.7%	25.8%	20.6%
RACE (%)				
White		84.0%	68.8%	68.5%
Black		1.8%	3.2%	4.1%
Asian		8.7%	12.8%	15.1%
Hawaiian		0.0%	0.0%	0.0%
American Indian		0.0%	0.3%	0.3%
Other		4.3%	13.2%	10.3%

* Demographic data derived from 2010 US Census