

LEASE

550 W BOUGHTON RD , BOLINGBROOK, IL 60440



PROPERTY DESCRIPTION

Discover exceptional commercial leasing space at this well-kept facility, featuring plentiful 145 parking spaces to accommodate staff and customers effortlessly. This prime property presents an outstanding prospect for companies in need of adaptable, premium-quality space in a highly sought-after area. Rent: \$18 per square foot. Additional Costs: Tax + CAM estimated at \$4 per square foot. Rentable Area: Minimum: 2,650 SF & Maximum: 8,000 SF. Ceiling Height: Up to 20 feet, providing ample vertical space for storage or customized office layouts. Strategically located in Bolingbrook, IL, with excellent accessibility and visibility.

Lease Rate:	\$18.00 per month (NN)
Est Tax per SF/Y & Estimated Cam/Sf	\$4
Number of Units:	1
Available SF:	2,650 - 8,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	367	1,181	4,075
Total Population	1,047	3,503	12,549
Average HH Income	\$134,843	\$124,109	\$118,415

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Building Name	550 W Boughton Rd , Bolingbrook, IL 60440
Property Type	Retail
Property Subtype	Strip Center
APN	1202092000210000
Building Size	2,650 SF
Lot Size	8,000 SF
Year Built	2010
Number of Floors	1
Average Floor Size	2,650 SF
Parking Spaces	145
Roof	Gable
Number of Buildings	1



- STRATEGIC LOCATION WITH EXCEPTIONAL VISIBILITY
- MODERN ARCHITECTURE AND DESIGN
- ABUNDANT PARKING FOR TENANTS AND VISITORS
- FLEXIBLE FLOOR PLANS TO ACCOMMODATE DIVERSE BUSINESS NEEDS
- CLOSE PROXIMITY TO MAJOR TRANSPORTATION ROUTES
- HIGH-TRAFFIC AREA FOR INCREASED VISIBILITY
- AMPLE NATURAL LIGHT THROUGHOUT THE PROPERTY
- WELL-MAINTAINED LANDSCAPING AND EXTERIOR
- VERSATILE SPACE SUITABLE FOR A VARIETY OF BUSINESSES

