

FOR LEASE, BTS/GROUND LEASE



OFFERING SUMMARY

Available SF: 1,500 - 20,000 SF
+/-

Pad Sites: Range in size and configuration

Lease Rate: Negotiable

Lot Size: 22.0 Acres +/-

Year Built: 2015

Market: Chicago

Submarket: West Suburbs

PROPERTY OVERVIEW

78,000 SF of new retail opportunities anchored by Caputo's Fresh Market
4,500sf inline currently available.

Pad Sites Available Ground Lease, BTS or For Sale

LOCATION OVERVIEW

SWC North & Schmale

Traffic Counts: North Ave. 49,900 VPD / Schmale Road 23,300 VPD

Excellent opportunity for a health club, Pharmacy, Bank, Restaurants, QSR and retail stores.

Excellent access and visibility with ample signage.

Local retailers include: Jewel, Aldi, Walgreens, Starbucks, McDonald's, Wendy's, Burger King, Cardinal Fitness, Office Depot, Bank of America, PNC, Culver's , Denny's ..Etc.

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FOR LEASE / PAD SITES



Chad Arthur

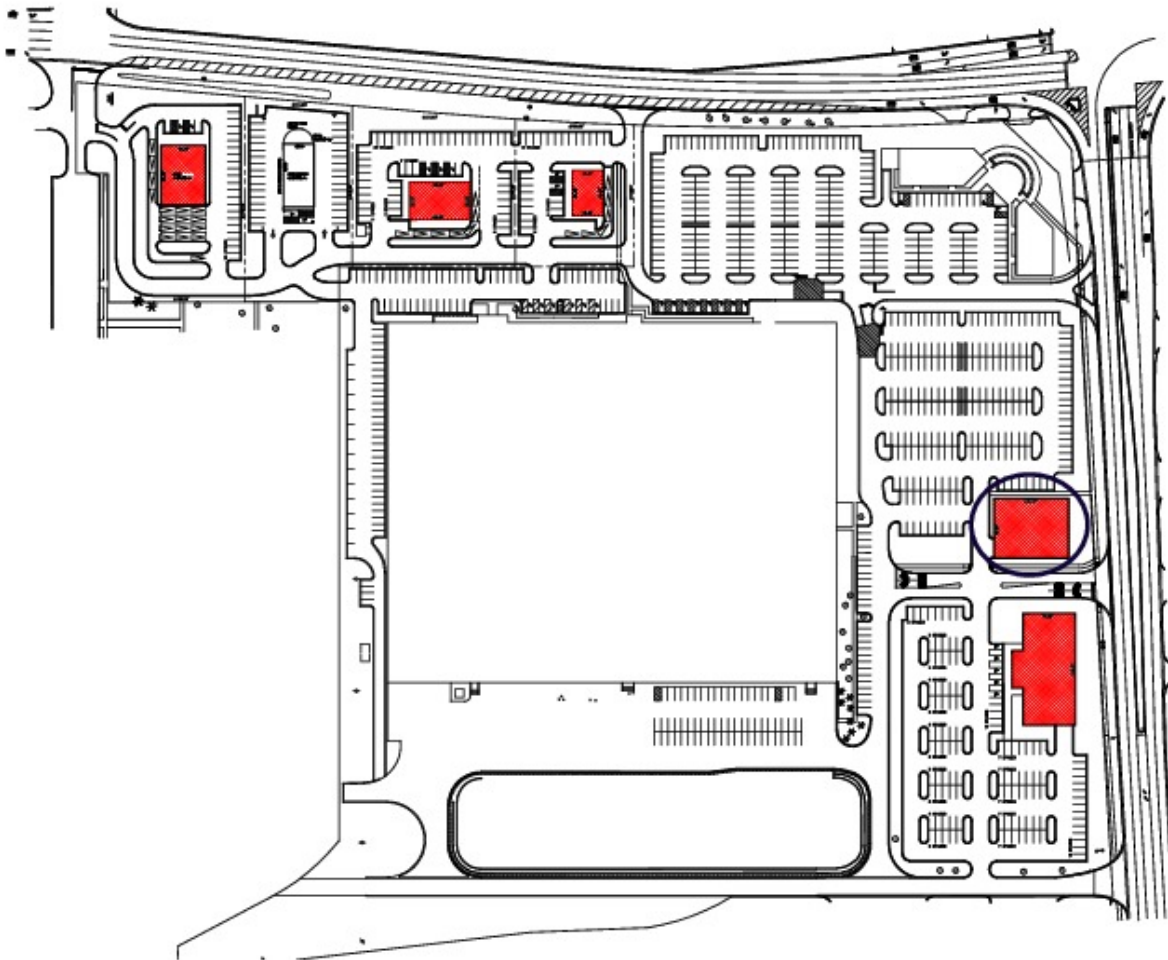
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PAD SITES/ INLINE,/GROUND LEASE



