

BARTLETT COMMONS

810-892 ROUTE 59
BARTLETT, IL 60103

Joel Miller, CCIM



Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 1,000 - 25,000 SF

LEASE RATE: \$20.00 SF/Yr (NNN)

BUILDING SIZE: 82,732 SF

YEAR BUILT: 1991

MARKET: Chicago

SUB MARKET: Dupage County

CROSS STREETS: Stearns Rd

PROPERTY DESCRIPTION

Retail space in the busiest center in Bartlett. Excellent co-tenancy with a strong mix of retail, medical, restaurant, and daily needs service businesses serving the local community. Center anchors include Northwestern Medicine Convenient Care, Dollar Tree, DuPage Medical Group, Anytime Fitness, and Ambrosia Greek Eatery. Center is ideally positioned for grocery, medical, retail, and restaurant uses. Center offers full access to both Rt 59 and Stearns Rd.

LOCATION OVERVIEW

Dynamic retail location at the key intersection of IL Route 59 & Stearns Rd in Bartlett. The center is surrounded by national retailers including Home Depot, Walgreens, Starbucks, Auto Zone, 5/3rd Bank, Wendy's, Sonic, Verizon, Sherwin Williams and more.

Heavy traffic counts with 48,000 VPD on IL Rt 59 and additional 15,000 VPD on Stearns Rd [63,000 VPD at intersection].

Available Spaces

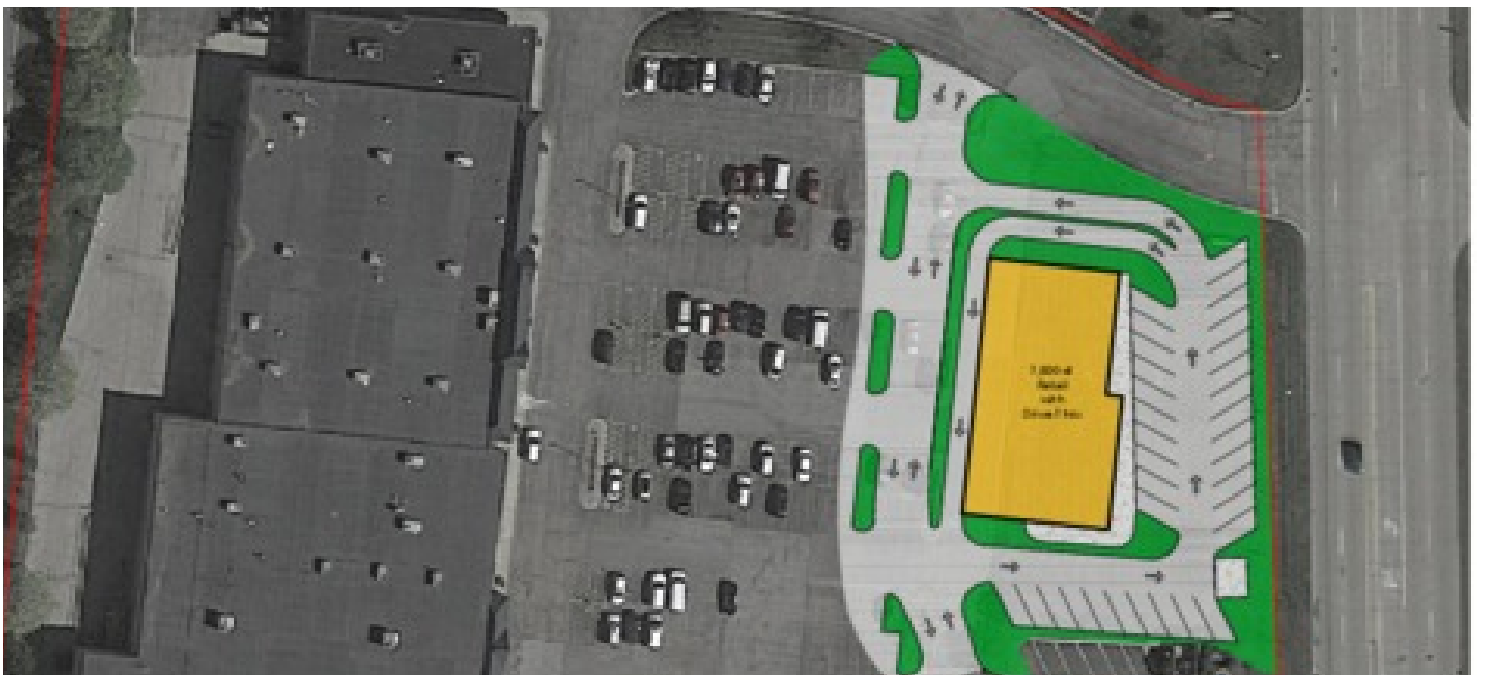
Lease Rate: \$20.00 SF/YR (NNN) **Total Space** 1,000 - 25,000 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Stearns Rd Outlot (Proposed / BTS)	Strip Center	NEGOTIABLE	NNN	1,000 - 5,200 SF	Proposed new construction / build to suit outlot retail opportunity. Up to 5,200 SF retail/restaurant space with drive thru and patio on Stearns Rd. Ideal for drive thru coffee house, QSR or full service restaurant. Can deliver space as small as 1,000 sf. Excellent visibility and access.
Rt 59 Outlot (Proposed / BTS)	Strip Center	NEGOTIABLE	NNN	2,000 - 7,200 SF	Proposed new construction / build to suit outlot retail opportunity. Up to 7,200 SF of retail/restaurant space with drive thru and patio seating. Excellent visibility Route 59 adjacent to entrance..
882	Strip Center	\$20.00 SF/YR	NNN	1,400 SF	Former cell phone store with 2 restrooms. Approx. 20' x 70'. Combine with adjacent unit for a total of 2,800 SF.

