

Offering Memorandum

Bloomingdale, IL Land

NWC Gary Ave & Lawrence Ave | 4.06 AC

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Bloomington



Property Address:

NWC Gary Ave & Lawrence Ave
Bloomington, IL

Offering Price
Unpriced

Land Size
4.06AC

Property Detail Profile

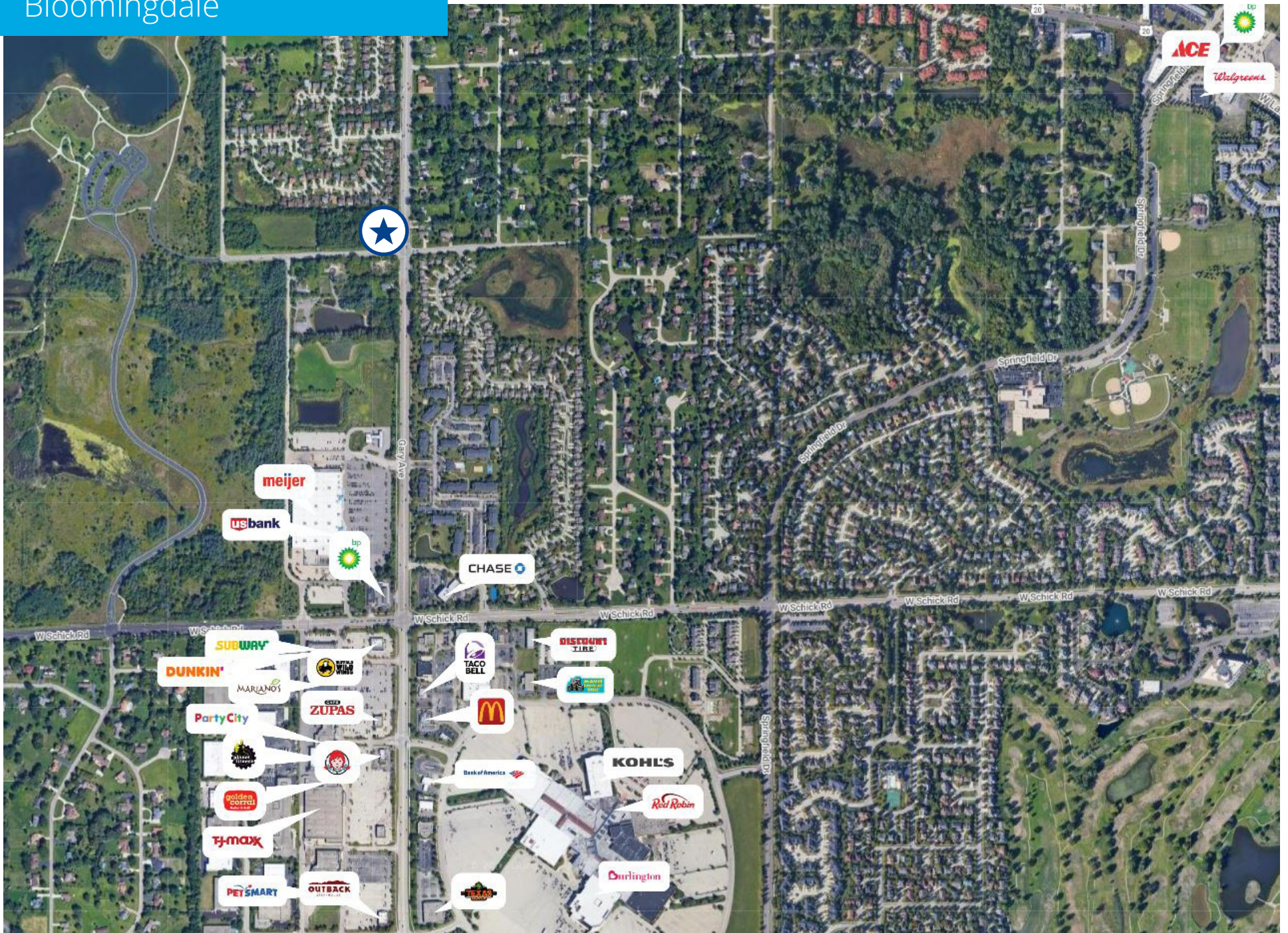
Strategic Location

- > Just west of I-355
- > Nearby retailers include McDonald's, Buffalo Wild Wings, Panera, Wendy's, Dunkin, Chipotle, and more
- > Adjacent to ARC - Athletic Recreation Center & Cypress Cove Aquatic Park
- > High average household incomes

