

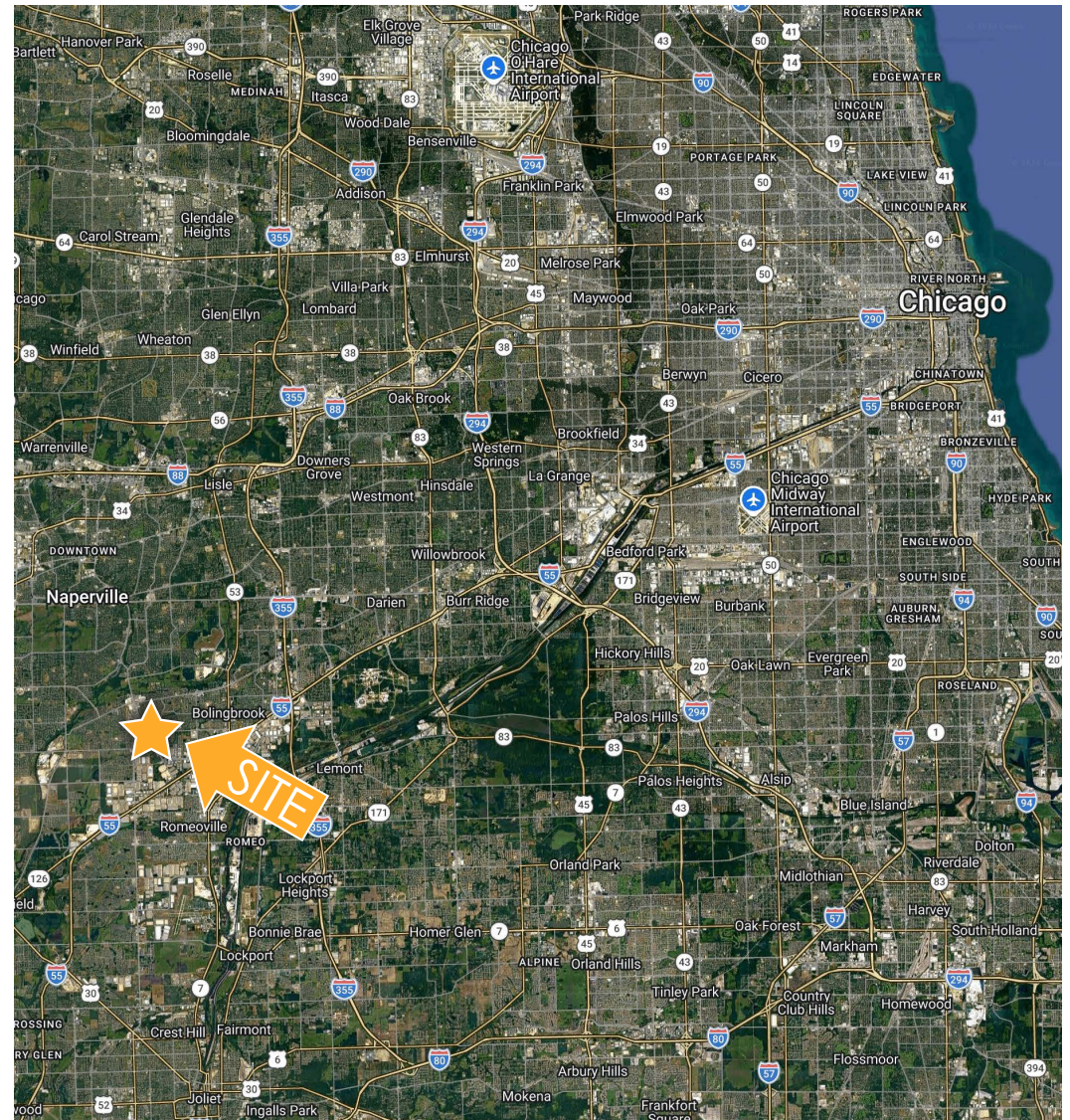


300 VETERANS PKWY BOLINGBROOK, IL 60440

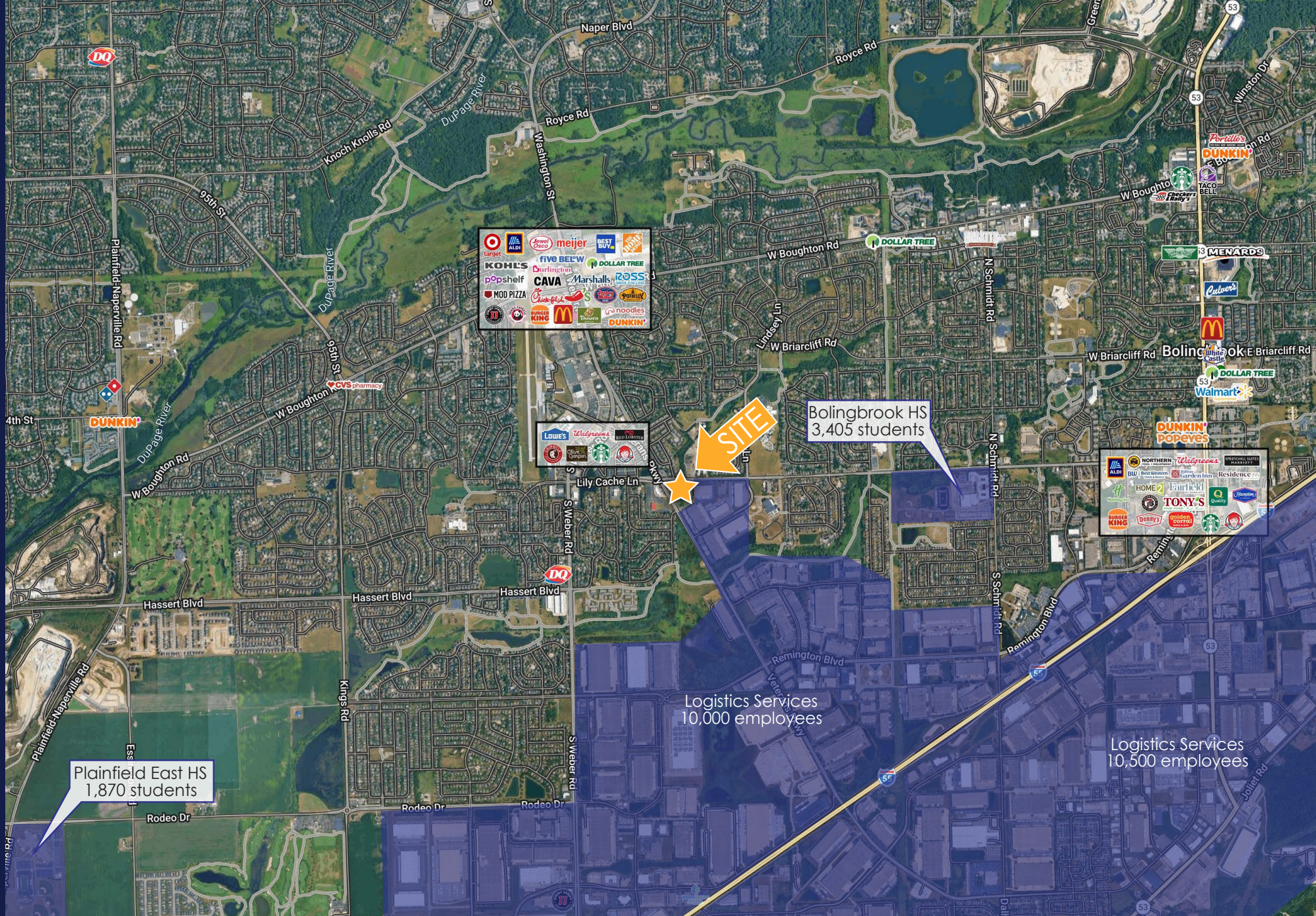
SALE • GROUND LEASE • BUILT TO SUIT

SITE HIGHLIGHTS

- Existing 7,479 SF restaurant building on approx. 2.7 acres of land
- Zoned B-2 for commercial use
- 27,650 VPD at the signalized intersection of Veterans Pkwy & Lily Cache Rd. Nearby to I-55 interchange → strong exposure for retail, QSR, or service uses
- Signalized access / easy ingress-egress
- Prime Chicagoland Suburb: Located in Bolingbrook, one of the fastest-growing and most established southwest suburbs of Chicago
- Large daytime population driven by nearby industrial, logistics, and office users
- Immediate access to I-55 – a major regional corridor connecting Chicago to the broader Midwest
- Excellent connectivity to surrounding affluent suburbs like Naperville, Downers Grove, and Plainfield