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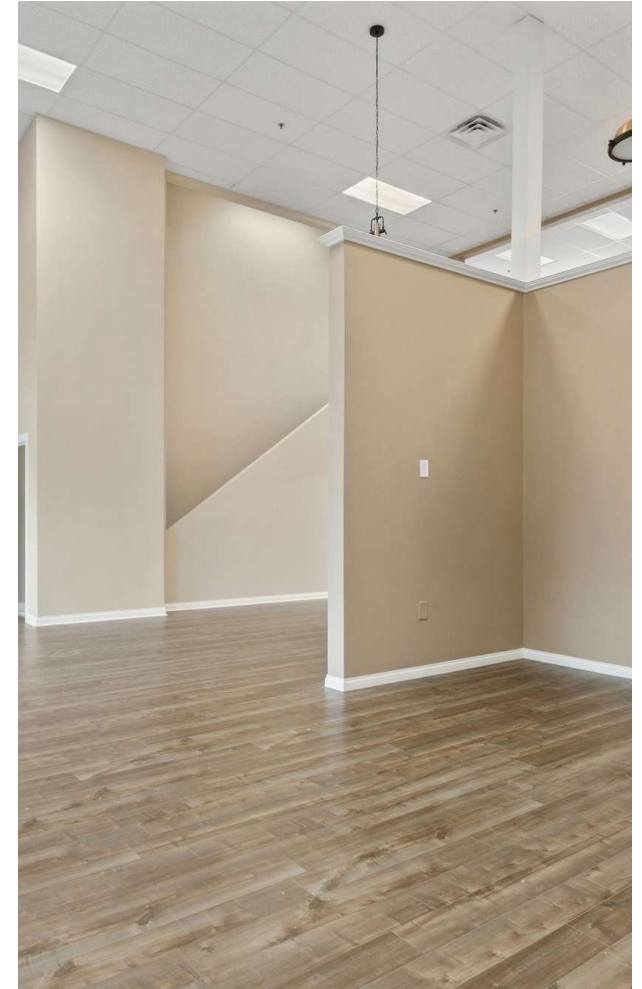
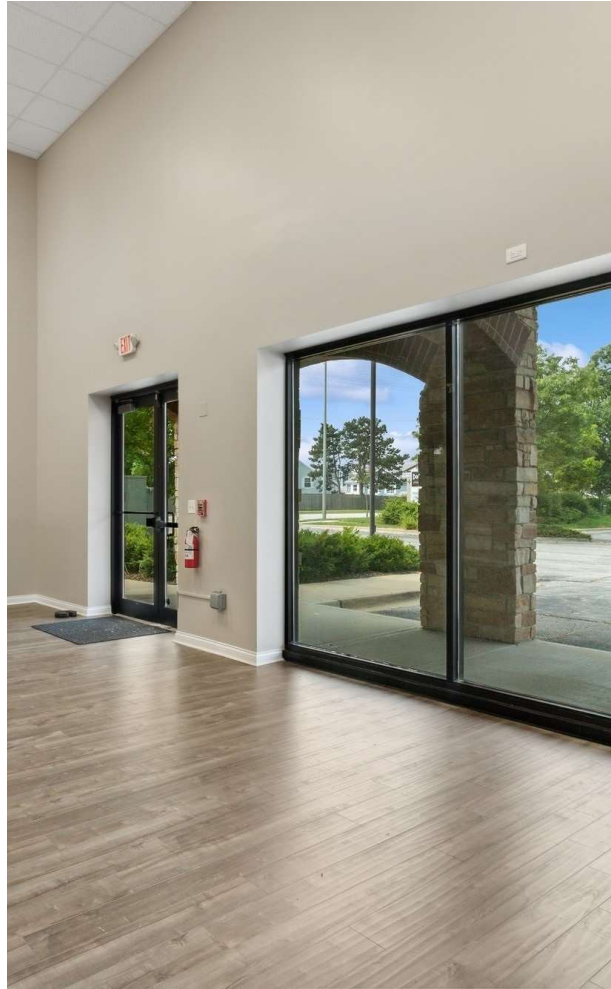
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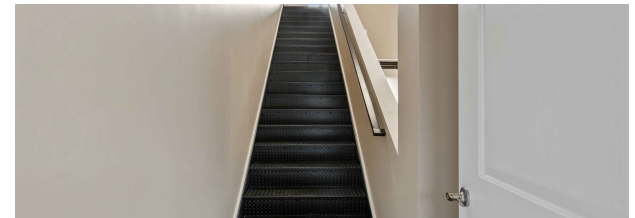
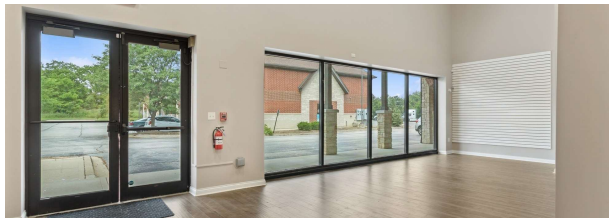
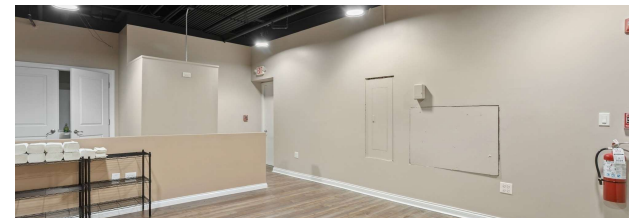
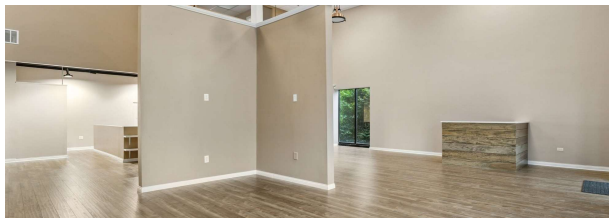