Traffic Counts

27K+ on Gary Ave

Bloomington

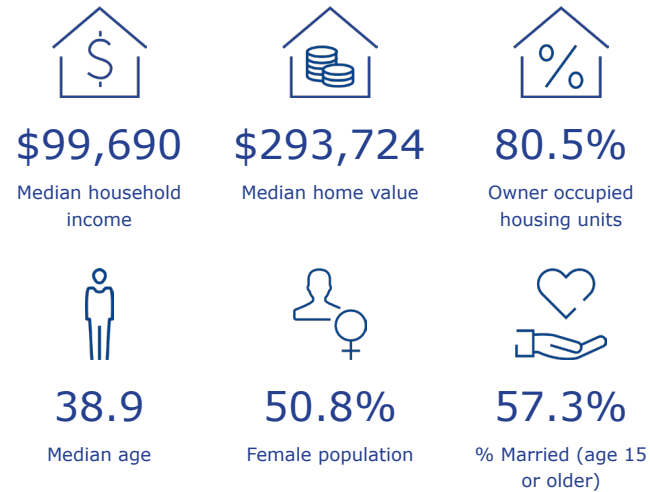




Market Overview

S Gary Ave, Bloomingdale, Illinois, 60108
3 mile radius

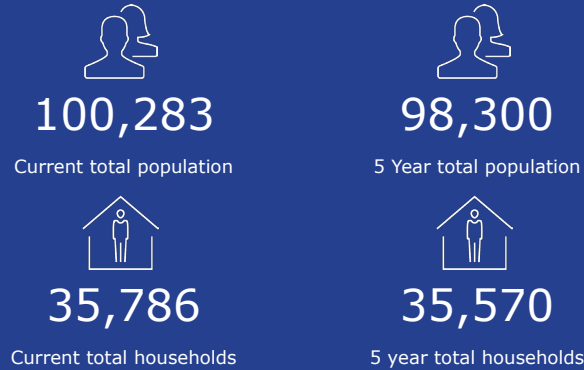
Household & population characteristics



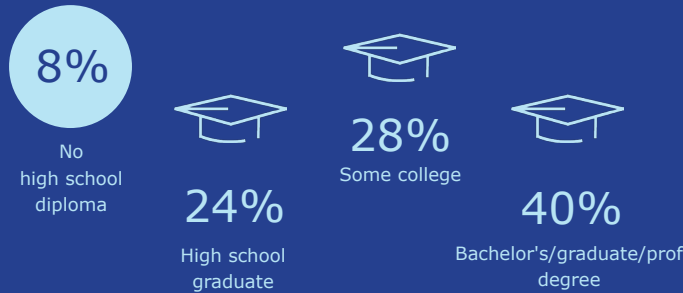
Annual lifestyle spending



Households & population



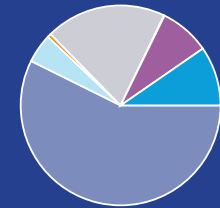
Education



Annual household spending

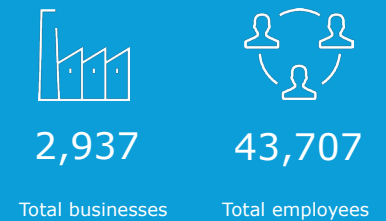


Race

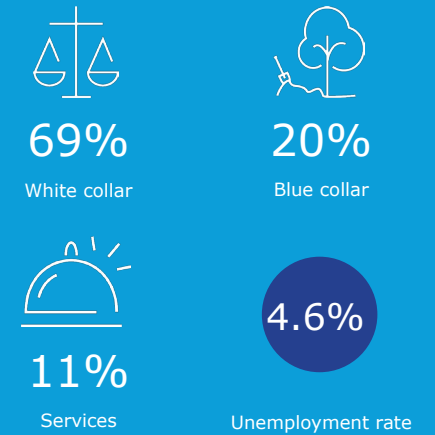


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