SITE WALK THRU/MATTERPORT LINK

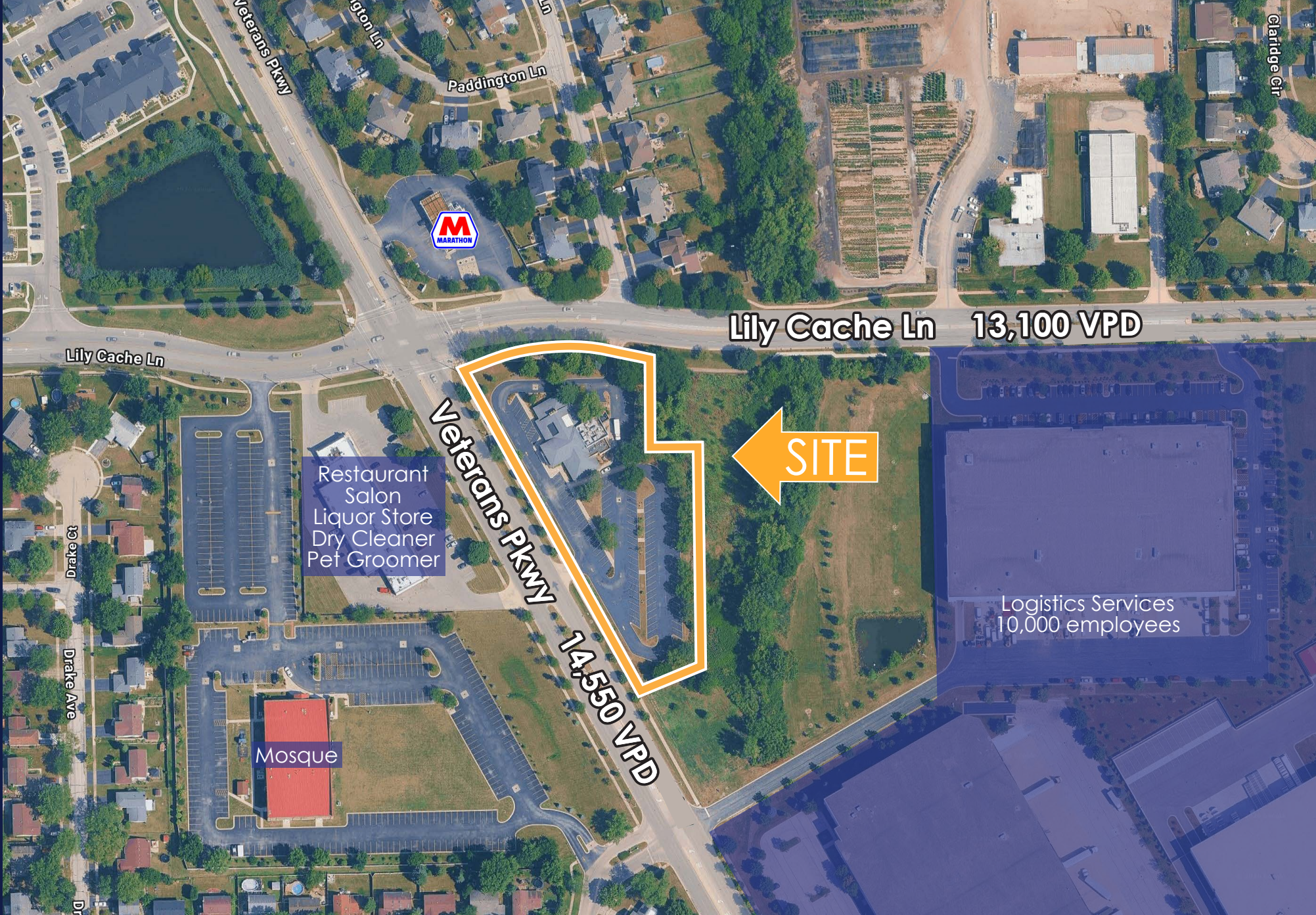


Plainfield East HS
1,870 students

Bolingbrook HS
3,405 students

Logistics Services
10,000 employees