Additional Photos

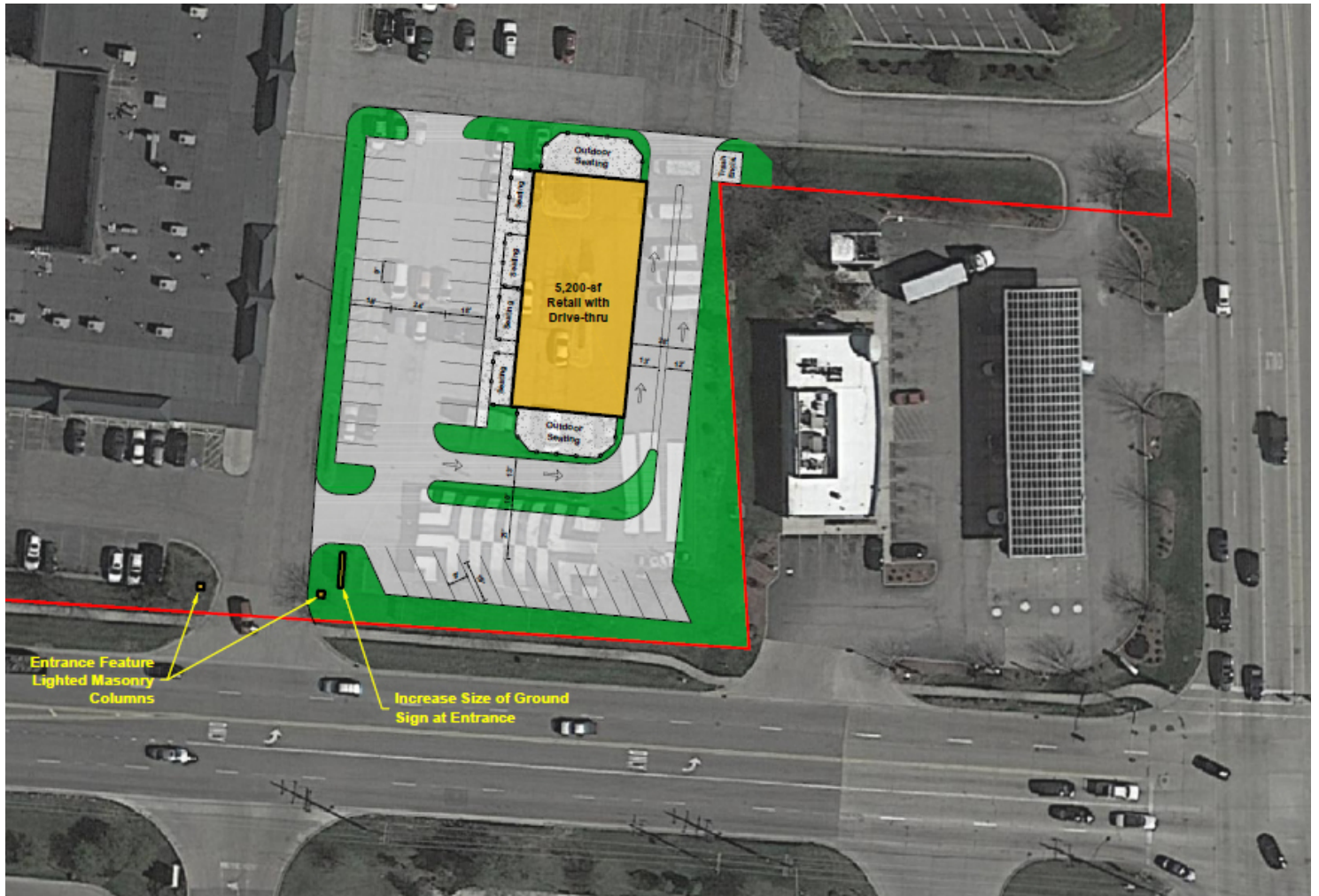


Route 59 Outlot Proposal A - 4,500 SF Single Tenant Building with Drive Thru and Patio Seating



Route 59 Outlot Proposal B - 7,600 SF Single or