



LEASE

Bourbonnais Towne Center Retail | Last Unit Available

455-569 MAIN STREET NW

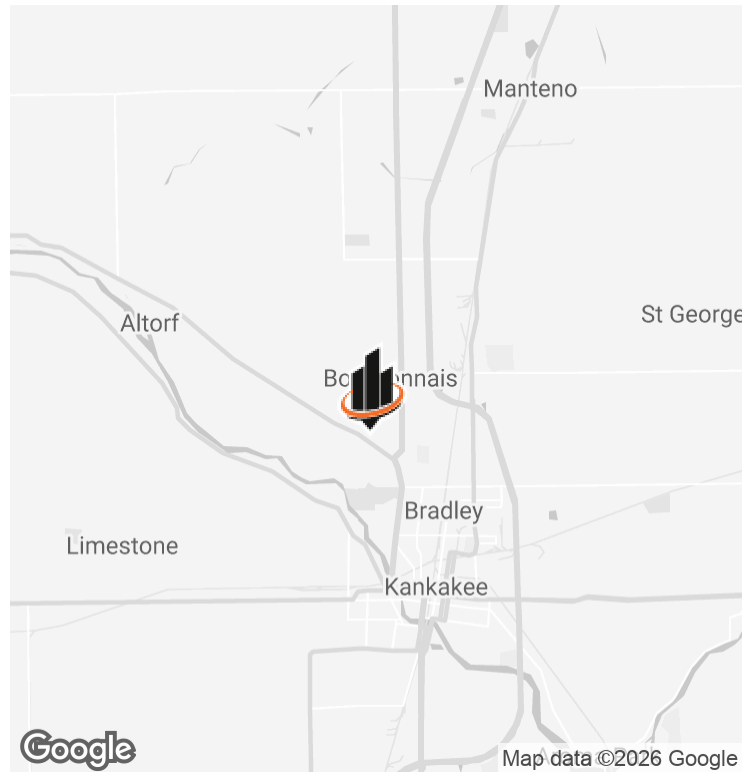
Bourbonnais, IL 60914

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN) NNN \$6.60 SF (2025)
BUILDING SIZE:	49,729 SF
LOT SIZE:	9.21 Acres
AVAILABLE SF:	1,470 SF
OCCUPANCY:	91%
SUBMARKET:	Illinois North / Kankakee

PROPERTY DESCRIPTION

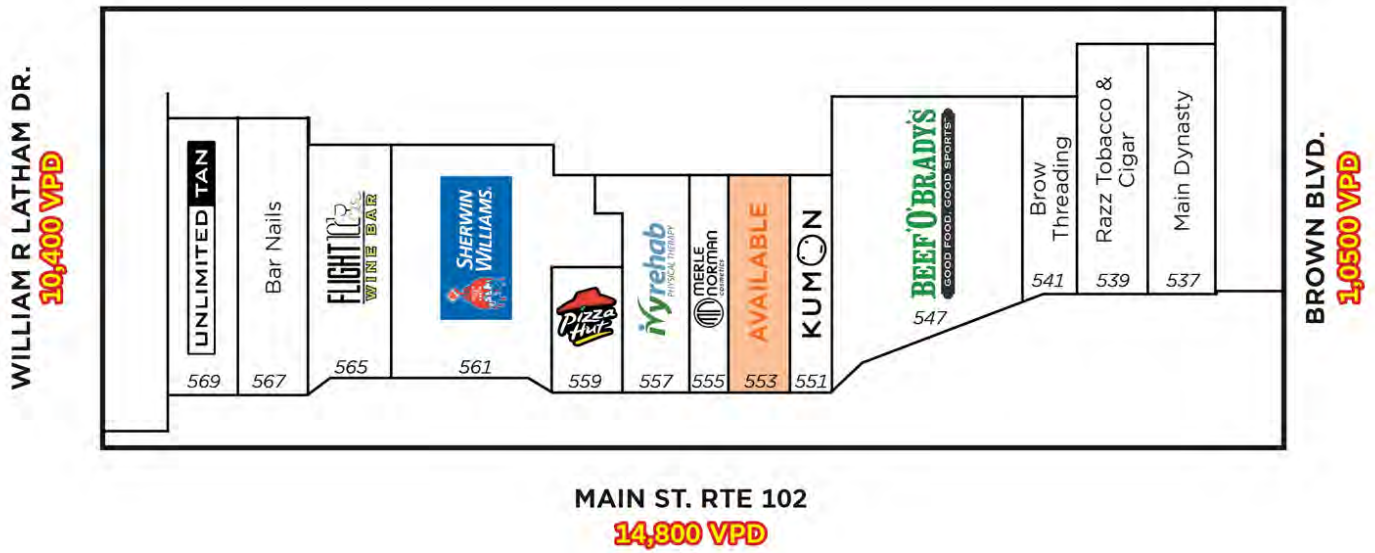
SVN Chicago Commercial is pleased to present prime leasing opportunities at the Bourbonnais Towne Centre located at 455-655 Main Street NW. This neighborhood center anchored by Jewel-Osco and Goodwill has a mix of National and Local tenants in the heart of Bourbonnais across from the Municipal Center/Festival Street and along the major retail corridor. Only one (1) unit is available with open concept layout, walk-in cooler, hook up for three compartment sink, office, and restroom. High visibility, ample parking, large windows for natural light, and versatile floor plans that can be customized to suit a variety of retail user needs.

