

Retail/Office Storefronts For Lease at Prime Retail Corner

241-299 S. Bolingbrook Dr. | Bolingbrook, IL

\$16-\$18/SF NNN

Investment Highlights

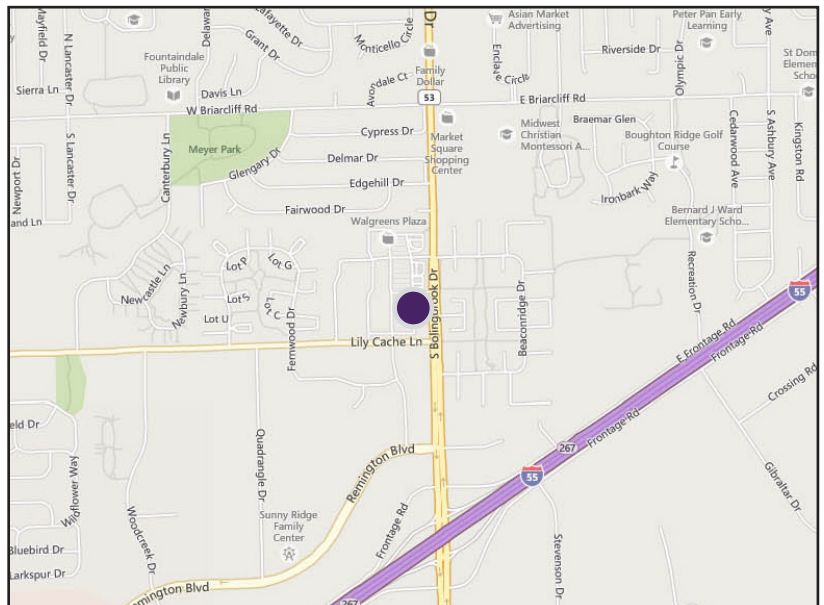
- 1,600 to 10,150 SF available for lease
- Located in Pheasant Hill Plaza
- 62,756 SF anchor space also available
- At stoplit corner of IL-53 and Lily Cache
- Co-tenants include Rent-A-Center, Little Caesar's Pizza and more
- Access from both IL-53 and Lily Cache
- Ample customer parking
- Signage available to increase visibility
- Traffic Count: 36,500 cars daily on IL-53, 16,700 cars on Lily Cache Ln.
- Est. CAM/Taxes: \$4.90/SF
- Zoning: B-2, community retail



Property Highlights

Located within the Pheasant Hill Plaza, several storefront spaces, ranging from 1,600 to 10,150 square feet are available for lease. This center is located at a prime retail corner with entrances from both Lily Cache and Bolingbrook (IL-53). Most of the units are in vanilla box condition, with the opportunity to customize the space. Previously used as a grocery store, the 62,756 square foot big box anchor space is also available for lease.

Bolingbrook is an affluent western suburb of Chicago that has seen tremendous growth in the last decade. With its rapid expansion, many prominent businesses have chosen to call Bolingbrook home, including national retailers such as Meijer, IKEA, and Macy's.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Chet Evans

