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BIG BOX RESTAURANT

Riverview West Center

FOR LEASE 28000 Ferry Rd., Warrenville // Illinois

Proposed Retail / Restaurant / Office development containing a total of approx. 35,550 square feet. Commercial includes 192 parking spaces (5.48 per 1000 SF). The population of 62K within 3 miles. Daytime population of approx 60K within 3-miles with approx. 15+ million SF of office along I-88 corridor. The Riverview West project includes the development of an approximately 32.63-acre property as a mixed-use consisting of 60 three-story townhomes, a single 364-unit, four-story, apartment building with an internal parking garage,

Negotiable

Contact us:

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SUMMARY



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Lease Rate:	Negotiable
Building Size:	35,500 SF
Available SF:	1,500 - 35,500 SF
Market:	Warrenville
Submarket:	Cantera

PROPERTY OVERVIEW

Proposed Retail / Restaurant / Office development containing a total of approx. 35,550 square feet. Commercial includes 192 parking spaces (5.48 per 1000 SF). The population of 62K within 3 miles. Daytime population of approx 60K within 3-miles with approx. 15+ million SF of office along I-88 corridor. The Riverview West project includes the development of an approximately 32.63-acre property as a mixed-use consisting of 60 three-story townhomes, a single 364-unit, four-story, apartment building with an internal parking garage,

PROPERTY HIGHLIGHTS

- Compelling demographics with a population of 62,886 people within 3 miles
- Average household income of \$110K+
- New development of a 364-unit, luxury apartment building
- Strong daytime population with 60,000 within 3 miles
- Near Winfield Road and I-88 full interchange with multiple access points
- Approx. 15+ million SF of office along I-88 corridor
- 135,000 ADT on I-88 Highway