Multi Tenant Building with Drive Thru & Patio Seating

Additional Photos



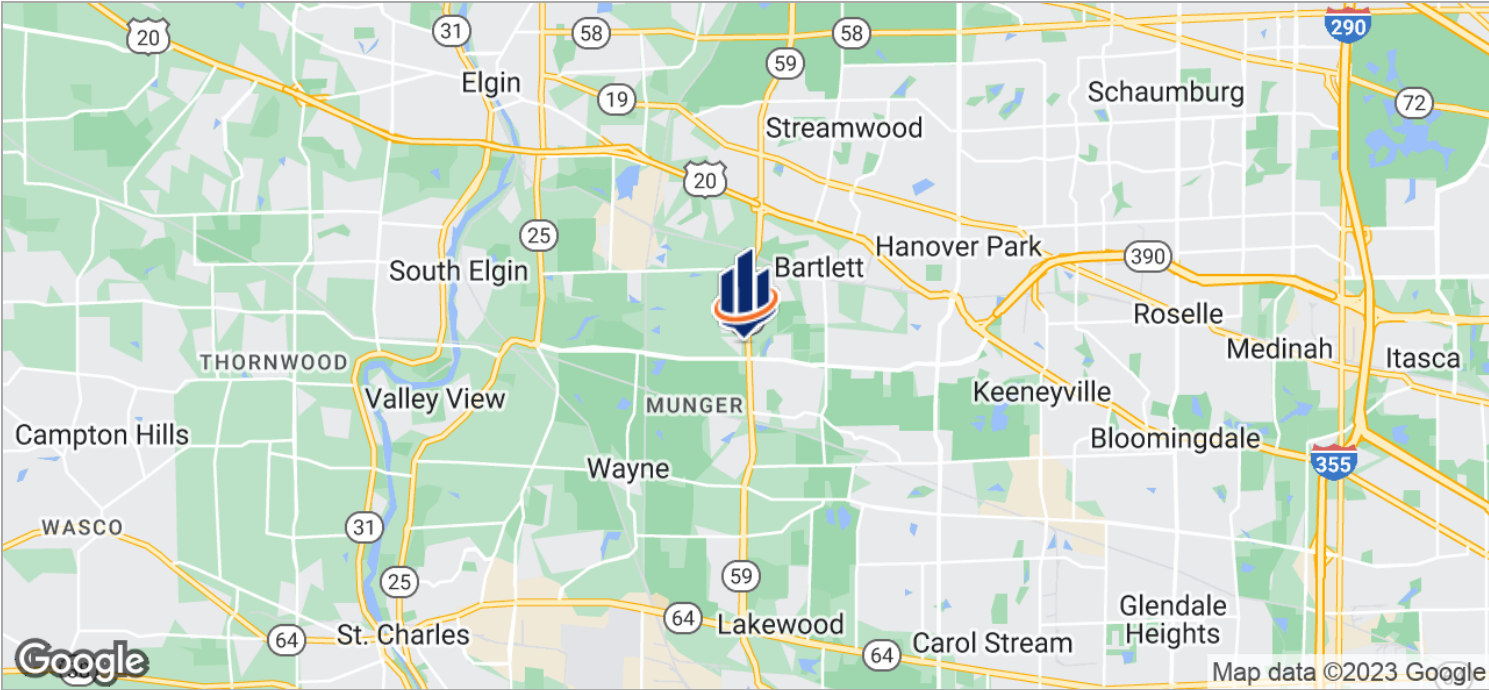
Sterns Rd Outlot Proposal - 5,200 SF Single or Multi Tenant with Drive Thru and Patio Seating