Vice President

(312) 338 - 3010

cevans@mpirealestate.com

Michael Mintz

Associate

(312) 338 - 2578

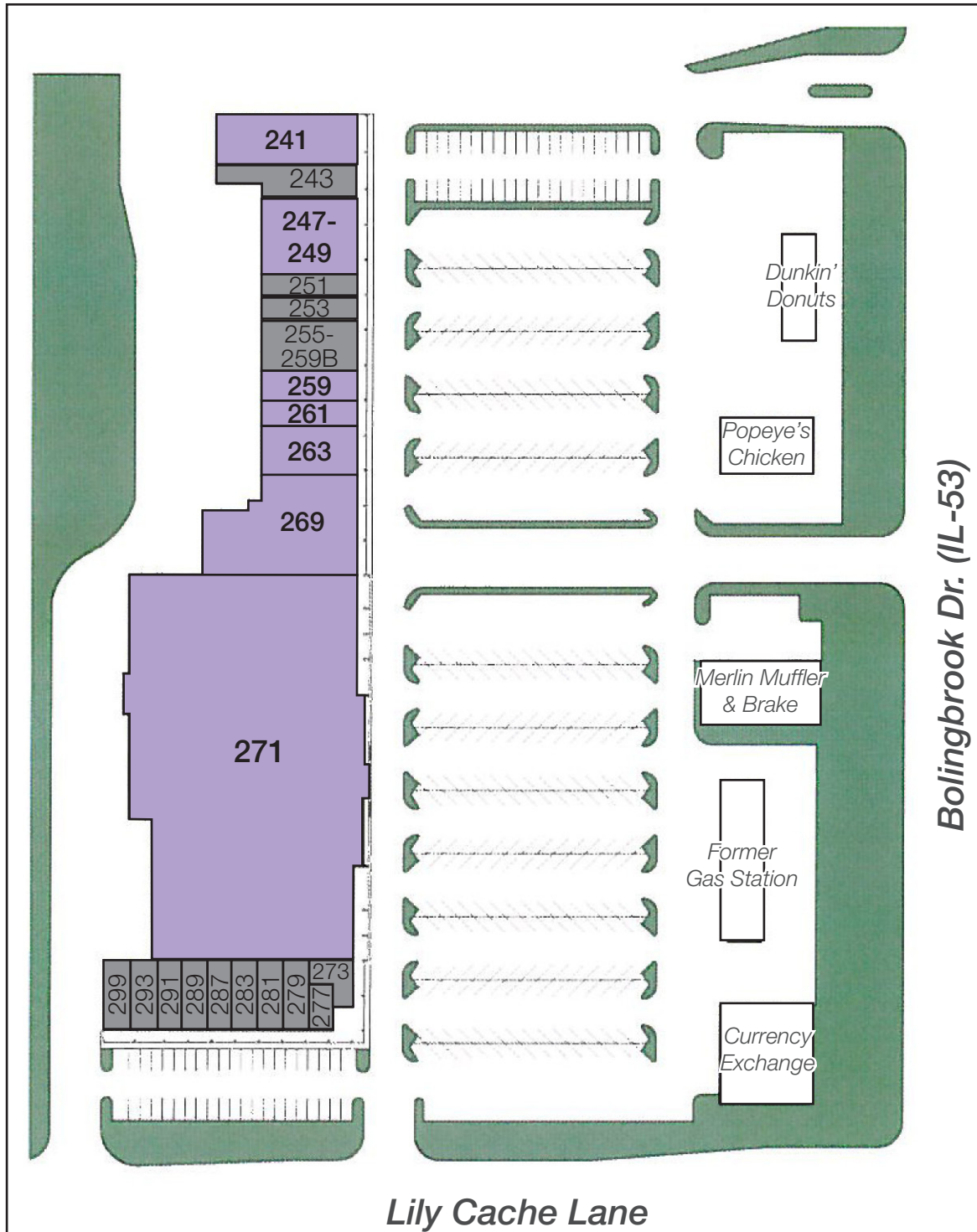
mmintz@mpirealestate.com

**MILLENNIUM
PROPERTIES R/E**

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Available Units



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Available Units

Unit	Tenant	SF	Description of Space
241	Available	6,000	Vanilla box storefront with storage area
243	Ace Laundry	2,400	–
247-249	Available	4,240	Former restaurant with granite counter hostess station, back office, pass-through kitchen
251	Cells 4 U	1,600	–
253	Exitos Por Correo	1,200	–
255-259B	Rent-A-Center	3,929	–
259	Available	2,000	Vanilla box office, 2 private offices, storage/copy area, server room
261	Available	1,600	Vanilla box storefront with vestibule and storage area
263	Available	3,000	Vanilla box storefront with storage area
269	Available	10,150	Former clothing store with check-out area, fitting rooms and storage
271	Available	62,756	Anchor space, former grocery store, big box retail, 2 loading docks
273	Fabricare Cleaners	1,100	–
277	Consumer Insurance Services	960	–
279	U-Mart	1,200	–
281	Accurate Personnel	1,200	–
283	Tobacco 4 Less	1,200	–
287	Mary's Hair Design	1,200	–
289	Doggie Diner	1,200	–
291	Pro Nails	1,200	–
293	Little Caesar's Pizza	1,200	–
299	South American Buffet	1,855	–

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Property Photos



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