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ADDITIONAL RENDERINGS



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PROPERTY & AREA DETAILS

**I-88 Corridor**

Nearest Highway

**60K/3-miles**

Daytime Population

**\$110K/YR**

Household Income

**192**

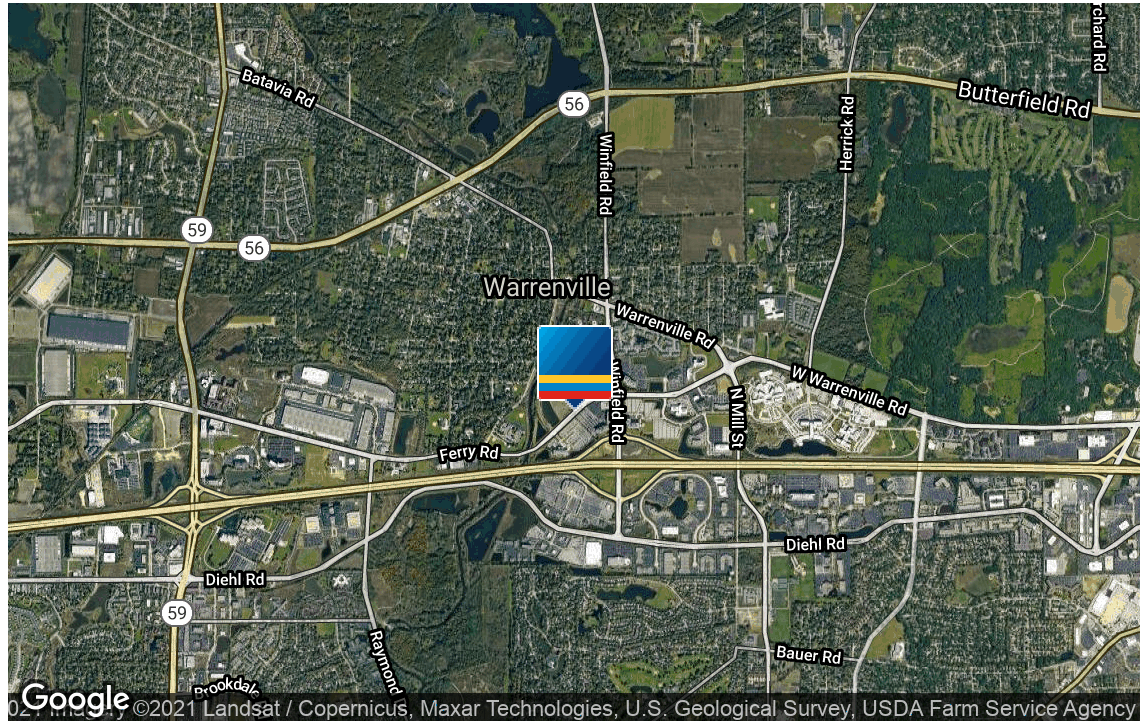
Parking Spaces

**15K ADT**

Ferry Road

**178K/5-miles**

Population

**LOCATION OVERVIEW**

Cantera area was built from a TIF district on the former grounds limestone quarry. Major companies that have office space and research facilities at Cantera include: BP America, the corporate office for EN Engineering, the corporate headquarters for Symbria, and a corporate office for Exelon Nuclear. Also, the headquarters of the International Brotherhood of Electrical Workers (IBEW) Local 701 of DuPage County is in Cantera.

Located in the Illinois Technology and Research Corridor is a region of commerce and industry located along Interstate 88 in the Chicago metropolitan area, primarily in DuPage, Kane, and DeKalb Counties. The corridor is home to the headquarters or regional centers for many Fortune 1000 companies (including many specializing in research, development, logistics, and technology), several office and industrial parks, colleges and universities, research and scientific institutions, medical centers, government centers, and abundant shopping, dining, lodging, and entertainment amenities..

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,261	22,855	67,248
Total Population	5,785	57,383	178,220
Average HH Income	\$97,900	\$98,665	\$110,795

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PROPOSED COMMERCIAL SITE PLAN

