

FOR SALE OR LEASE

2.67 ACRE RETAIL PAD

NEC Boughton Rd & Woodward Ave
Woodridge, Illinois 60517



EDGEMARK

AVAILABLE FOR SALE OR LEASE

LOT 201 - 2.67 Acres

Approved for retail space with possible
drive-thru capability

LOT 206 - 1.54 Acres included

PROPERTY HIGHLIGHTS

- Just east of Bolingbrook Promenade – a 750,000 square foot open air regional mall and I-355.
- This site is fully improved including landscaping, retention, lighting, parking and sidewalks.
- Great demographics and located in a hot retail corridor in DuPage County.
- Proposed development just north of the property that includes 77 townhomes built by M/I Homes.



M/I HOMES

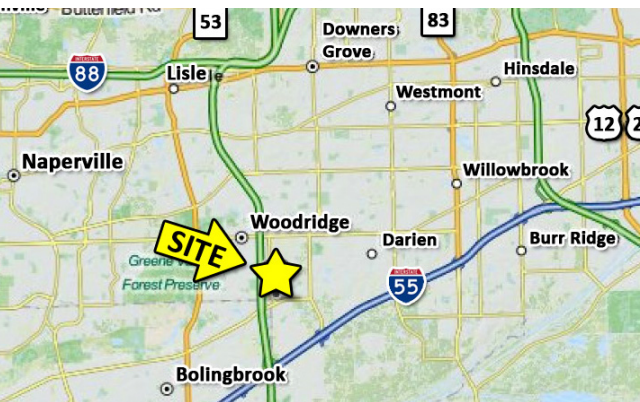
DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

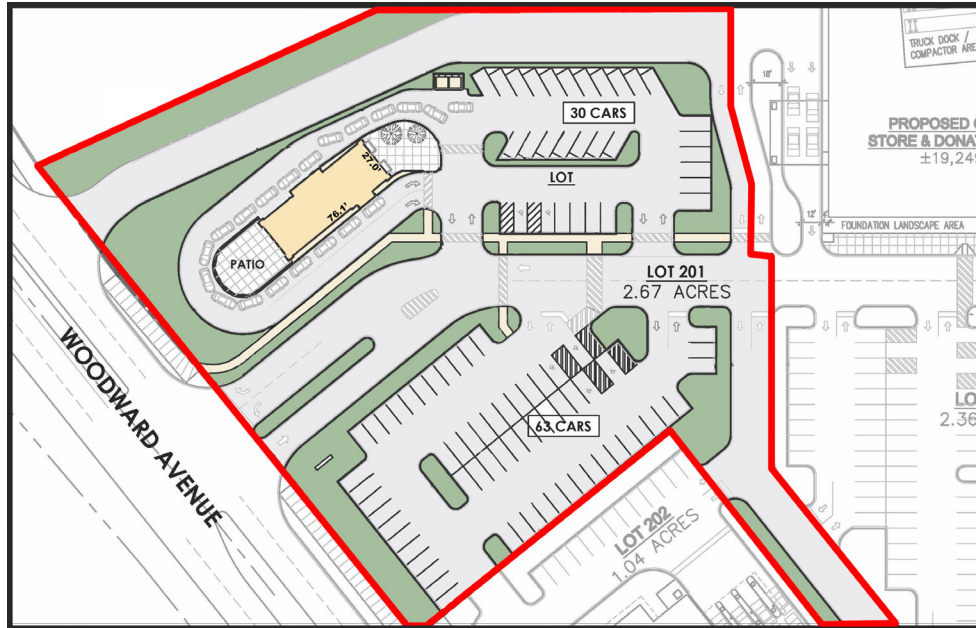
POPULATION 8,425 78,365 216,832

Avg HH INCOME \$160,238 \$134,981 \$149,028

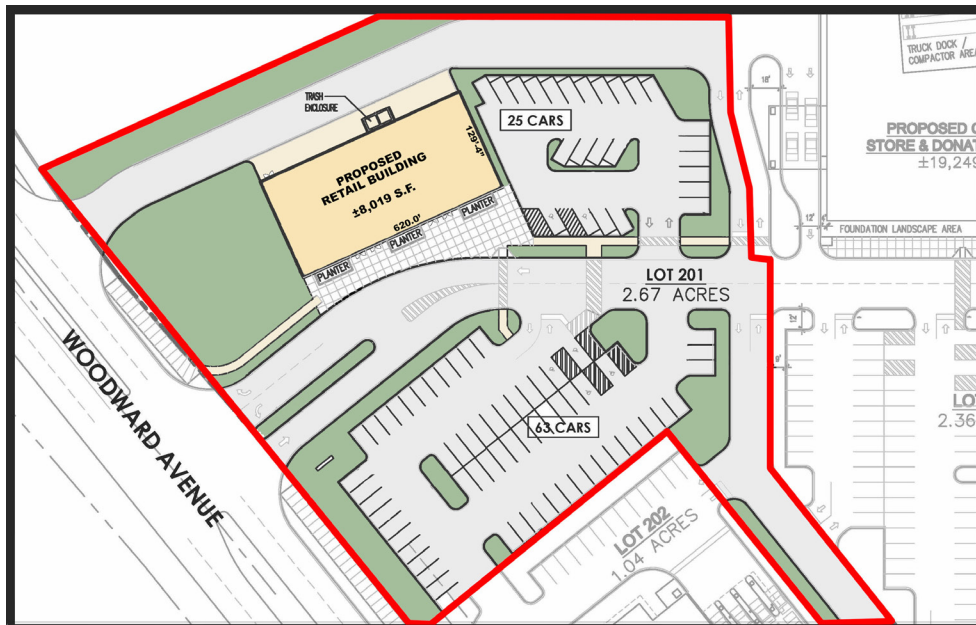
TRAFFIC COUNTS
BOUGHTON RD 32,300 VPD
I-355 136,000 VPD
WOODWARD AVE 13,300 VPD



