

Bolingbrook Retail Project | Lots for ground lease or build-to-suit

549 E. Boughton Rd, Bolingbrook, IL

Features

- 4-acre development site in prime location
- Minutes from The Promenade Bolingbrook, I-355 interchange, Costco, Ikea and more and I-55 interchange
- Heavily traveled Boughton Rd with 32,700 VPD

Strong Demographics

- Population of 213,260 in 5-mile radius
- Average household income of \$124,616 within 5 miles

Great Visibility

- Signalized intersection with easy access
- Pad building opportunities, development ready



Exclusively Presented By: Tom Lusk

Xsite Real Estate

(630) 319 – 8559

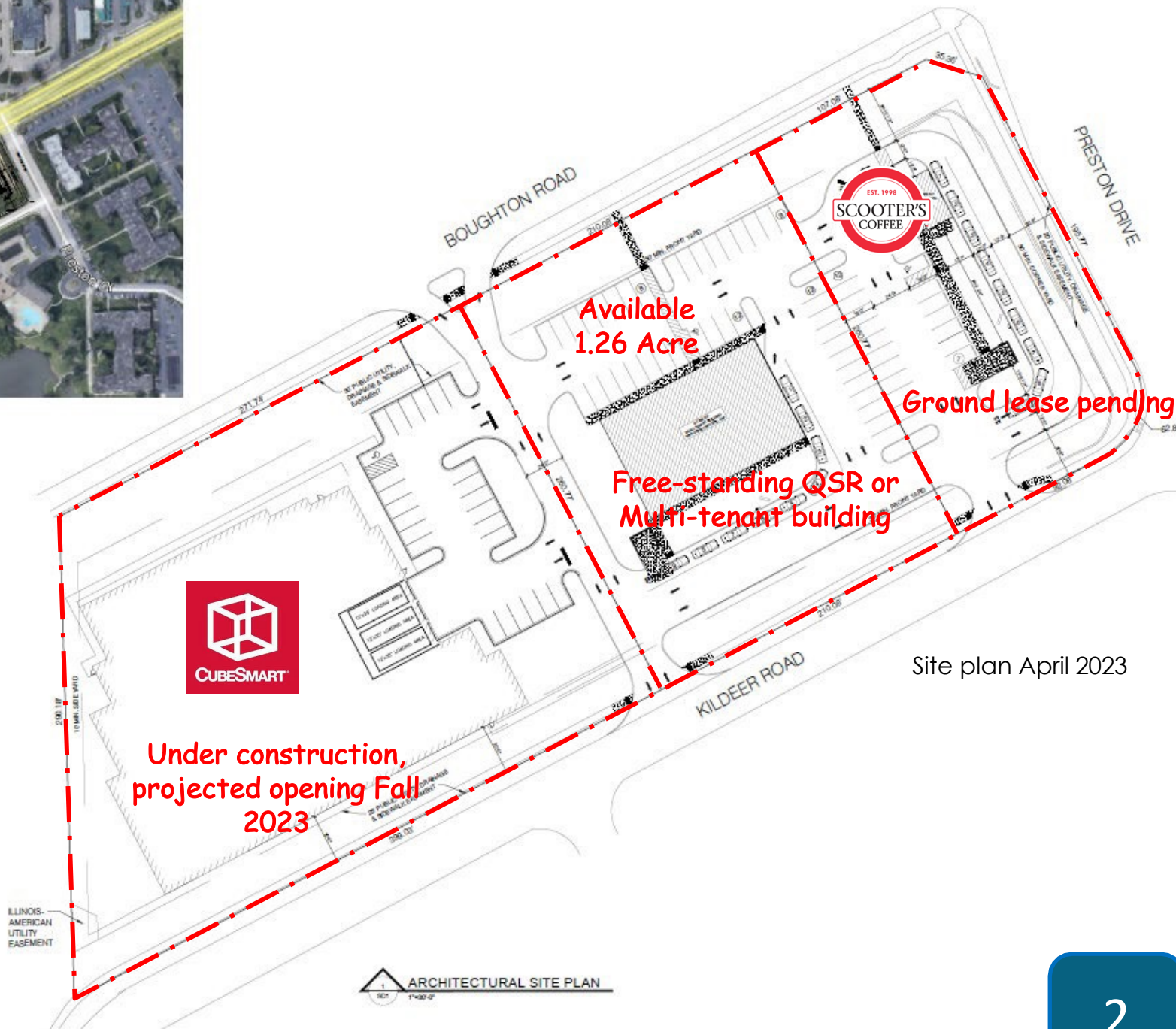
tlusk@xsiterealestate.com



Bolingbrook Retail Project | Preliminary Site Plan



KEY PLAN
N.T.S.