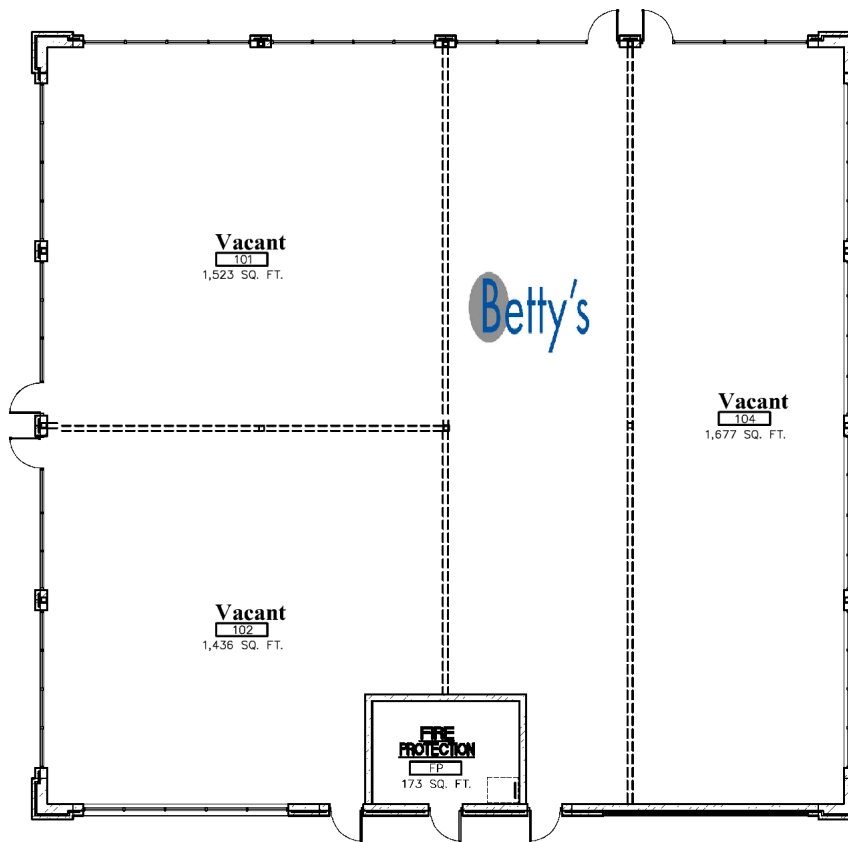
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VACANT SPACES