Logistics Services
10,500 employees



Restaurant
Salon
Liquor Store
Dry Cleaner
Pet Groomer

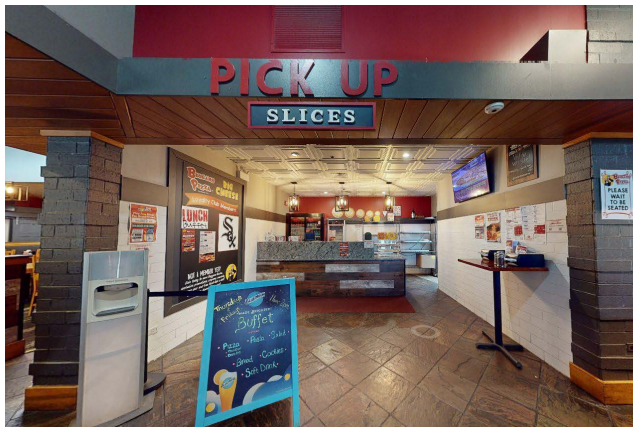
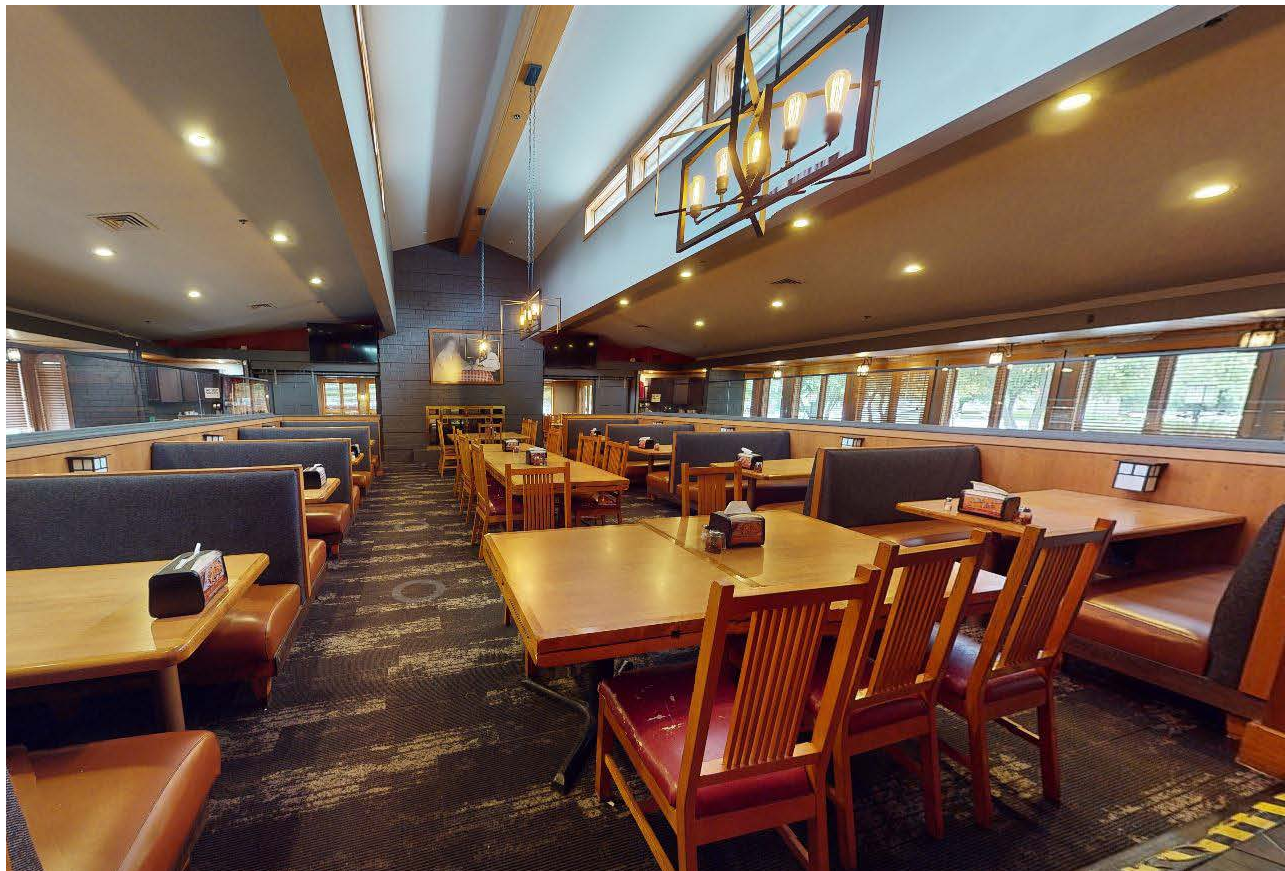
Mosque

