

# Storefront and Anchor Space Available For Lease

152-168 S. Bloomingdale Rd. | Bloomingdale, IL

\$12-\$16/SF NNN

## Investment Highlights

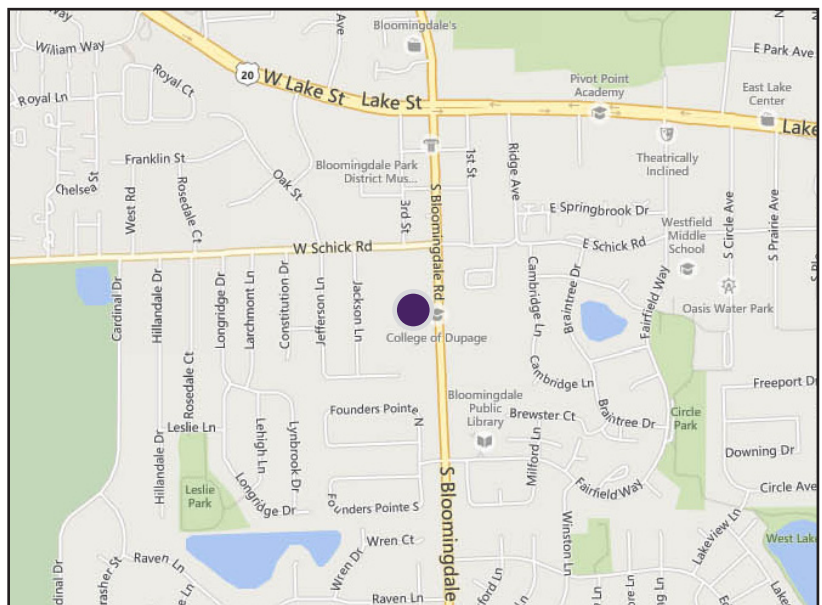
- 800 SF to 4,500 SF available for lease
- 11,000 SF anchor space also available
- Part of Town Square of Bloomingdale
- Near the Bloomingdale and Schick Rd.
- Co-tenants include Mohler Dance Academy, Kuman Math & Reading Center, Fit Body Boot Camp and more
- Ample customer parking
- Signage available to increase visibility
- Traffic Count: 23,300 cars daily
- Est. CAM/Taxes: \$3.55/SF
- Zoning: B-2 SP, community business



## Property Highlights

Close to Bloomingdale's historic downtown, 800 to 11,000 square feet of retail and office space is available for lease in Town Square of Bloomingdale. The units feature a range of finishes, from vanilla box to move-in ready. The 11,000 square foot anchor and end-cap space is currently built-out as an office. This highly visible center is a great location for a variety of businesses. More than 90,000 residents live within a three mile radius of this center.

Bloomingdale is a growing middle class suburb in DuPage County, west of Chicago. This largely residential town features several strong commercial corridors, including Bloomingdale Rd.



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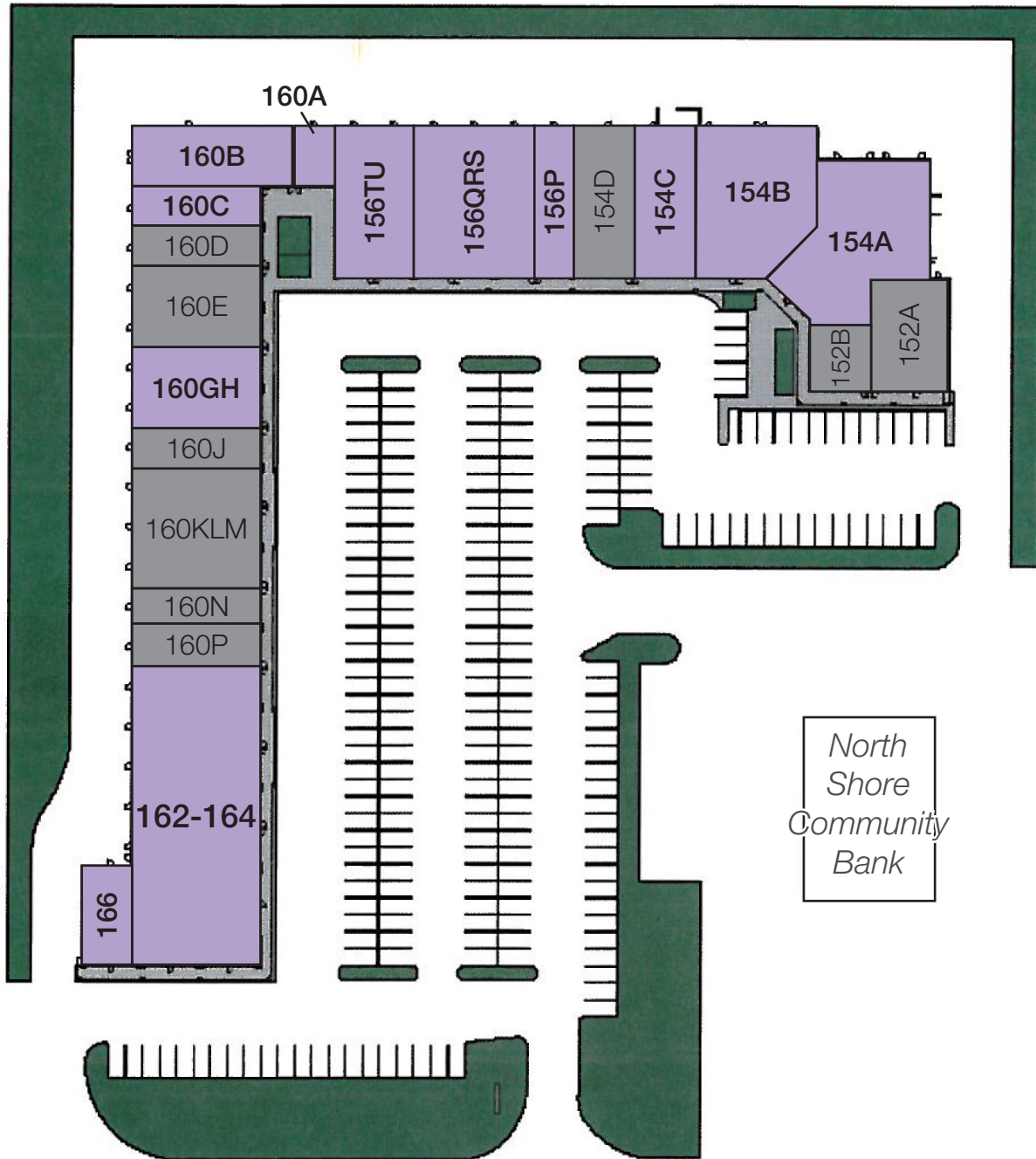
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## Available Units