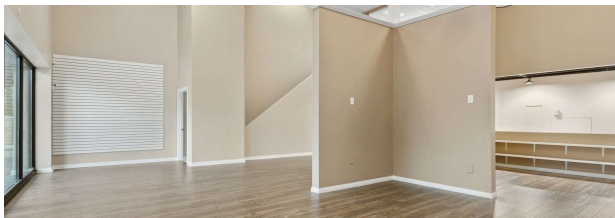
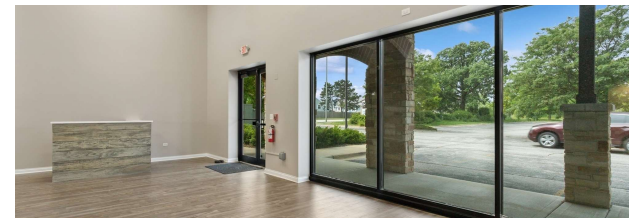
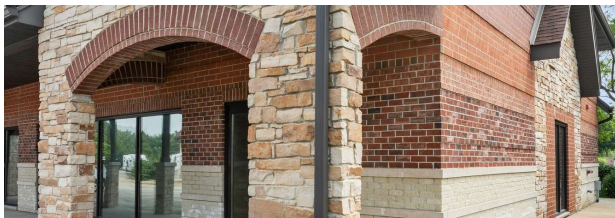
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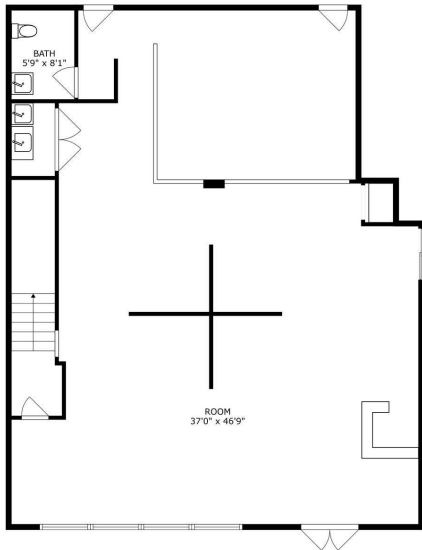
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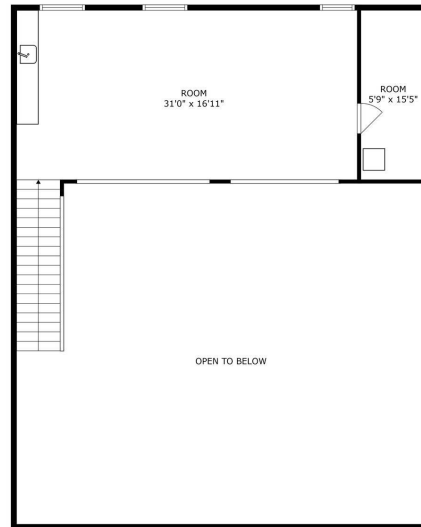