CONCEPTUAL PLAN WITH DRIVE THRU



CONCEPTUAL PLAN WITH RETAIL BLDG



AREA RETAILERS

COSTCO



★ macy's



Gordon
FOOD SERVICE

meijer

the roomplace



L A Z B O Y

CONTACT
INFORMATION

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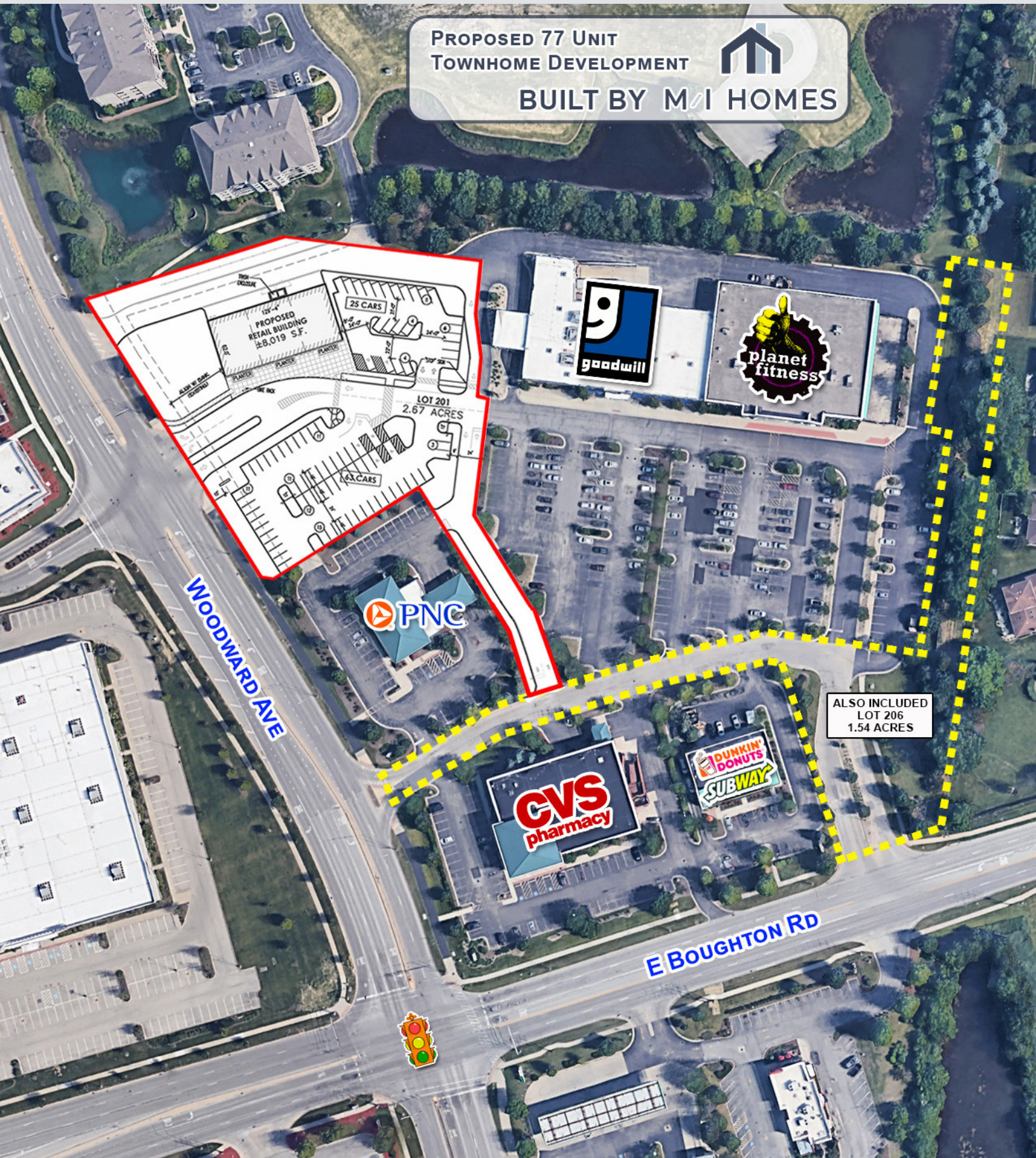
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PROPOSED 77 UNIT
TOWNHOME DEVELOPMENT



BUILT BY M/I HOMES



WOODWARD AVE

E BOUGHTON RD

ALSO INCLUDED
LOT 206
1.54 ACRES

2.67 ACRE RETAIL PAD

SITE AERIAL



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