

**BREWSTER CREEK
BUSINESS PARK**
(5,000+ Employees)

AMBROSIA
Smoothie Bar

Bannerman's
Sports Grill

ANYTIME FITNESS

DuPage Medical Group
WE CARE FOR YOU

KO'S
JUNGLE JIM'S

DOLLAR TREE

**Northwestern
Medicine**

Takya Steakhouse
Japanese Steakhouse & Sushi Bar

AVAILABLE
Up to 5,200 SF
Drive Thru

AVAILABLE
Up to 7,200 SF
Drive Thru

Wendy's

bp

Walgreens

**THE HOME
DEPOT**

SONIC

**STARBUCKS
COFFEE**

verizon
T-Mobile

LEASE

Bartlett Commons

810-892 ROUTE 59

Bartlett, IL 60103

PRESENTED BY:

JOEL MILLER, CCIM

O: 630.270.6949

joel.miller@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	82,732 SF
AVAILABLE SF:	1,400 - 25,000 SF
YEAR BUILT:	1991
MARKET:	Chicago
SUBMARKET:	Dupage County

PROPERTY OVERVIEW

Retail space in the busiest center in Bartlett. Excellent co-tenancy with a strong mix of retail, medical, restaurant, and daily needs service businesses serving the local community. Center anchors include Northwestern Medicine Convenient Care, Dollar Tree, DuPage Medical Group, Anytime Fitness, and Ambrosia Greek Eatery. Center is ideally positioned for grocery, medical, retail, and restaurant uses. Center offers full access to both Rt 59 and Stearns Rd.

LOCATION OVERVIEW

Dynamic retail location at the key intersection of IL Route 59 & Stearns Rd in Bartlett. The center is surrounded by national retailers including Home Depot, Walgreens, Starbucks, Auto Zone, 5/3rd Bank, Wendy's, Sonic, Verizon, Sherwin Williams and many more.

Heavy traffic counts with 48,000 VPD on IL Rt 59 and additional 15,000 VPD on Stearns Rd (63,000 VPD at intersection).

JOEL MILLER, CCIM
O: 630.270.6949
joel.miller@svn.com

LEASE SPACES

AVAILABLE SPACES
SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

858	Available	12,573 - 25,000 SF	NNN	Negotiable.	Retail / restaurant space available. Currently occupied by a Sports Grill with large patio. Space is ideal for grocery, liquor warehouse, restaurant, banquet, retail and medical uses. Unit can be combined/expanded for up to 25,000 SF of contiguous space. Opportunity for upgraded facade to enhance presence and branding.
860	Available	5,000 SF	NNN	\$20.00 SF/yr	Inline retail space between Bannerman's & PRES Physical Therapy. Can be combined with adjacent unit.
882	Available	1,400 SF	NNN	\$20.00 SF/yr	Former cell phone store with 2 restrooms. Approx. 20' x 70'. Combine with adjacent unit for a total of 2,800 SF.
Rt 59 Outlot (Proposed / BTS)	Available	2,000 - 7,200 SF	NNN	Negotiable	Proposed new construction / build to suit outlot retail opportunity. Up to 7,200 SF of retail/restaurant space with drive thru and patio seating. Excellent visibility Route 59 adjacent to entrance..
Stearns Rd Outlot (Proposed / BTS)	Available	1,000 - 5,200 SF	NNN	Negotiable	Proposed new construction / build to suit outlot retail opportunity, Up to 5,200 SF retail/restaurant space with drive thru and patio on Stearns Rd. Ideal for drive thru coffee house, QSR or full service restaurant. Can deliver space as small as 1,000 sf. Excellent visibility and access.