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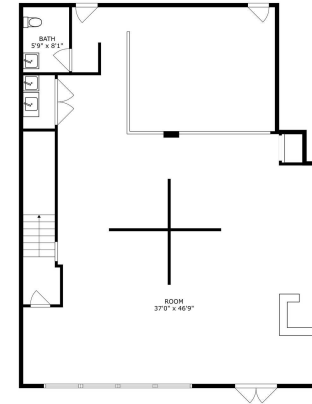


FLOOR 1

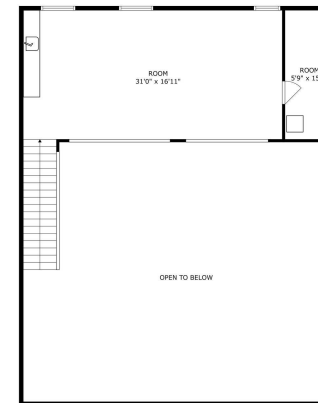


FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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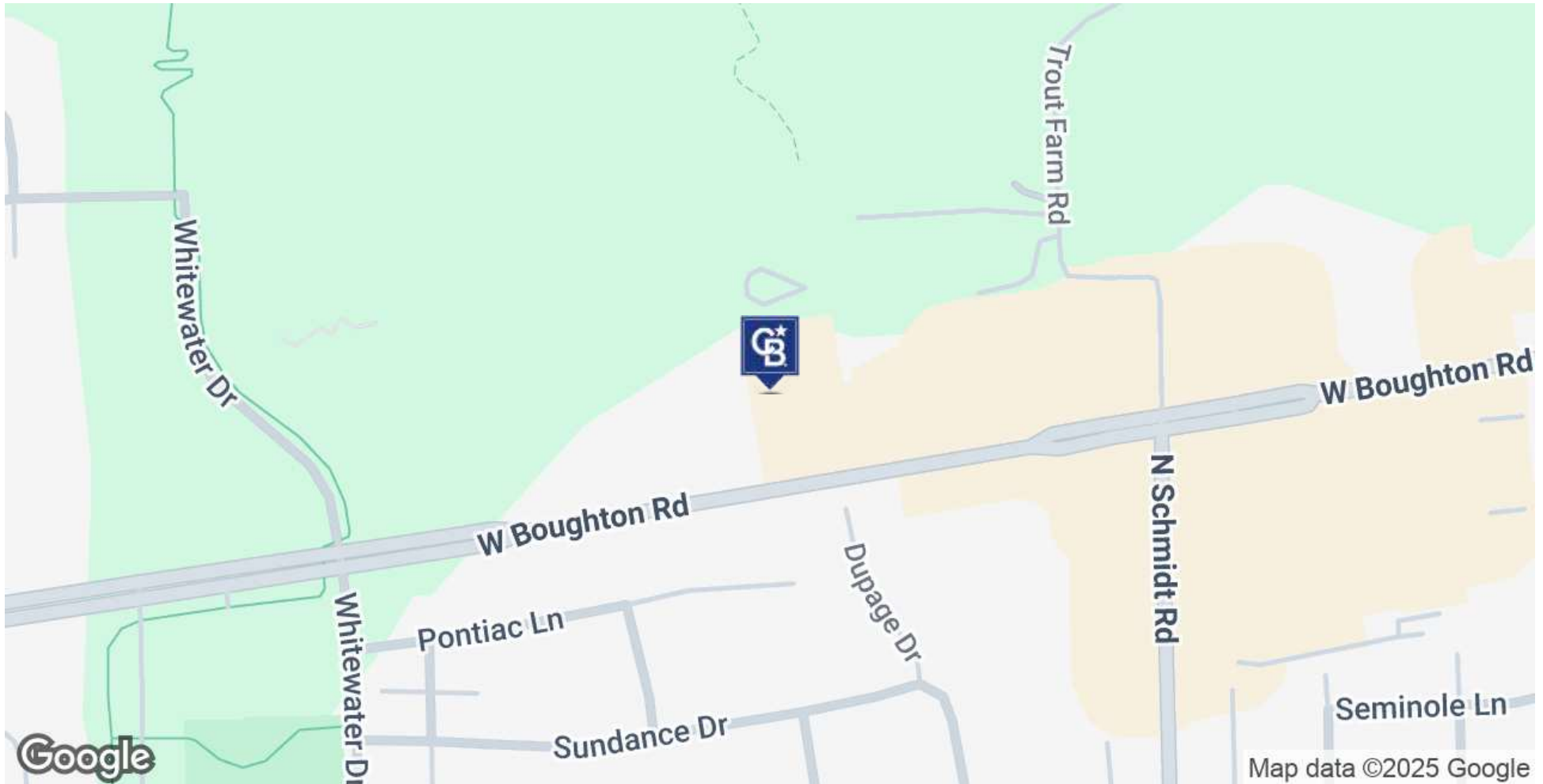
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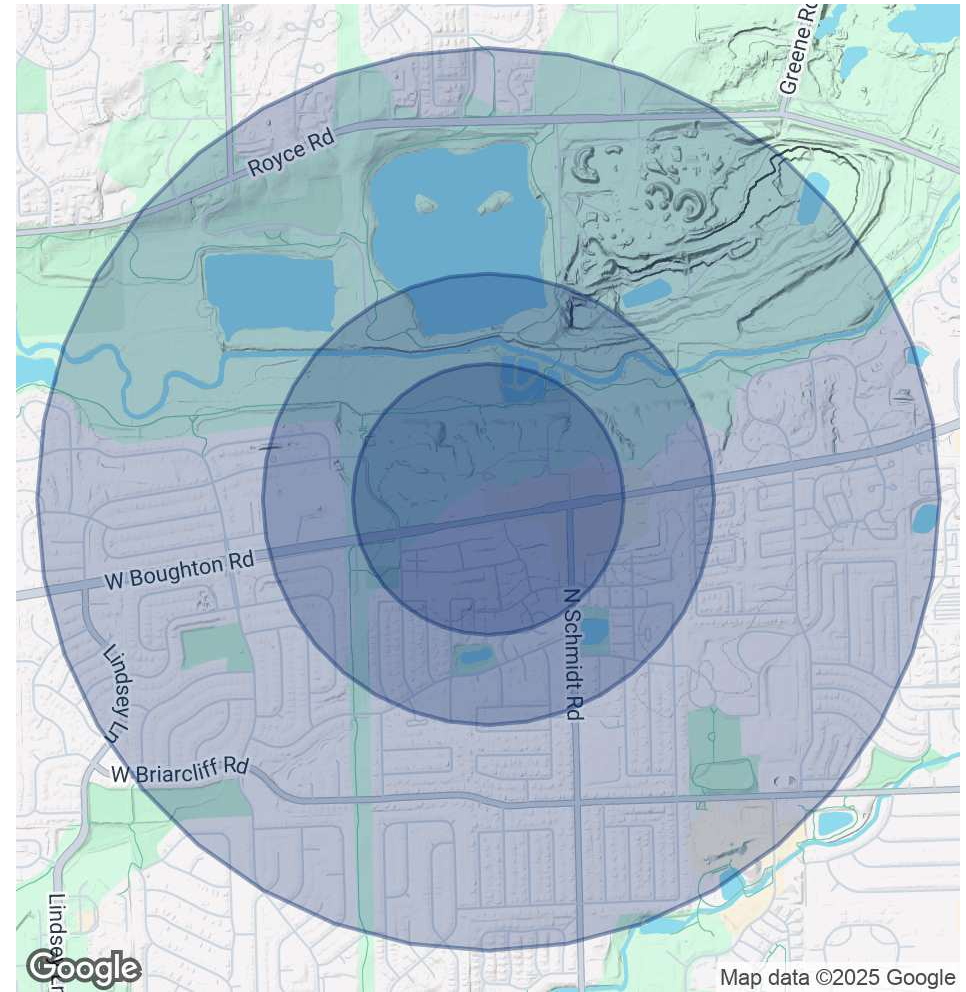
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,047	3,503	12,549
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	367	1,181	4,075
# of Persons per HH	2.9	3	3.1
Average HH Income	\$134,843	\$124,109	\$118,415
Average House Value	\$309,682	\$295,486	\$285,576

Demographics data derived from AlphaMap



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