

RETAIL SPACE AVAILABLE

COURTYARD AT STRATFORD

NWC Army Trail Road & Springfield Drive
Bloomington, Illinois 60108



EDGEMARK



PROPERTY HIGHLIGHTS

- Located at the lighted intersection of W. Army Trail Road and Springfield Drive with traffic counts of approximately 34,000 vehicles per day.
- Ideally located in a dense residential area.
- Low DuPage County taxes.
- Located adjacent to Stratford Square Mall near many national retailers.
- Local Ownership that will offer tenant incentives.

AREA RETAILERS



SPACE AVAILABLE FOR LEASE

840 SF - 6,055 SF

DEMOGRAPHICS

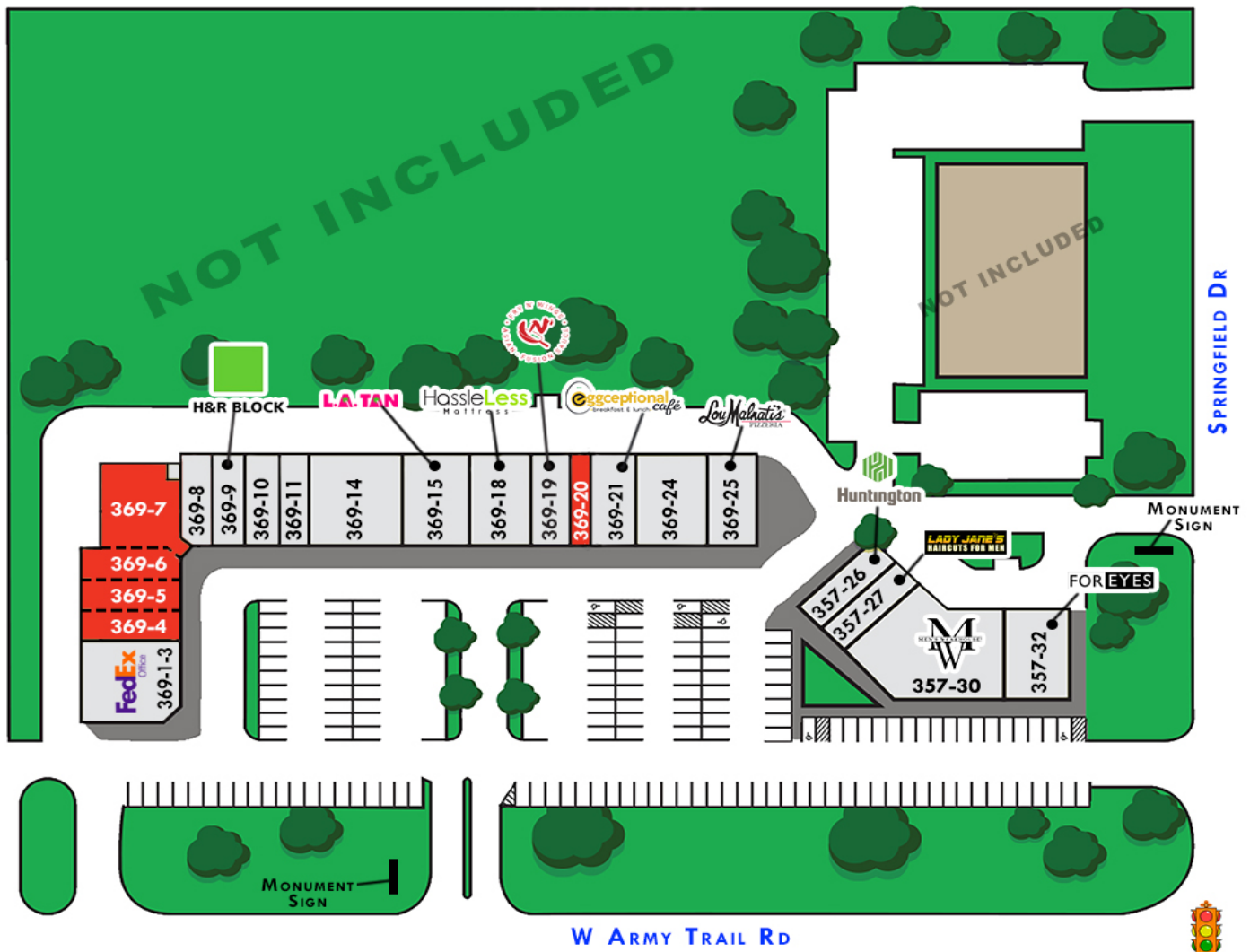
	1 MILE	3 MILE	5 MILE
POPULATION	4,597	104,161	245,569
AVG HH INCOME	\$139,280	\$122,848	\$128,149
DAYTIME POPULATION	1,250	48,375	113,395
TRAFFIC COUNTS	W. ARMY TRAIL ROAD		34,048 VPD
	SPRINGFIELD DRIVE		9,479 VPD