SITE

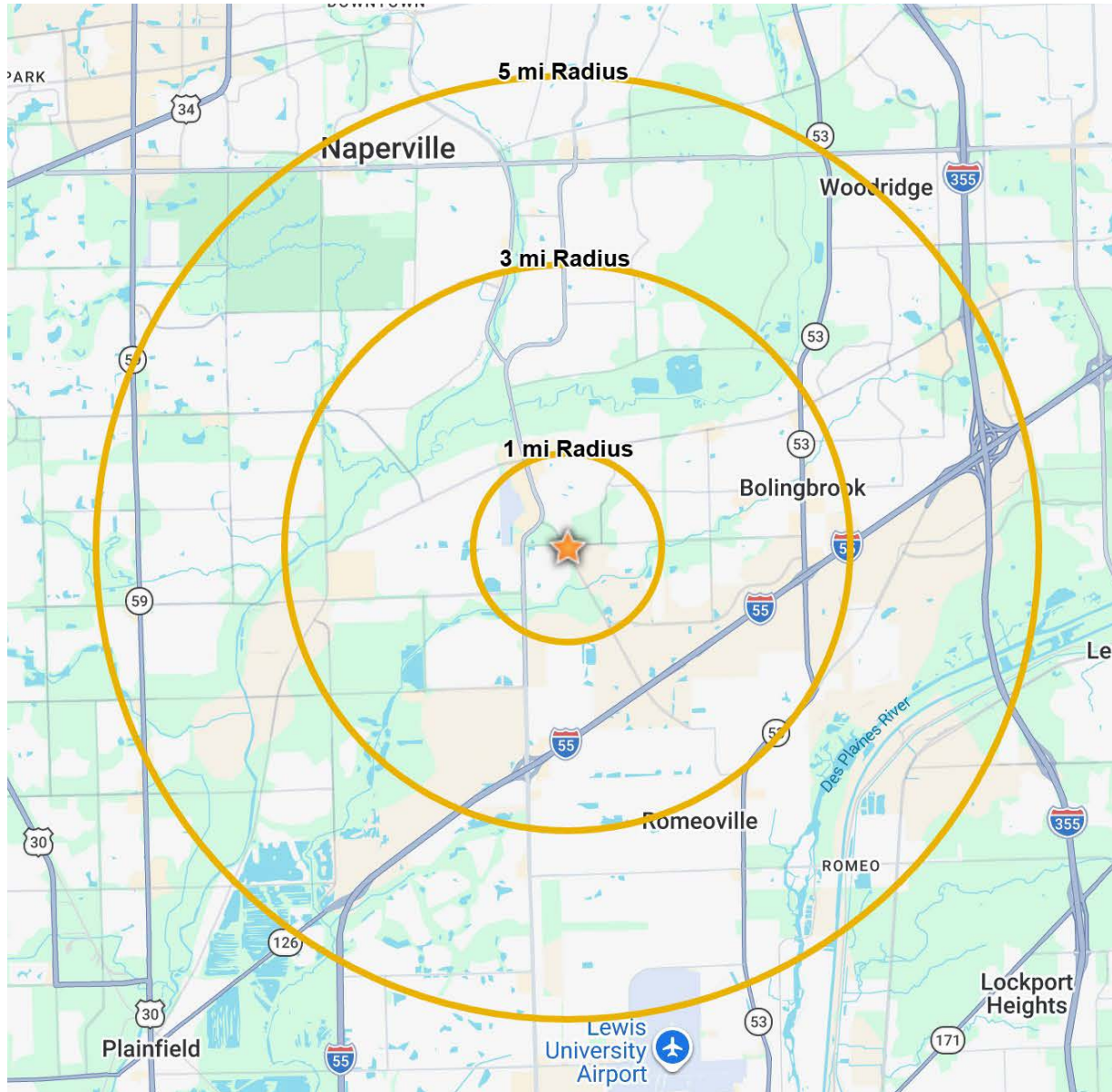
Logistics Services
10,000 employees

Lily Cache Ln 13,100 VPD

Veterans Pkwy
14,550 VPD



DEMOGRAPHICS (5 MILE RADIUS)






196,288
 POPULATION


\$135,376
 MEDIAN HH INCOME


67,359
 HOUSEHOLDS


68,423
 EMPLOYEES


73.5%
 COLLEGE EDUCATED


38.8
 MEDIAN AGE