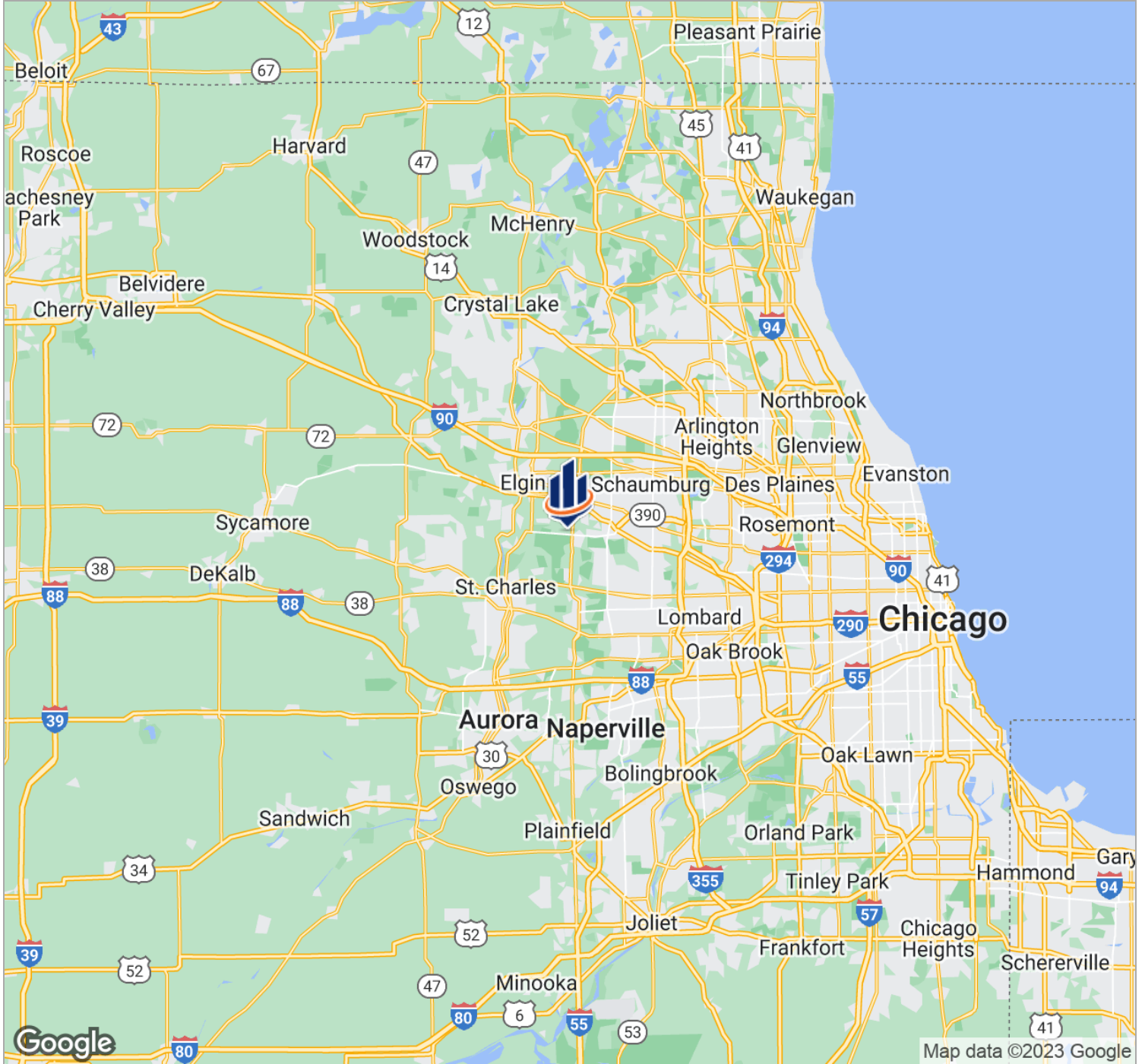
Additional Photos



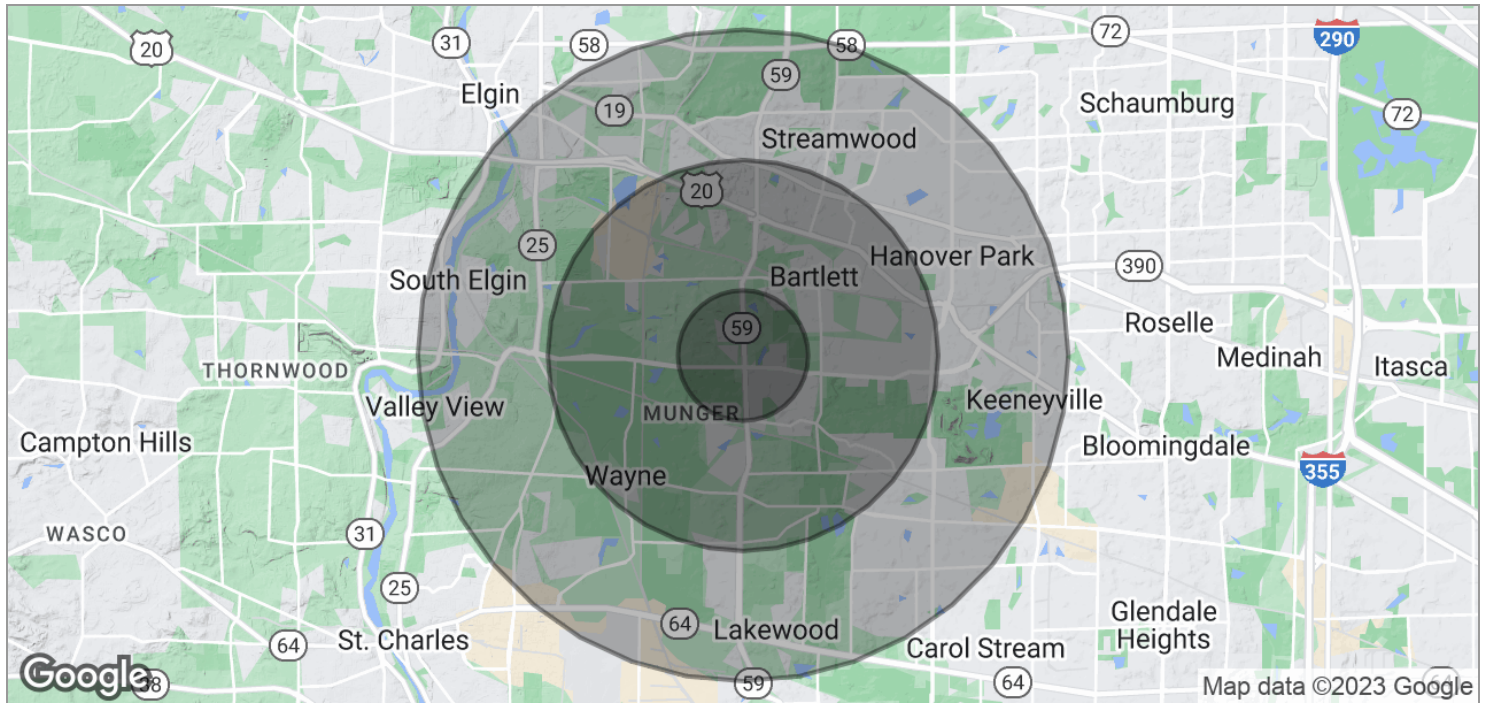
Location Maps



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,610	52,591	184,991
MEDIAN AGE	38.1	35.8	35.0
MEDIAN AGE (MALE)	36.3	35.1	34.5
MEDIAN AGE (FEMALE)	39.2	36.5	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,470	17,941	60,888
# OF PERSONS PER HH	3.1	2.9	3.0
AVERAGE HH INCOME	\$110,982	\$99,007	\$88,559
AVERAGE HOUSE VALUE	\$365,199	\$350,355	\$307,651