



**LEASE**

# Bradley Commons Power Center

**2086-2090 N. STATE ROUTE 50**

Bourbonnais, IL 60914

**PRESENTED BY:**

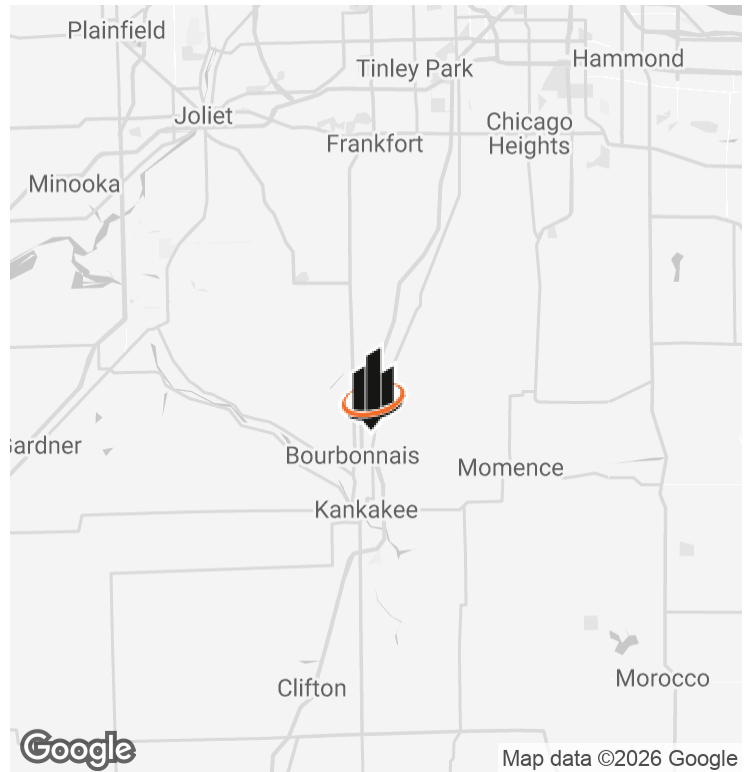
**KAREN KULCZYCKI, CCIM,  
SIOR**

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IL #471020279

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN) \$14.50 SF/yr NNN (2026)
<b>NUMBER OF UNITS:</b>	3
<b>AVAILABLE SF:</b>	1,346 - 3,846 SF
<b>LOT SIZE:</b>	1.16 Acres
<b>BUILDING SIZE:</b>	5,614 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Bradley Commons Power Center Outlot, located at IL-50 and St. George Road in Bourbonnais, IL. The region's premier power center, Bradley Commons is comprised of over 50,000 SF of anchor and small shop retailers including shadow anchor Wal-Mart Supercenter, Kohl's, Dicks Sporting Goods, Bed Bath & Beyond, and Petco. The diverse national tenant mix, ideal location, and high visibility draw customers from Bradley, Bourbonnais, Kankakee, Peotone, and Manteno. With ample parking and excellent signage opportunities, this property is poised to elevate your business to new heights. 1,346 - 3,846 SF of retail is available in the new multi-tenant retail building facing IL-50 and adjacent to Jimmy John's.

## PROPERTY HIGHLIGHTS

- Power center anchored by Wal-Mart, Kohl's, Dicks Sporting Goods, Bed Bath & Beyond, and Petco
- 57 Parking Spaces | 1,346 - 3,846 SF Available | Built in 2017
- Service area includes Bradley, Bourbonnais, Kankakee, Peotone, and Manteno
- Near Olivet Nazarene University & Northfield Shopping Center
- Closest shopping center to the I-57 exit at 6000 North Road

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## AVAILABLE SPACES - UP TO 3,846 SF



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	60 months
<b>TOTAL SPACE:</b>	1,346 - 3,846 SF	<b>LEASE RATE:</b>	\$25 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 2088	1,346 - 3,846 SF	NNN	\$25.00 SF/yr
Unit 2086	2,500 - 3,846 SF	NNN	\$25.00 SF/yr

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# INTERIOR PHOTOS- SUITE 2086



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## INTERIOR PHOTOS - SUITE 2088



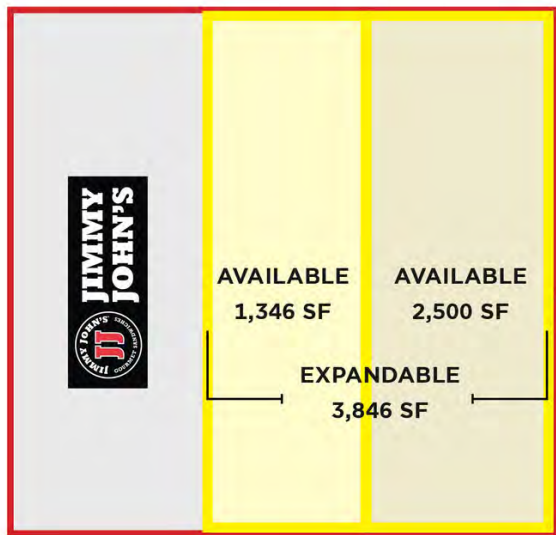
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# SITE PLAN