*Bloomingdale Rd.*

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## Available Units

Unit	Tenant	SF	Description of Space
152A	Functional Physical Therapy	2,061	–
152B	Bloomingdale Optical	2,078	–
154A	Available	3,128	Former spa built out with reception, six treatment rooms and a storage area with loading, the space also has a few skylights
154B	Available	4,400	Former grocery store with large vanilla box showroom, office and storage area
154C	Available	1,920	Vanilla box storefront, previously used as fitness center
154D	Kuman Math & Reading Center	2,433	–
156P	Available	1,500	Former tanning salon with eight treatment rooms
158QRS	Available	4,500	Vanilla box storefront
156TU	Available	3,000	Former salon
160A	Available	800	Former office with reception area
160B	Available	1,360	Vanilla box storefront
160C	Available	1,300	Former office space with reception and three private offices
160D	Old Town Chiropractic Center	1,300	–
160E	Fit Body Boot Camp	2,040	–
160GH	Available	3,340	Former restaurant with commercial kitchen and cold storage space
160J	Hollywood Cleaners	1,300	–
160 KLM	Mohler Dance Academy	3,900	–
160N	Johnny G's Meats & Deli	1,300	–
160P	Pizzeria Pronto	1,300	–
162-164	Available	9,500	Former office space with several private offices and conference rooms
166	Available	1,500	Vanilla box storefront

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## Property Photos



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## Aerial



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## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2019 Projection	12,566	92,286	285,549
2014 Estimate	12,237	90,123	279,716
2010 Census	11,935	88,634	276,340
Growth 2014-2019	2.69%	2.40%	2.09%
Growth 2010-2014	2.53%	1.68%	1.22%
2014 Population Hispanic Origin	1,259	15,369	51,744
<b>Households:</b>			
2019 Projection	4,744	33,441	101,136
2014 Estimate	4,618	32,649	99,065
2010 Census	4,500	32,101	97,903
Growth 2014 - 2019	2.73%	2.43%	2.09%
Growth 2010 - 2014	0.53%	-0.65%	-0.45%
Owner Occupied	3,833	24,026	75,546
Renter Occupied	786	8,623	23,519
2014 Average Household Income	\$92,075	\$87,256	\$89,650
2014 Median Household Income	\$73,970	\$72,207	\$73,720
<b>2014 Households by Household Income:</b>			
Less than \$25,000	560	4,179	13,203
\$25,000 - \$50,000	1,013	6,250	18,689
\$50,000 - \$75,000	766	6,640	18,617
\$75,000 - \$100,000	814	5,681	16,500
\$100,000 - \$125,000	482	3,629	11,819
\$125,000 - \$150,000	276	2,441	7,146
\$150,000 - \$200,000	376	2,153	7,468
Greater than \$200,000	332	1,676	5,625
<b>Total Number of Businesses</b>	<b>716</b>	<b>3,932</b>	<b>11,535</b>
<b>Total Number of Employees</b>	<b>5,645</b>	<b>51,467</b>	<b>142,823</b>

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