PROPERTY HIGHLIGHTS

- Neighborhood Center anchored by Jewel-Osco and Goodwill
- 1 Unit Available | 98.7% Occupied
- High visibility | Monumental and Facade Signage
- Ample parking | Signalized Intersection

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AVAILABLE UNITS

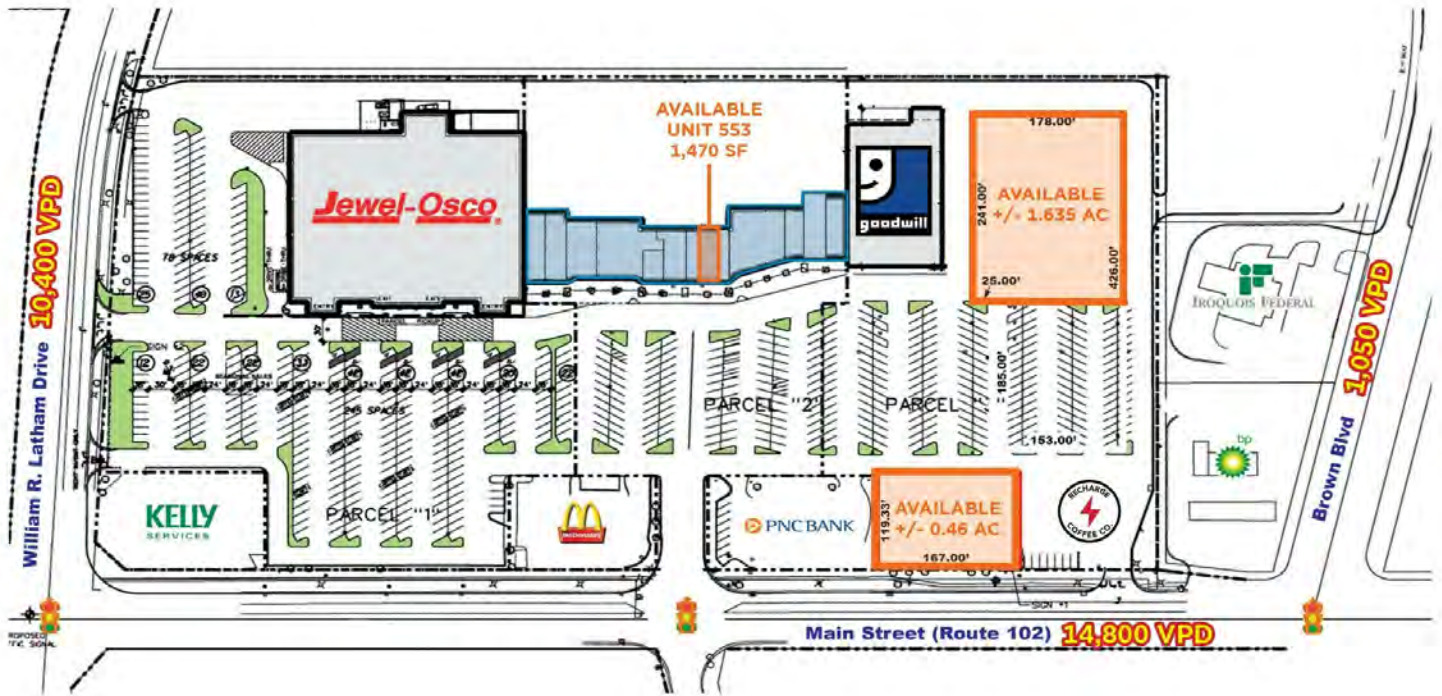


SPACE	SF	TENANT	SPACE	SF	TENANT
455	20,969	Goodwill	557	1,750	Ivy Rehab
537	1,990	Main Dynasty	559	1,180	Pizza Hub
539	1,979	Razz Tobacco & Cigar	561	5,000	Sherwin Williams
541	1,292	Brow Threading	565	2,207	Flight 102 Wine Bar
547	5,318	Beef O'Brady's	567	2,250	Bar Nails
551	1,047	Kumon Math & Reading	569	2,250	Unlimited Tan
553	1,470	AVAILABLE	655	61,277	Jewel-Osco
555	1,027	Merle Norman			
			TOTAL GLA 111,131		