N STATE ROUTE 50  
12,200 VPD

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# AERIAL SITE PLAN



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# RETAILER MAP



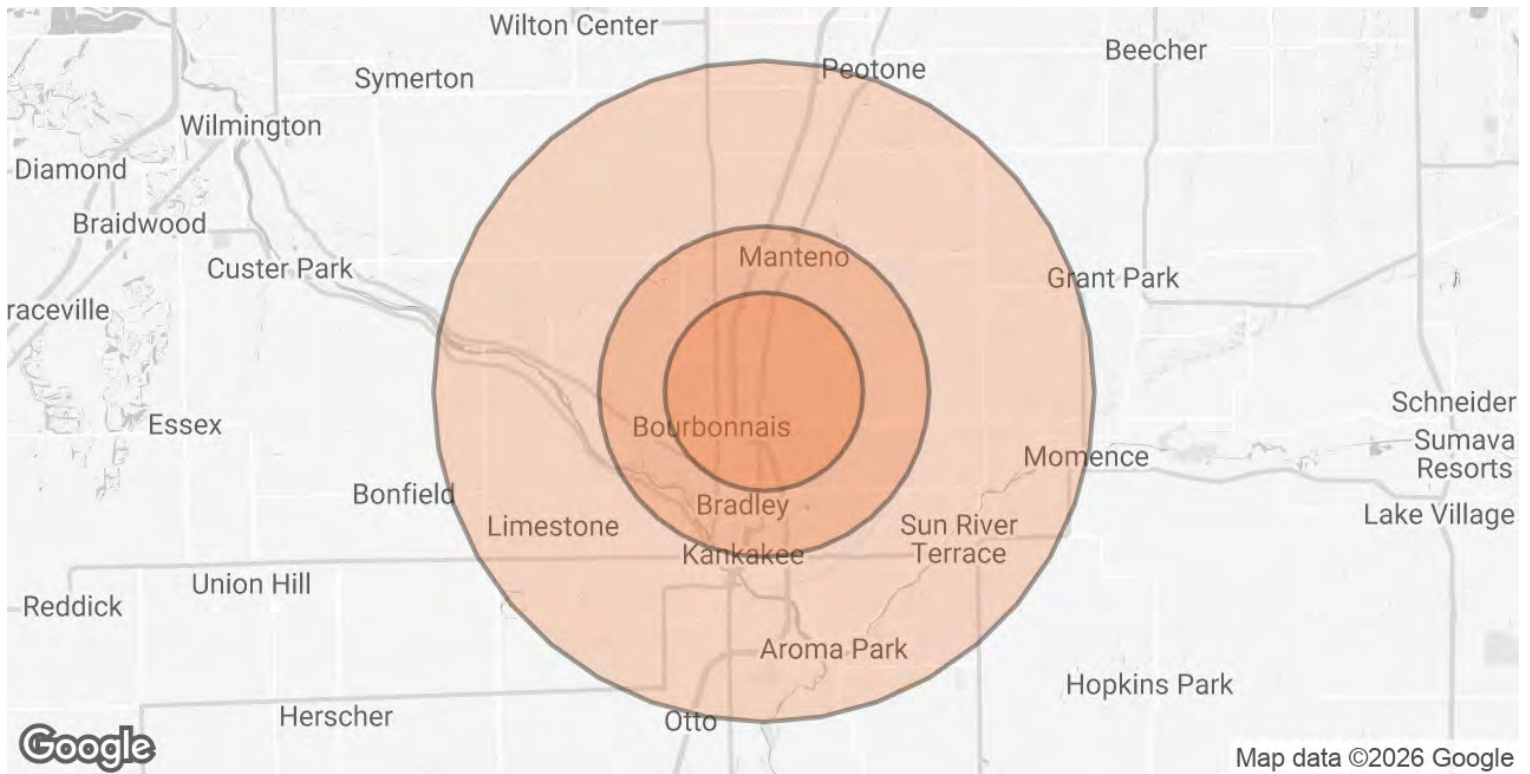
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	26,456	58,394	91,647
<b>AVERAGE AGE</b>	38	40	40
<b>AVERAGE AGE (MALE)</b>	37	38	39
<b>AVERAGE AGE (FEMALE)</b>	39	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	9,605	22,342	35,529
<b># OF PERSONS PER HH</b>	2.8	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$100,131	\$94,139	\$90,787
<b>AVERAGE HOUSE VALUE</b>	\$236,965	\$232,662	\$226,709

2020 American Community Survey (ACS)

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