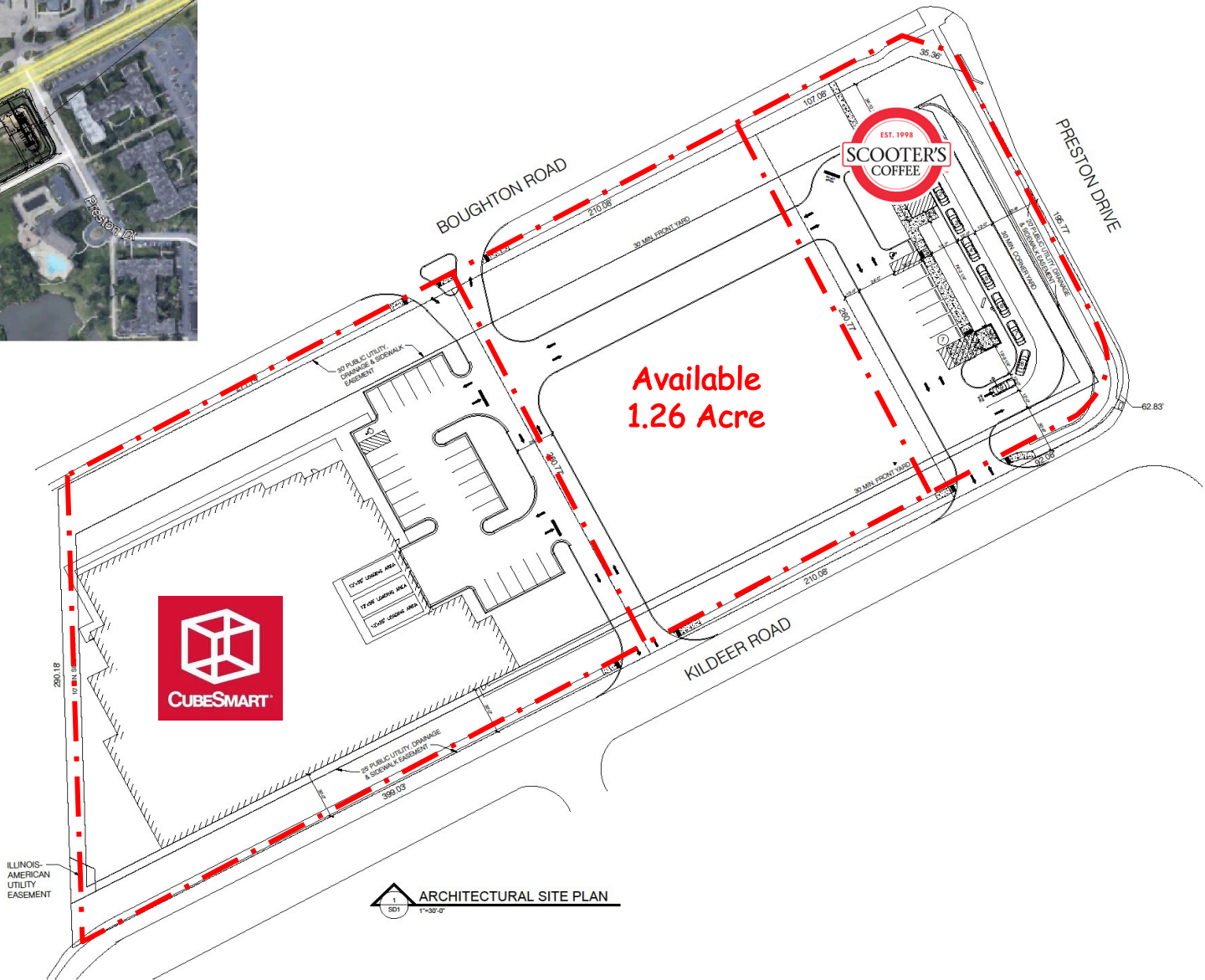


Site plan April 2023



PROPOSED SITE

2
SD1
KEY PLAN
N.T.S.



Available
1.26 Acre



1
SD1
ARCHITECTURAL SITE PLAN
1"=30'-0"

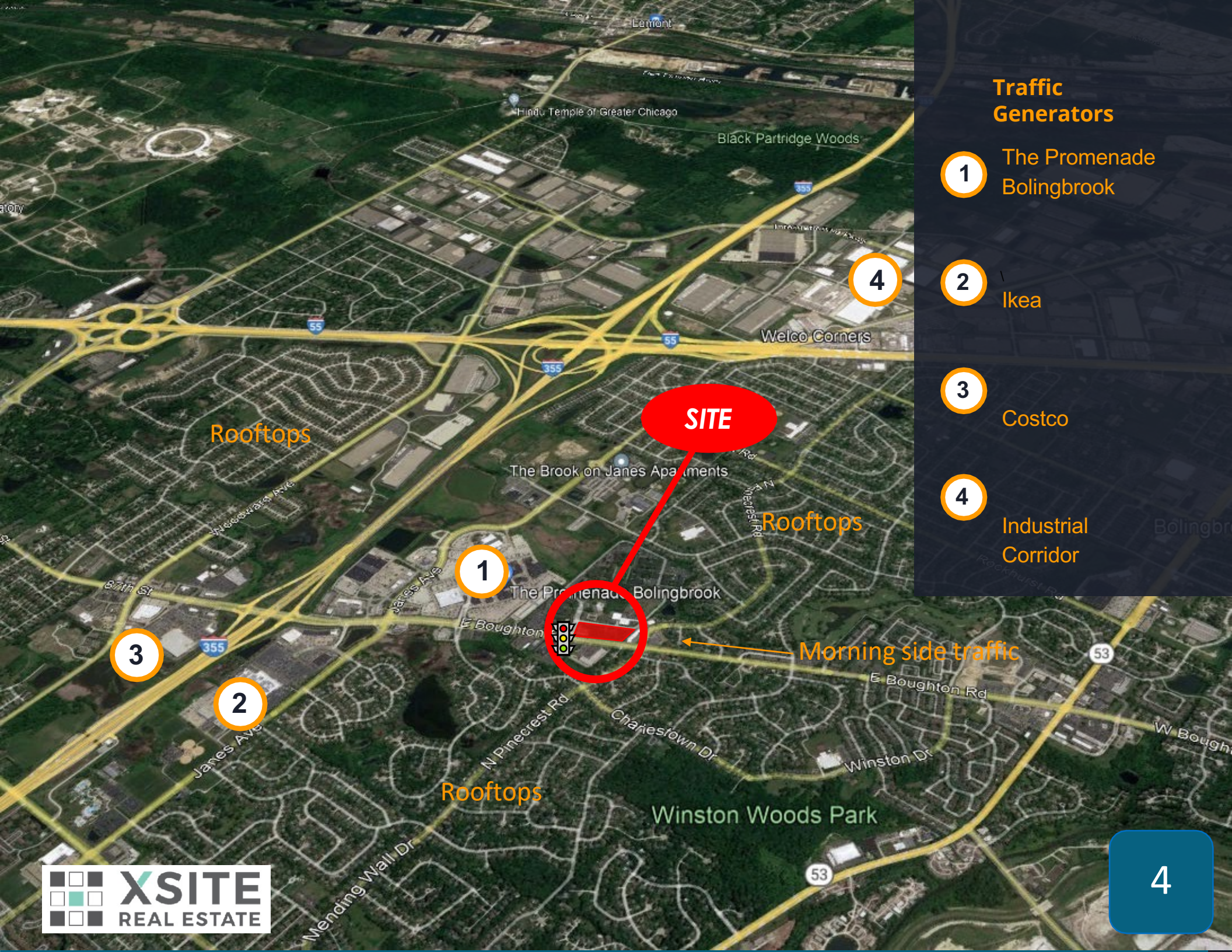
549 E. BOUGHTON RD.
BOLINGBROOK, IL 60440

ISSUE DATES / REVISIONS	NO.	DESCRIPTION	DATE
1. PRELIMINARY SITE PLAN	1		12/25/22

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CHECKED BY: M. VALENTINI
PROJECT No: 23081

PRELIMINARY
SITE PLAN

SD1



Traffic Generators

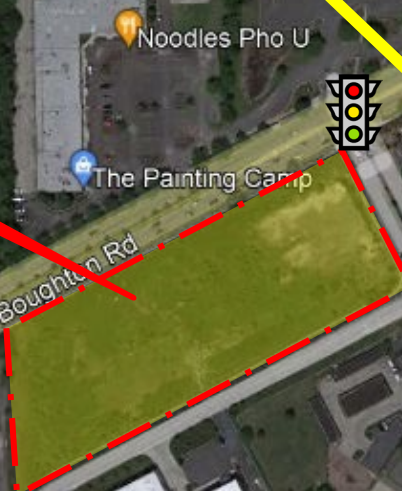
- 1 The Promenade Bolingbrook
- 2 Ikea
- 3 Costco
- 4 Industrial Corridor

SITE



The Promenade
Apartments

SITE



THE PROMENADE
BOLINGBROOK



Heritage Woods of
Bolingbrook
Assisted Lifestyle
Community

Morning side traffic



Greenleaf Apartments
800 units

Rooftops

XSITE
REAL ESTATE