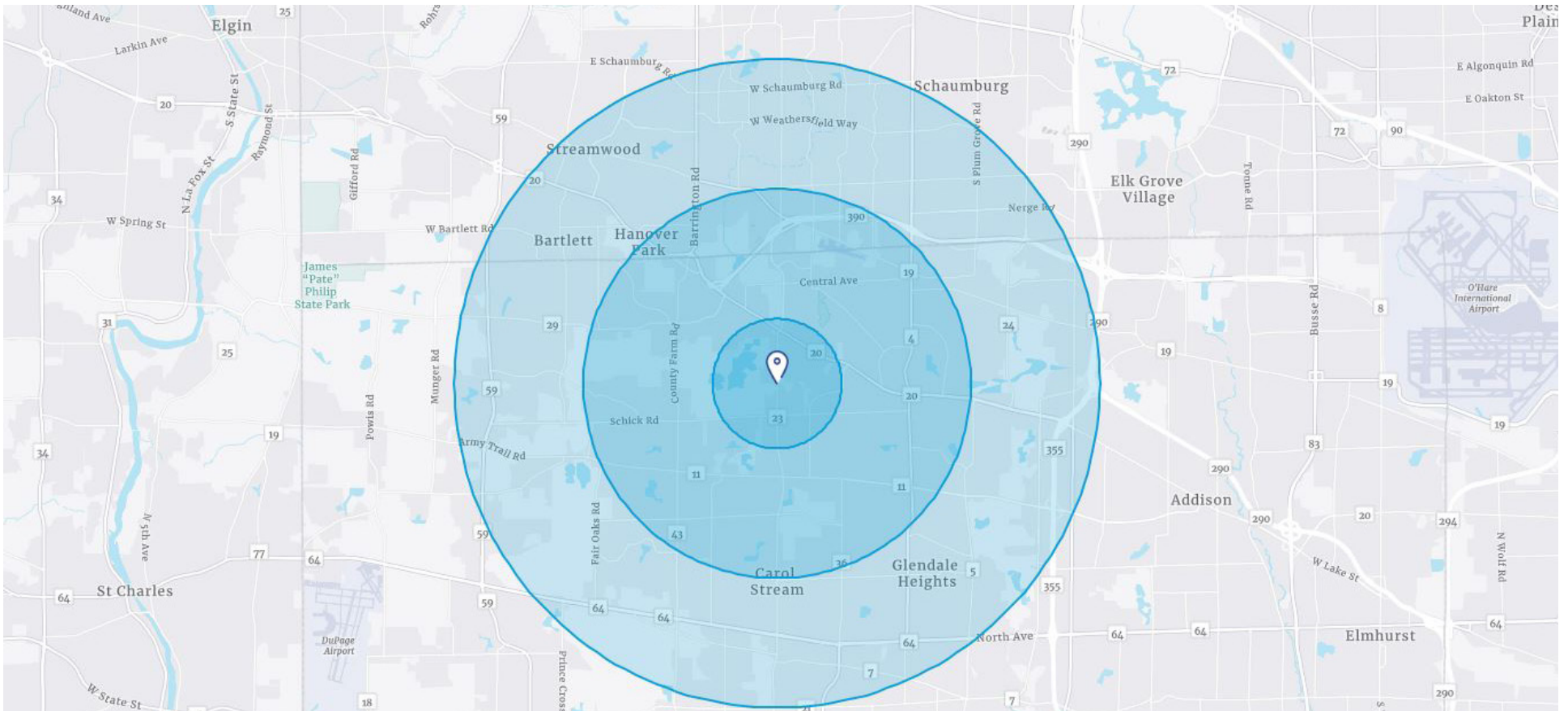
Business



Employment



Demographics



1 mile

3 mile

5 mile

 **6,521**
people

 **100,283**
people

 **259,976**
people

 **9,019**
daytime pop

 **87,202**
daytime pop

 **227,983**
daytime pop

 **\$145,255**
average HHI

 **\$125,962**
average HHI

 **\$121,074**
average

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Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of NWC Gary Ave & Lawrence Ave Bloomingdale, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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