



Boughton & Pinecrest Plaza

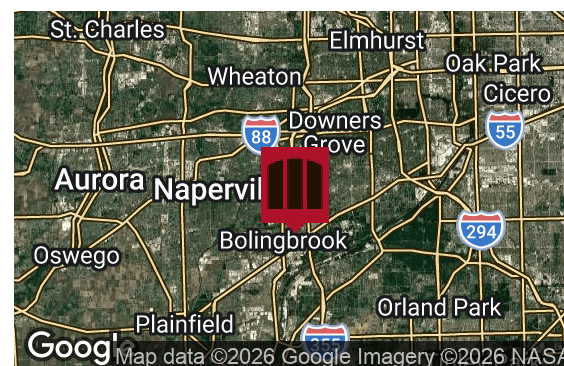
Property Description

This neighborhood shopping center is located in Bolingbrook on Boughton Road, just west of The Promenade, a major lifestyle center and minutes from I-355 and I-55. There is a strong presence of local tenants with a great mix of uses throughout each plaza. Nearby major retailers include Macy's, Bass Pro Shops, Meijer, IKEA and many more. The center boasts strong traffic counts, great signage and visibility.

Property Highlights

- 2,512 SF endcap available!
- Located on major intersection that combines 33,000 VPD
- 1 Mile Away from I-355 & IL-53
- Excellent signage opportunities
- Next to major shopping center
- Co-Tenants include Salkara Grocery, BK Nails, Cell-n-Wheels, STOP 24 Liquors

595-596 North Pinecrest Road
Bolingbrook, IL 60440



Building Summary

Building Size:	28,846 SF
Available SF:	2,512 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.95/SF



SUITE	TENANT NAME	SPACE SIZE (SF)	SUITE	TENANT NAME	SPACE SIZE (SF)
Suite 598	Available	2,512 SF	Suite 595 B	Dance Dimensions	2,485 SF
Suite 596 A	Stop 24 Liquors	2,500 SF	Suite 595 C1	Dance Dimensions	1,785 SF
Suite 596 B	Cells N' Wheels	1,220 SF	Suite 595 C2	US Pack	1,515 SF
Suite 596 C	Abd's Diner	1,825 SF	Suite 595 D1	Bolingbrook Family Dental	1,130 SF
Suite 596 D	Naseem's Hair Design	1,825 SF	Suite 595 D2	Illinois Safety	800 SF
Suite 594	Meet U Nails Spa	1,521 SF	Suite 595 E	De Galaa Hair Salon	850 SF
Suite 592	Salkara Indian Grocery	2,113 SF	Suite 595 F	Pinecrest Laundry	1,600 SF
Suite 595 A1	Brown's Chicken	1,500 SF	Suite 595 GH	Taquería El Valle	2,200 SF
Suite 595 A2	The Allstaff	1,465 SF			



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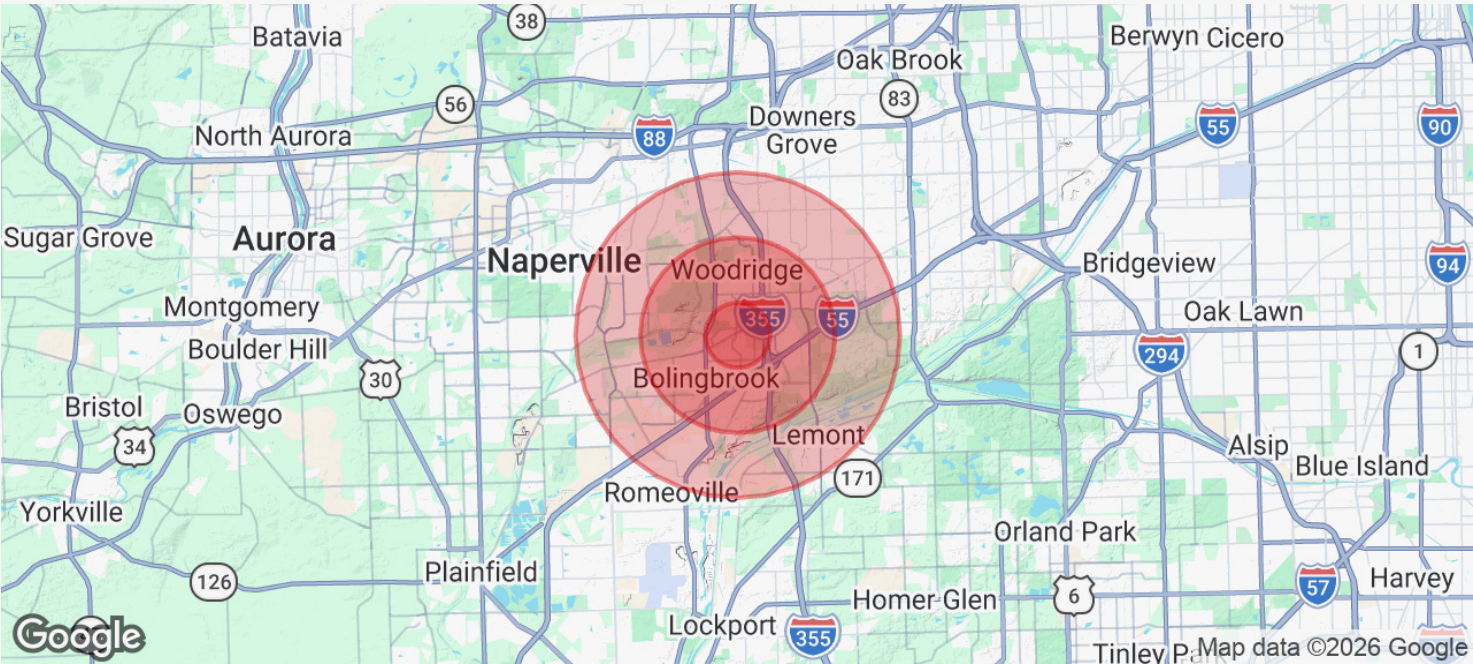
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,722	77,287	218,265
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,061	27,839	80,828
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$109,906	\$122,546	\$147,029
Average House Value	\$316,051	\$360,972	\$418,554

2020 American Community Survey (ACS)



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