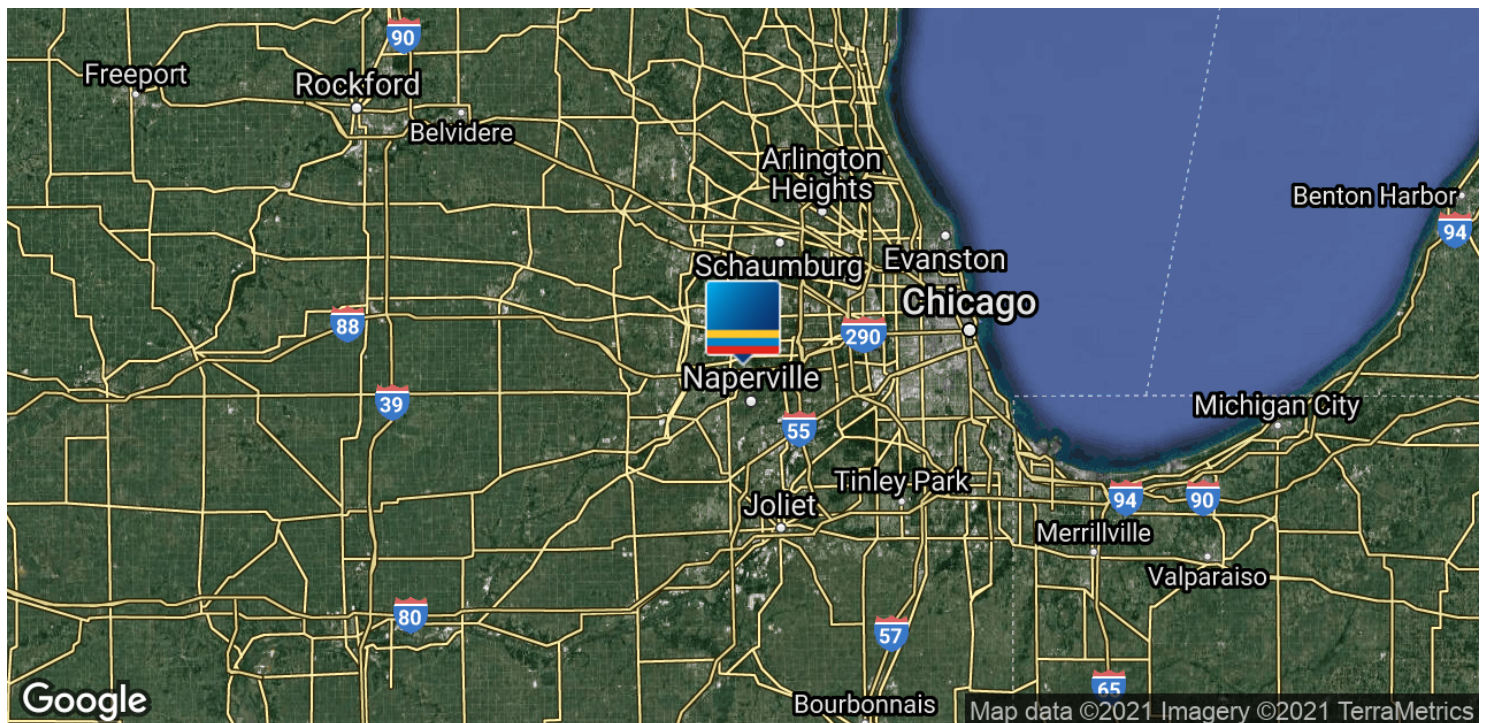
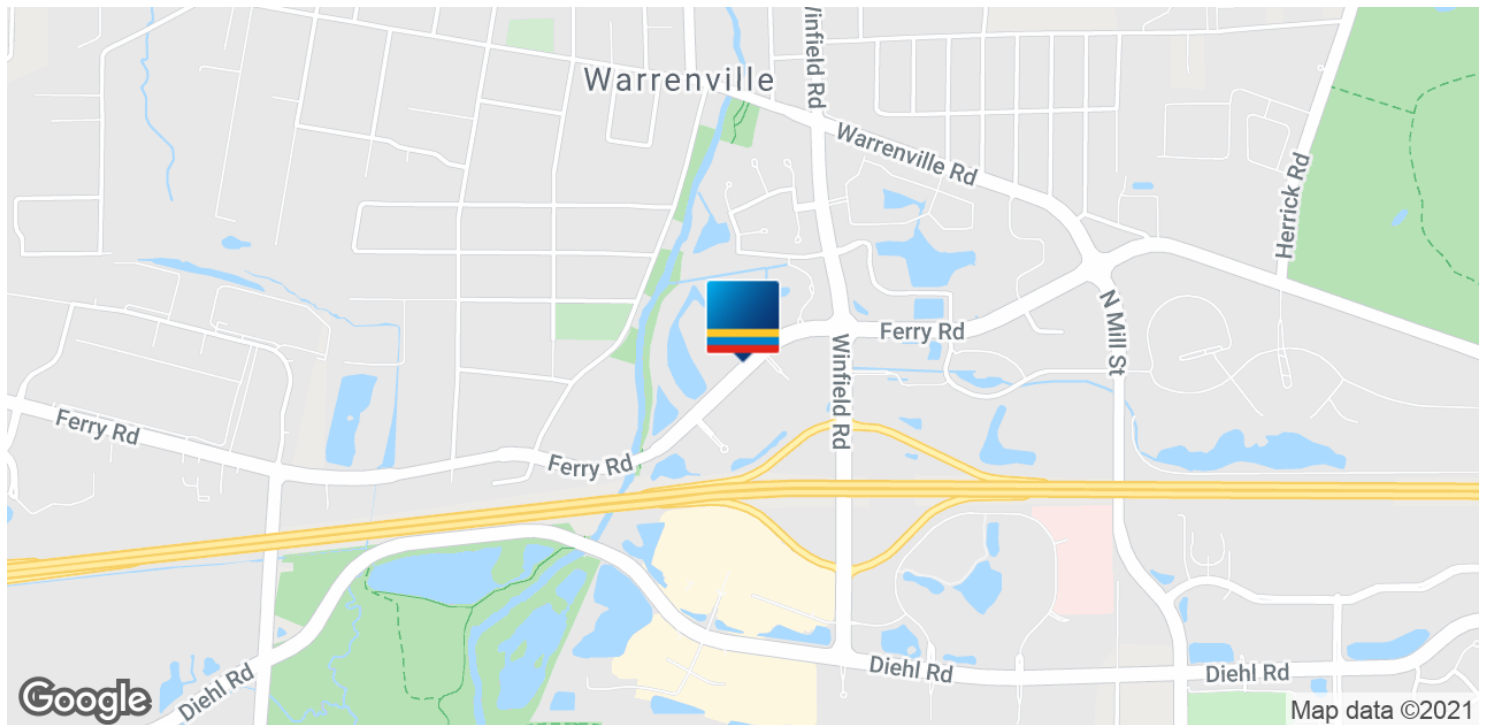