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SITE PLAN

BOURBONNAIS TOWNE CENTER | site plan



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,470 SF	LEASE RATE:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 553	Available	1,470 SF	NNN	\$18.00 SF/yr	Former Edible Arrangements Restaurant Opportunity Cooler Storefront Windows Private Office Restroom Storage

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UNIT 553 +/- 1,470 SF



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RETAILER MAP



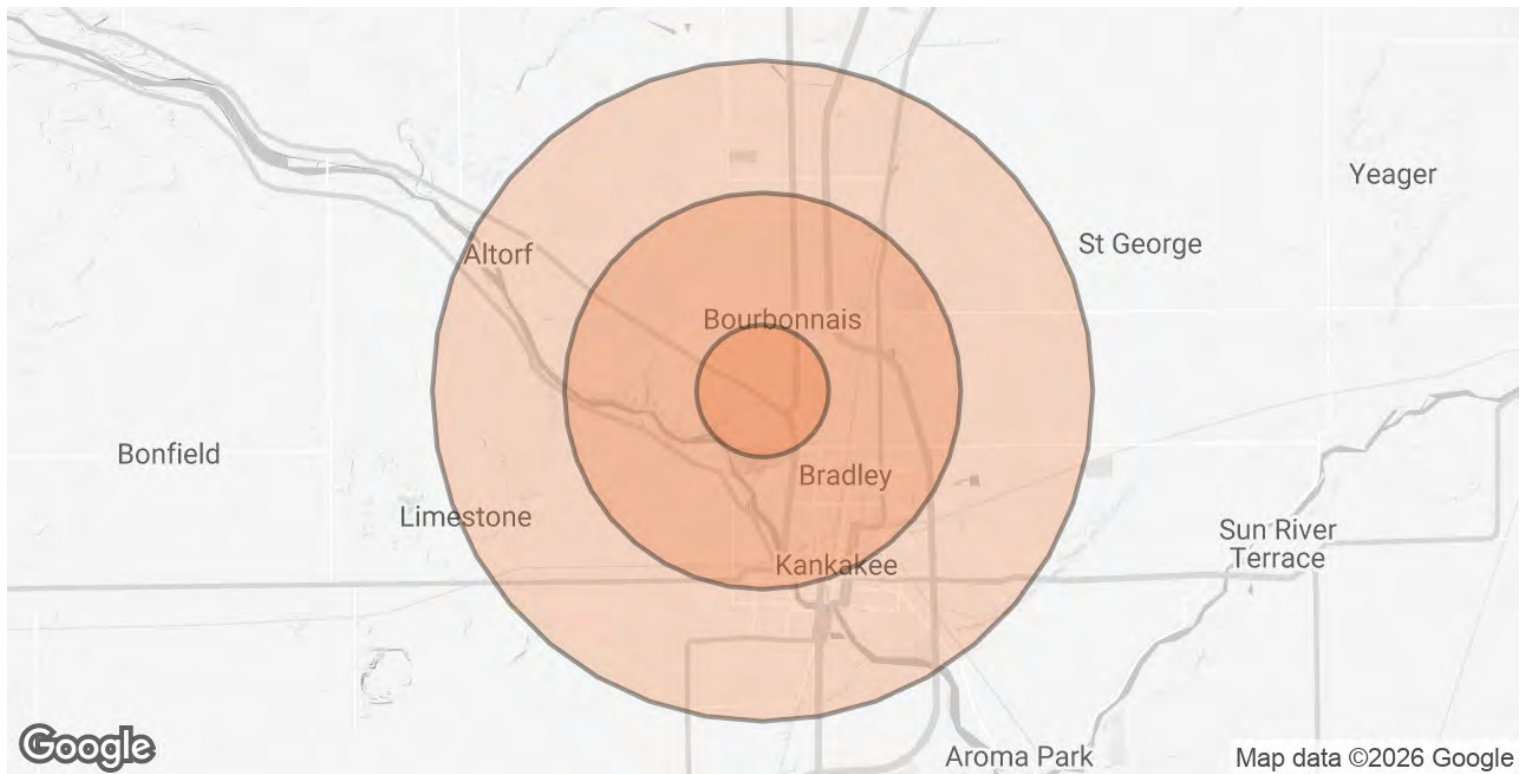
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PROPERTY AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,433	46,042	66,136
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,629	17,532	25,191
# OF PERSONS PER HH	2.9	2.6	2.6
AVERAGE HH INCOME	\$94,239	\$91,863	\$86,764
AVERAGE HOUSE VALUE	\$254,425	\$221,760	\$209,989

Demographics data derived from AlphaMap

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