JOEL MILLER, CCIM
O: 630.270.6949
joel.miller@svn.com

SITE PLAN



JOEL MILLER, CCIM
O: 630.270.6949
joel.miller@svn.com

PROPOSED OUTLOTS



JOEL MILLER, CCIM

O: 630.270.6949

joel.miller@svn.com

ADDITIONAL PHOTOS



JOEL MILLER, CCIM

O: 630.270.6949

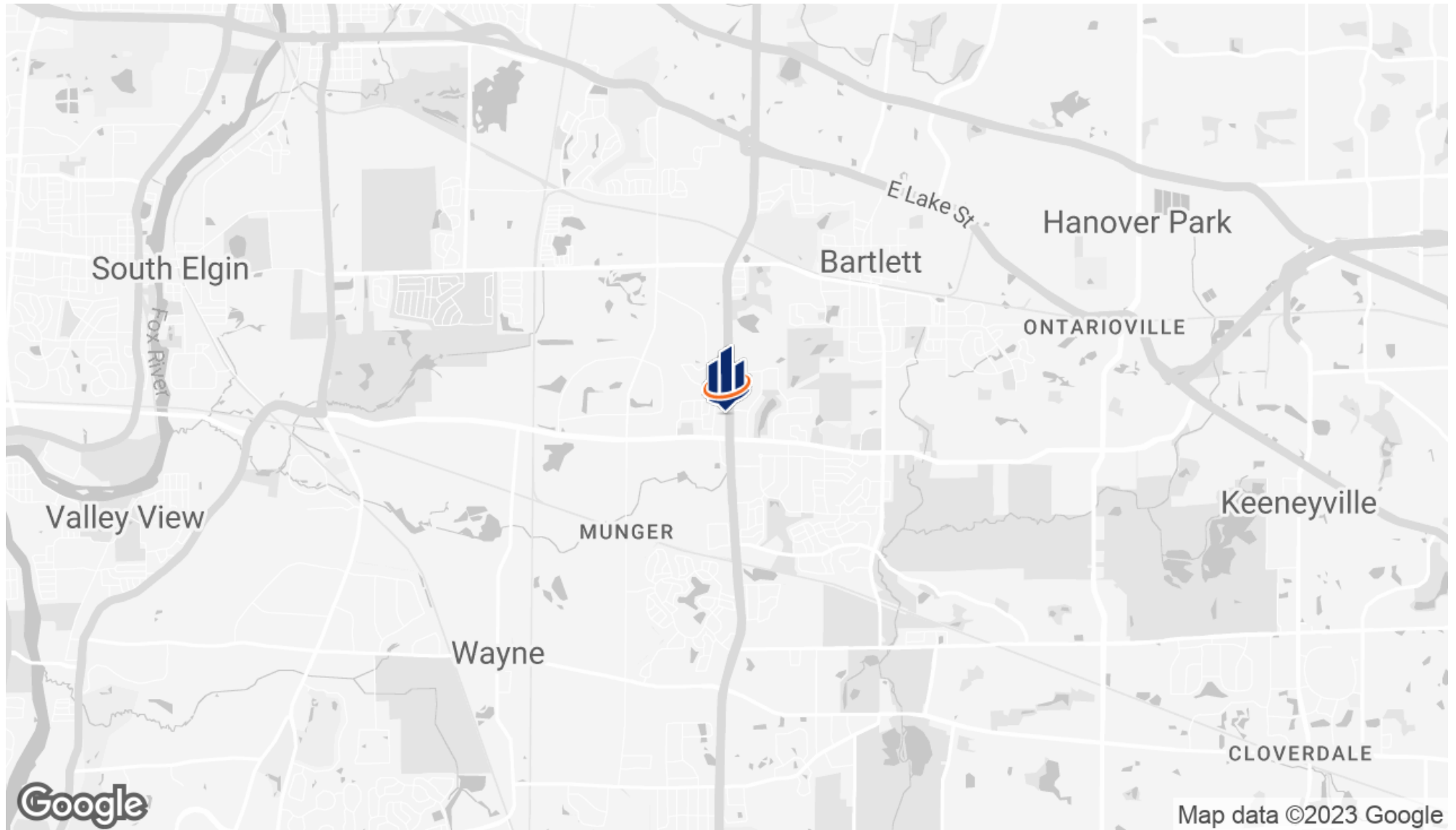
joel.miller@svn.com

BARTLETT COMMONS | 810-892 Route 59 Bartlett, IL 60103

SVN | LANDMARK COMMERCIAL REAL ESTATE

6

LOCATION MAP



JOEL MILLER, CCIM

O: 630.270.6949

joel.miller@svn.com

DEMOGRAPHICS MAP & REPORT

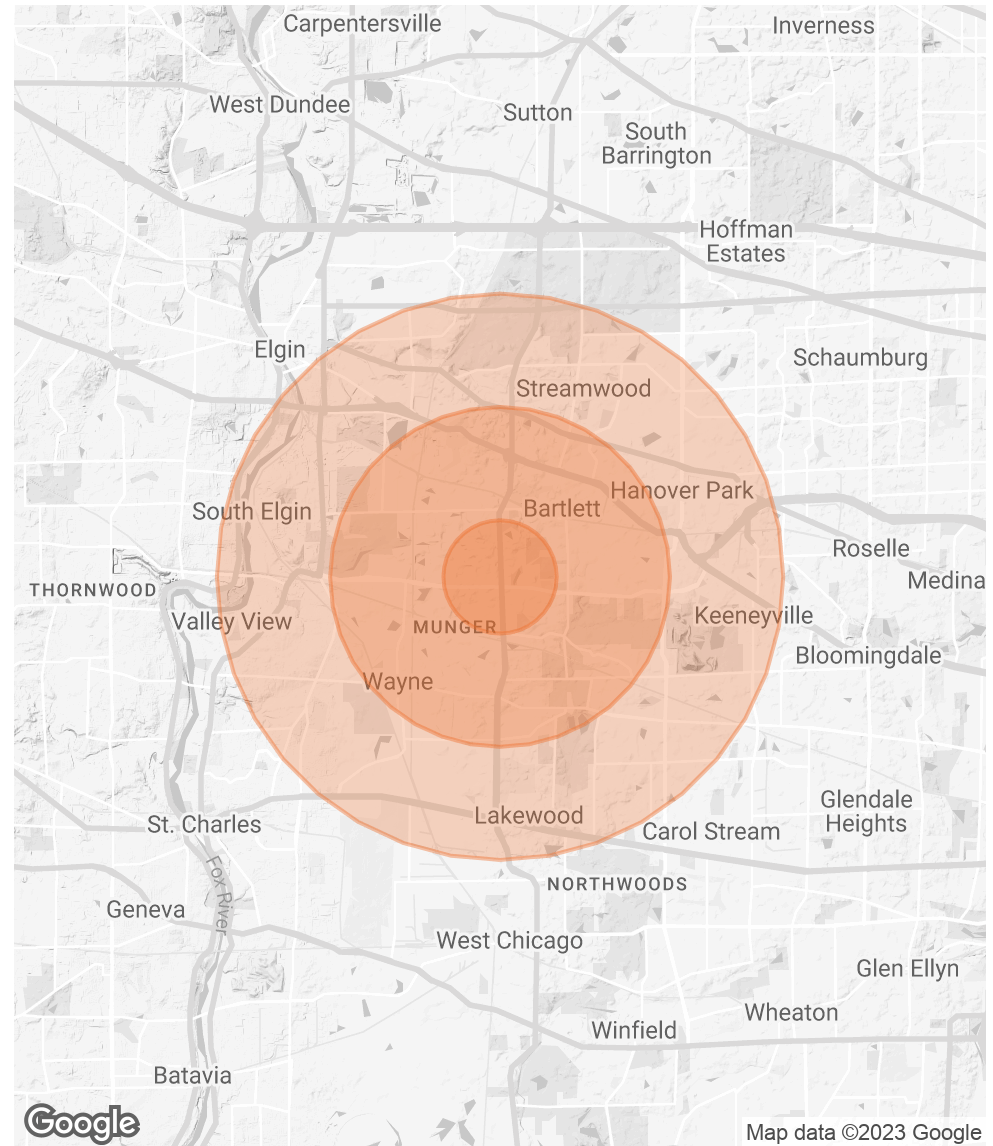
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,610	52,591	184,991
AVERAGE AGE	38.1	35.8	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,470	17,941	60,888
# OF PERSONS PER HH	3.1	2.9	3.0
AVERAGE HH INCOME	\$110,982	\$99,007	\$88,559
AVERAGE HOUSE VALUE	\$365,199	\$350,355	\$307,651
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
HISPANIC	7.0%	9.4%	22.5%
RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.6%	77.1%	69.6%
% BLACK	1.9%	3.7%	3.4%
% ASIAN	8.7%	14.3%	14.2%
% AMERICAN INDIAN	0.0%	0.1%	0.3%
% OTHER	0.7%	3.5%	11.0%

JOEL MILLER, CCIM

O: 630.270.6949

joel.miller@svn.com

BARTLETT COMMONS | 810-892 Route 59 Bartlett, IL 60103



SVN | LANDMARK COMMERCIAL REAL ESTATE 8