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LOCATION MAPS



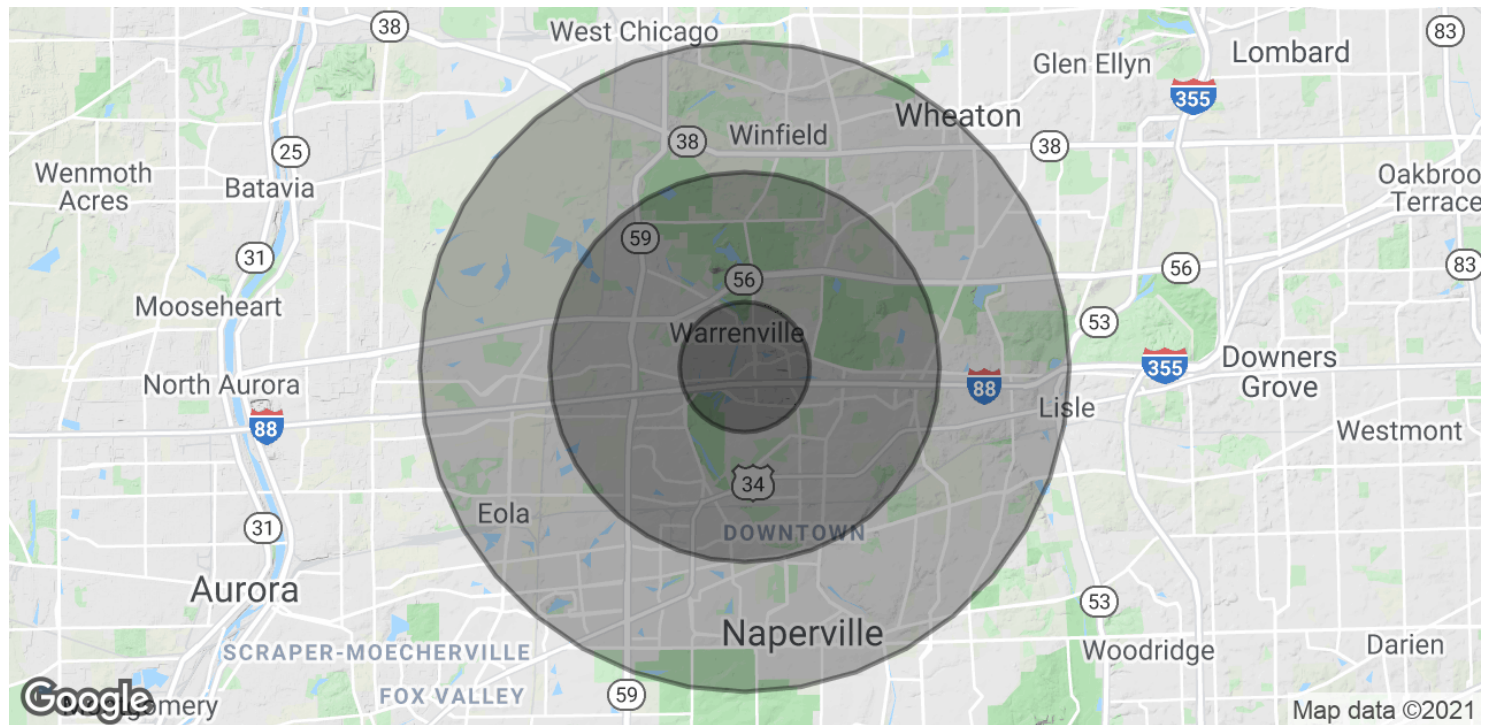
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,785	57,383	178,220
Average age	39.3	38.1	37.6
Average age (Male)	36.0	36.0	36.5
Average age (Female)	42.6	39.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,261	22,855	67,248
# of persons per HH	2.6	2.5	2.7
Average HH income	\$97,900	\$98,665	\$110,795
Average house value	\$359,779	\$410,319	\$429,633

* Demographic data derived from 2010 US Census

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