CONTACT
INFORMATION

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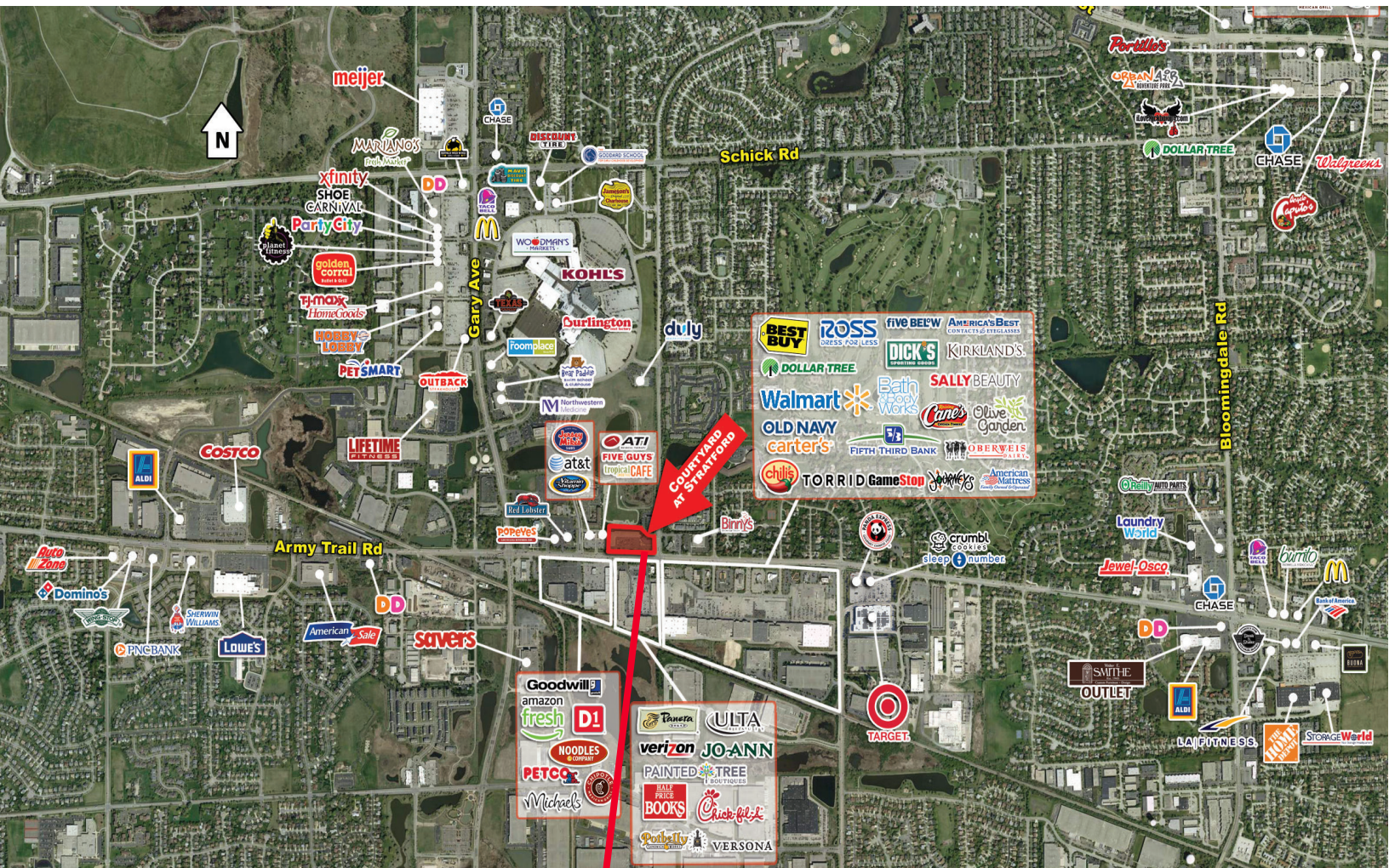
EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC
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SPACE	SQ FT	TENANT	SPACE	SQ FT	TENANT
369-1-3	3,660	FedEx Office	369-18	2,400	Hassleless Mattress
369-4	1,189	AVAILABLE	369-19	1,590	Fry N'Wings Asian Fusion Sauce
369-5	1,218	AVAILABLE	369-20	840	COMING AVAILABLE
369-6	1,194	AVAILABLE	369-21	1,565	Eggceptional Cafe
369-7	2,454	AVAILABLE	369-24	2,389	PhoLicious
369-8	1,185	Sneak Inn	369-25	2,106	Lou Malnati's Pizzeria
369-9	1,170	H&R Block	357-26	1,262	Huntington Learning Center
369-10	1,270	TN Nails	357-27	1,262	Lady Jane's
369-11	1,130	The Matka Khichdi	357-30	4,872	The Men's Warehouse
369-14	3,600	Leslie's Pools	357-32	2,504	For Eyes Optical
369-15	2,400	LA Tan		41,260	TOTAL GLA

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AERIAL



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.