



RETAIL SPACE FOR
LEASE

BROOKHAVEN PLAZA

7516 South Cass Avenue,
Darien, IL 60561

PLEASE CALL:
847.870.8585



Horizon Realty Services, Inc.

| Leasing | Sales | Management | Construction | Development |

FOR MORE INFORMATION PLEASE CONTACT:

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www.HorizonRealtyServices.com



OFFERING SUMMARY

Available SF

- 990 SF (Suite #9)
- 1,200 SF (Suite #25B)
- 1,320 SF (Suite #14)
- 1,476 SF (Suite #7)
- 4,035 SF (Suite #26-29)
- 5,800 SF (Suite #4)
- Build to Suit Outparcel

Building Size

- 72,629 SF

Vehicles Per Day

- 45,800 VPD

Market

- Chicago Western Suburbs

Tenants

- Walgreens | Advanced Auto |
Brookhaven Marketplace |
Dunkin Donuts | Anytime Fitness

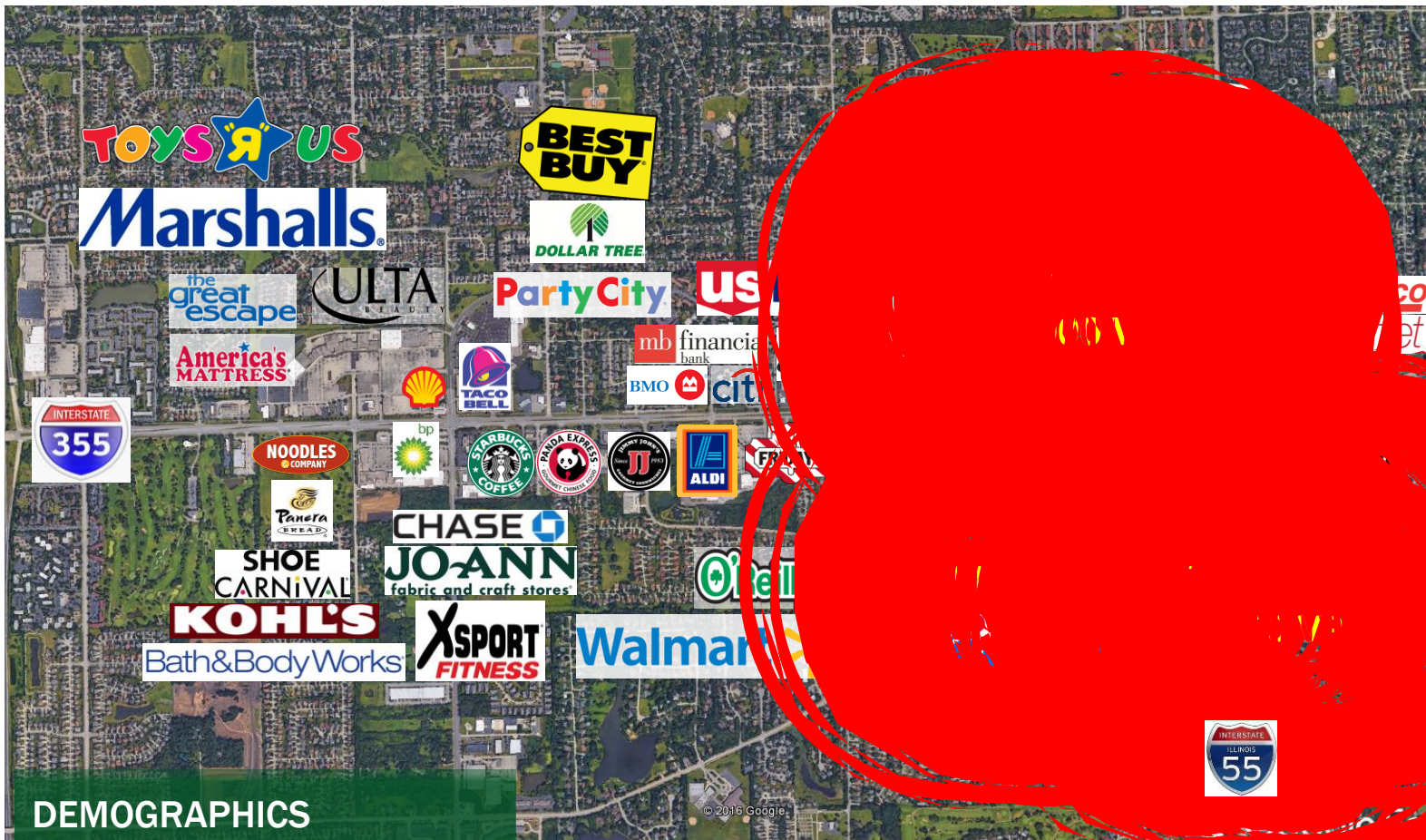
LOCATION OVERVIEW

Brookhaven Plaza is a 72,629 square foot Retail Shopping Center known as The City of Darien's "Center of Town" located on 75th Ave, and Plainfield Road. Stimulated by a great mix of National and Local tenants, this location offers an exciting opportunity for new retailers wanting to get into this rapidly developing market:

- Six Spaces Available in Established Grocery/Walgreens Anchored Shopping Center
- Hard Corner Build to Suit Outlot Available
- High Traffic Counts at Lighted Hard Corner
- Excellent Exposure for Storefronts with Large Frontage Available
- Motivated Landlord

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DEMOGRAPHICS

Population

- 1 - Mile: 14,393
- 3 - Mile: 91,177
- 5 - Mile: 213,850

Daytime Population

- 1 - Mile: 4,466
- 3 - Mile: 40,500
- 5 - Mile: 107,007

Number of Households

- 1 - Mile: 5,939
- 3 - Mile: 37,277
- 5 - Mile: 84,383

Average Household Income

- 1 - Mile: \$99,565
- 3 - Mile: \$104,530
- 5 - Mile: \$122,660

DEMOGRAPHICS OVERVIEW

Brookhaven Plaza is Located in the center of Darien and is referred to as the Center of Darien. Darien is the 111th most populated city in the state of Illinois out of 1,365 cities. Interstate 55 is a little over 1 mile directly south and just 3.5 miles west is Interstate 355.

- Reconstructed Roadways and Infrastructure
- Landscape Plantings
- Clock Tower and Fountain Feature
- Theme Lighting

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Unit	Tenant	Size
1	Walgreens	15,000
2	AutoZone	8,800
3	Workout Anytime	7,240
4	Available	5,800
5A	Veet Tobacco & Liquor	3,315
5B	Dunkin' Donuts	2,913
6	Magic Touch Cleaners	1,445
7	Available	1,476
8	Daniel's Prof. Hair Care	1,270
9	Available	990
10-11	Nail Salon	1,850
12	Darien Eye Specialists	990
13	Offices	1,950
14	Available	1,320
15	Darien Medical Clinic	1,200
16	Darien Dental Assoc.	2,600
17A	Brookhaven Travel	1,120
18	Darien Chop Suey	920
19-20	Massage	1,497
21-23	Karate for Kids Inc.	5,494
24	Dotty's	1,900
25A	Asian Mart	1,200
25B	Available	1,200
26-29	Available	4,035
30-32	Brookhaven Market Place	23,180



While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

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