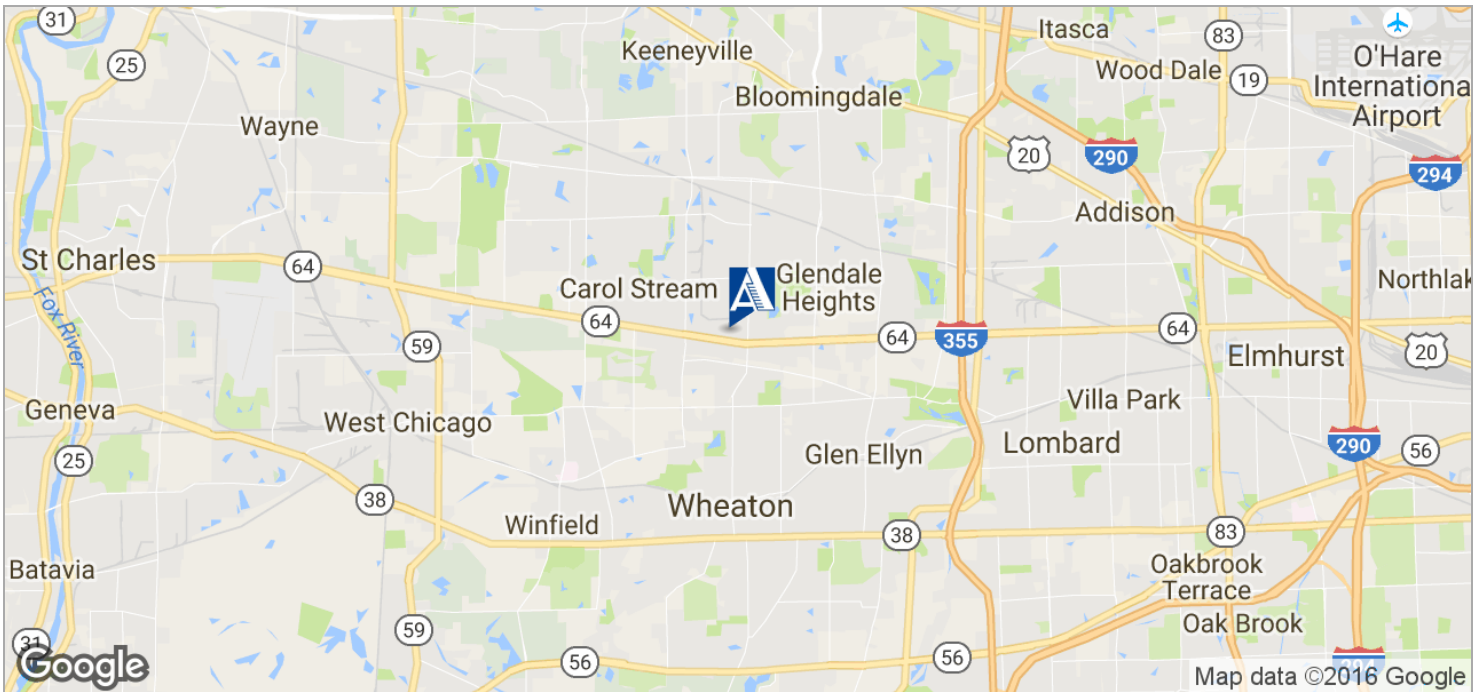
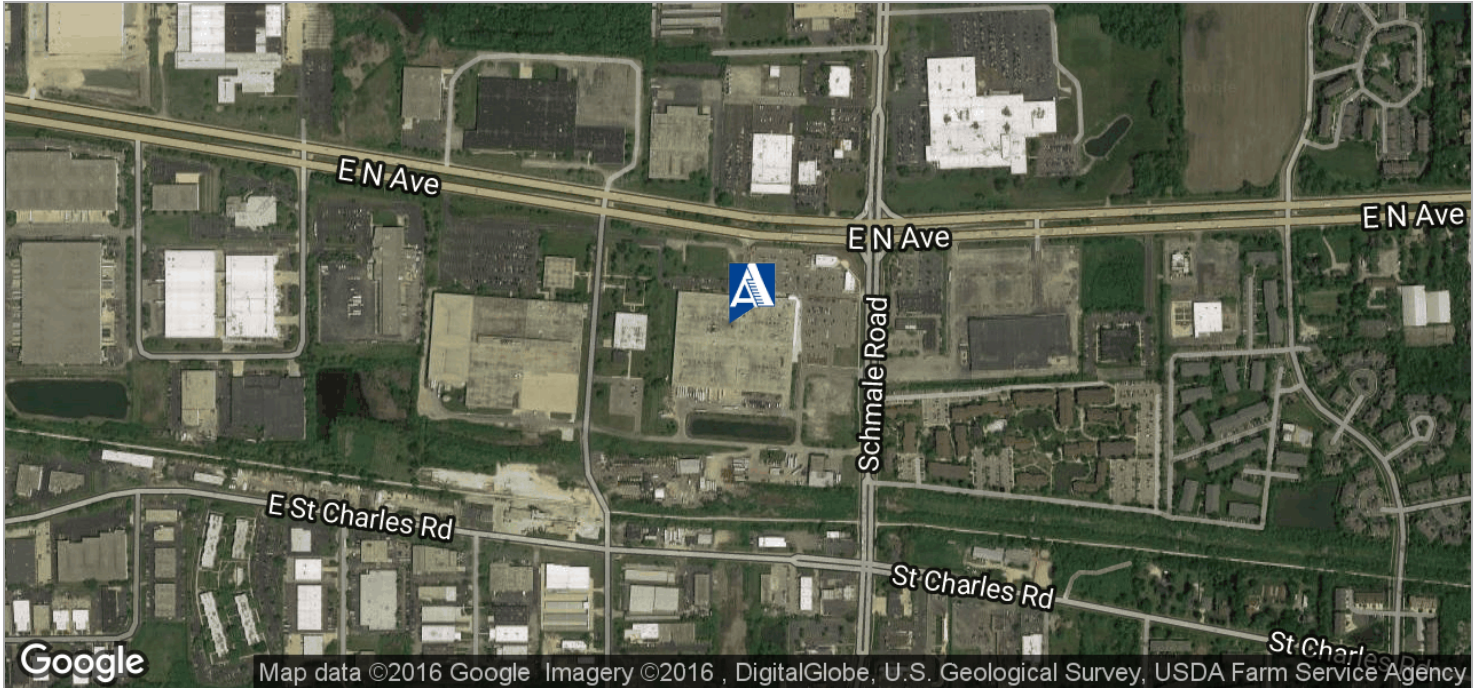
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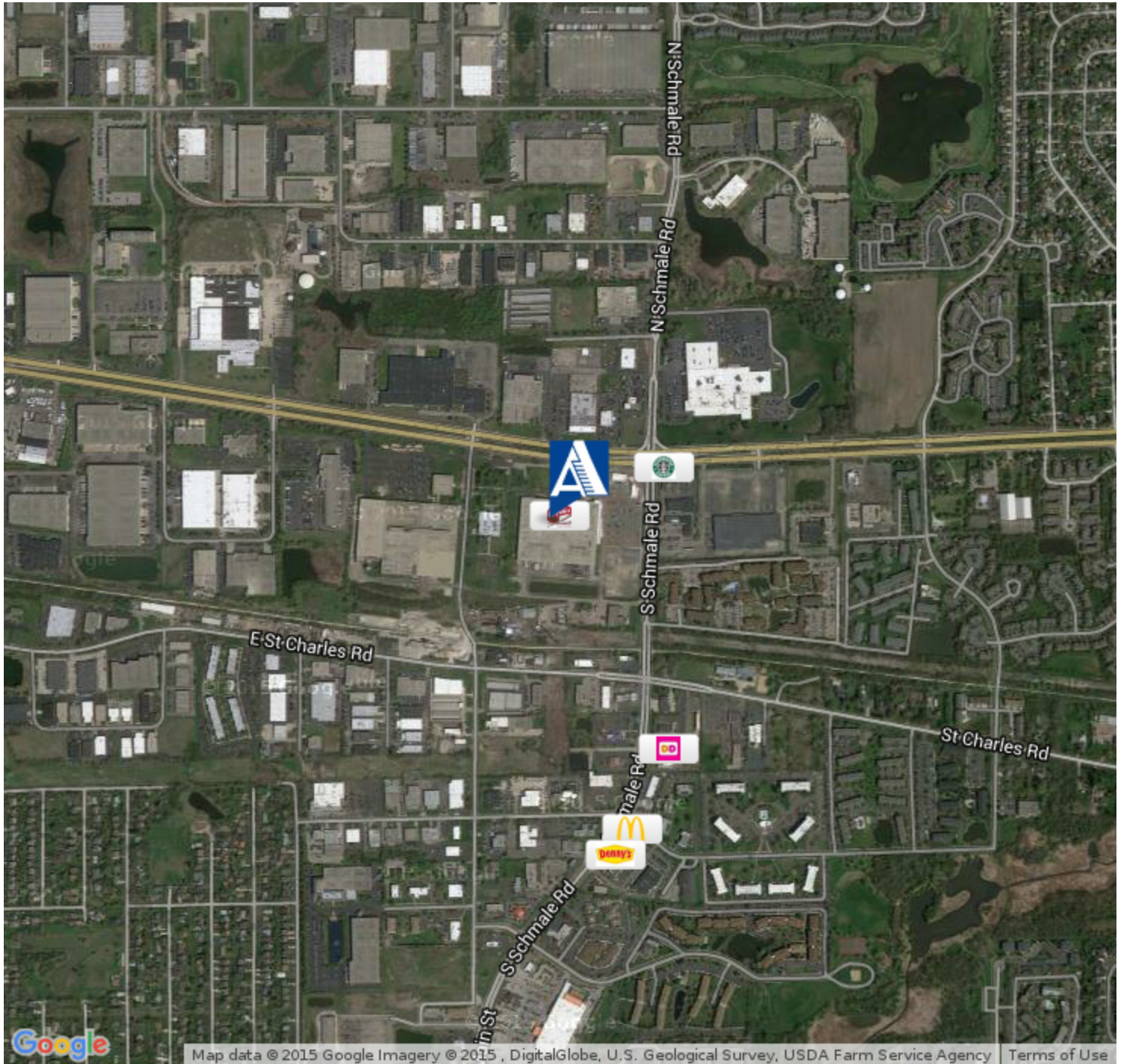
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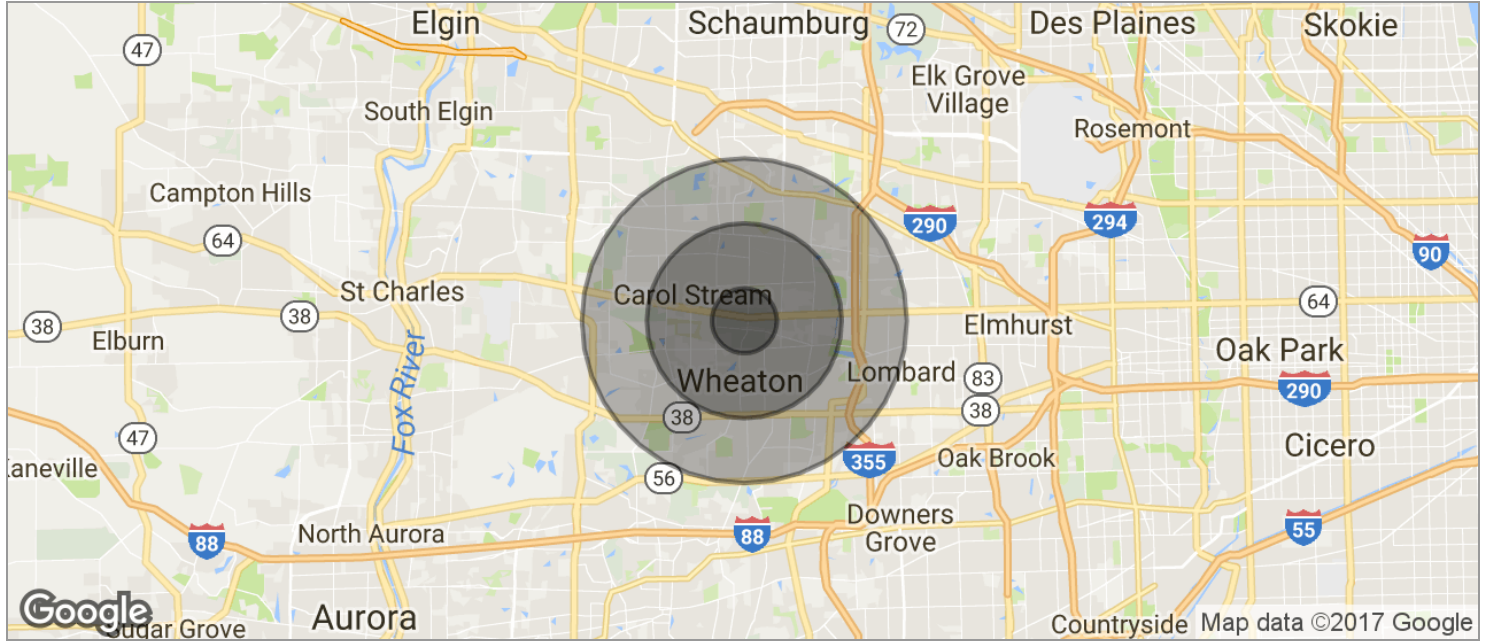
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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	10,774	114,632	277,696
MEDIAN AGE	33.6	35.1	37.3
MEDIAN AGE (MALE)	32.6	34.1	36.0
MEDIAN AGE (FEMALE)	35.1	35.7	38.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,380	39,272	99,463
# OF PERSONS PER HH	2.5	2.9	2.8
AVERAGE HH INCOME	\$69,893	\$91,823	\$97,951
AVERAGE HOUSE VALUE	\$261,623	\$381,478	\$381,620
RACE			
% WHITE	69.3%	77.4%	80.1%
% BLACK	12.9%	5.6%	4.3%
% ASIAN	11.8%	12.3%	11.1%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.6%	0.4%	0.3%
% OTHER	3.9%	2.6%	2.1%
ETHNICITY			
% HISPANIC	21.0%	16.4%	12.8%

* Demographic data derived from 2010 US Census

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Average hh income	\$69,893	\$91,823	\$97,951
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Total population	10,774	114,632	277,696
Median age	33.6	35.1	37.3
Median age (male)	32.6	34.1	36.0
Median age (female)	35.1	35.7	38.3

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