



WEBER CROSSING

1325-1343 LILY CACHE LANE, BOLINGBROOK, IL 60490



OFFERING SUMMARY

Available SF: 1,320 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 1.56 Acres

Building Size: 14,000 SF

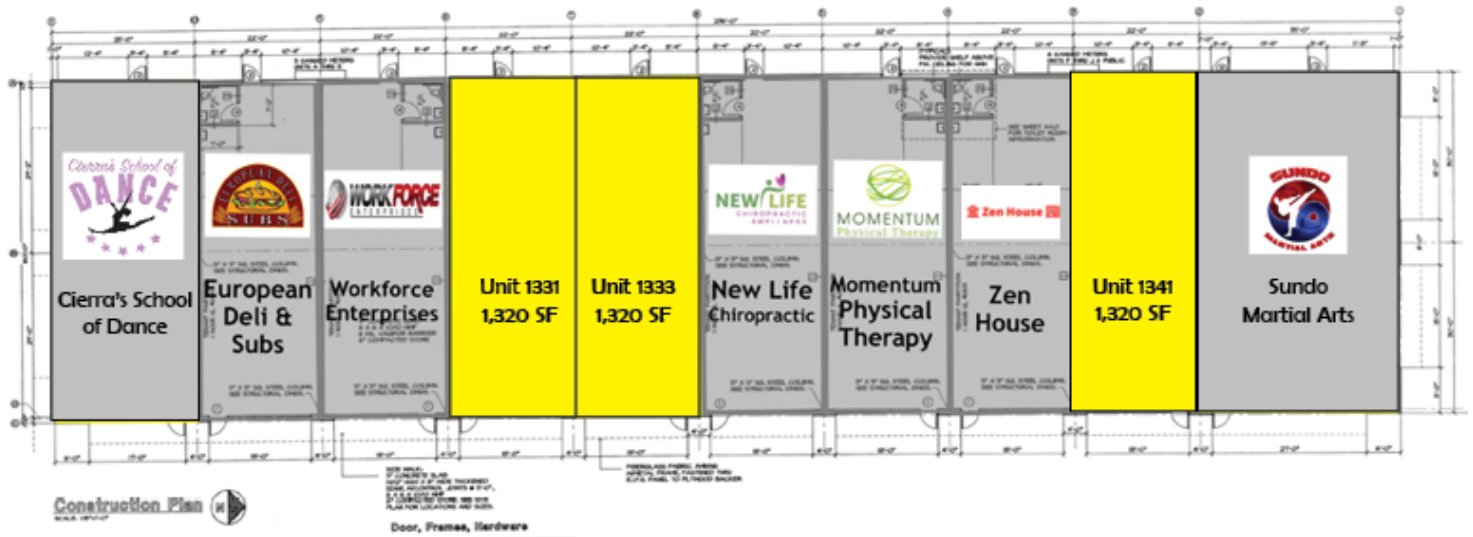
PROPERTY HIGHLIGHTS

- 14,000 SF multi-tenant retail building
- Excellent parking space for customers and employees
- Monument signage
- Easy access from Weber Road (25,900 vpd) and Lily Cache Ln (9,200 vpd)
- Serving both western Bolingbrook and south Naperville
- Very well constructed & maintained

LOCATION OVERVIEW

Located just off the southwest corner of Lily Cache Lane and Weber Road in Bolingbrook. Adjacent to many national retailers: Lowes, Walgreens, Starbucks and Meijer. Shared intersection with Starbucks, Lou Malnati's, Buona Beef, & more.

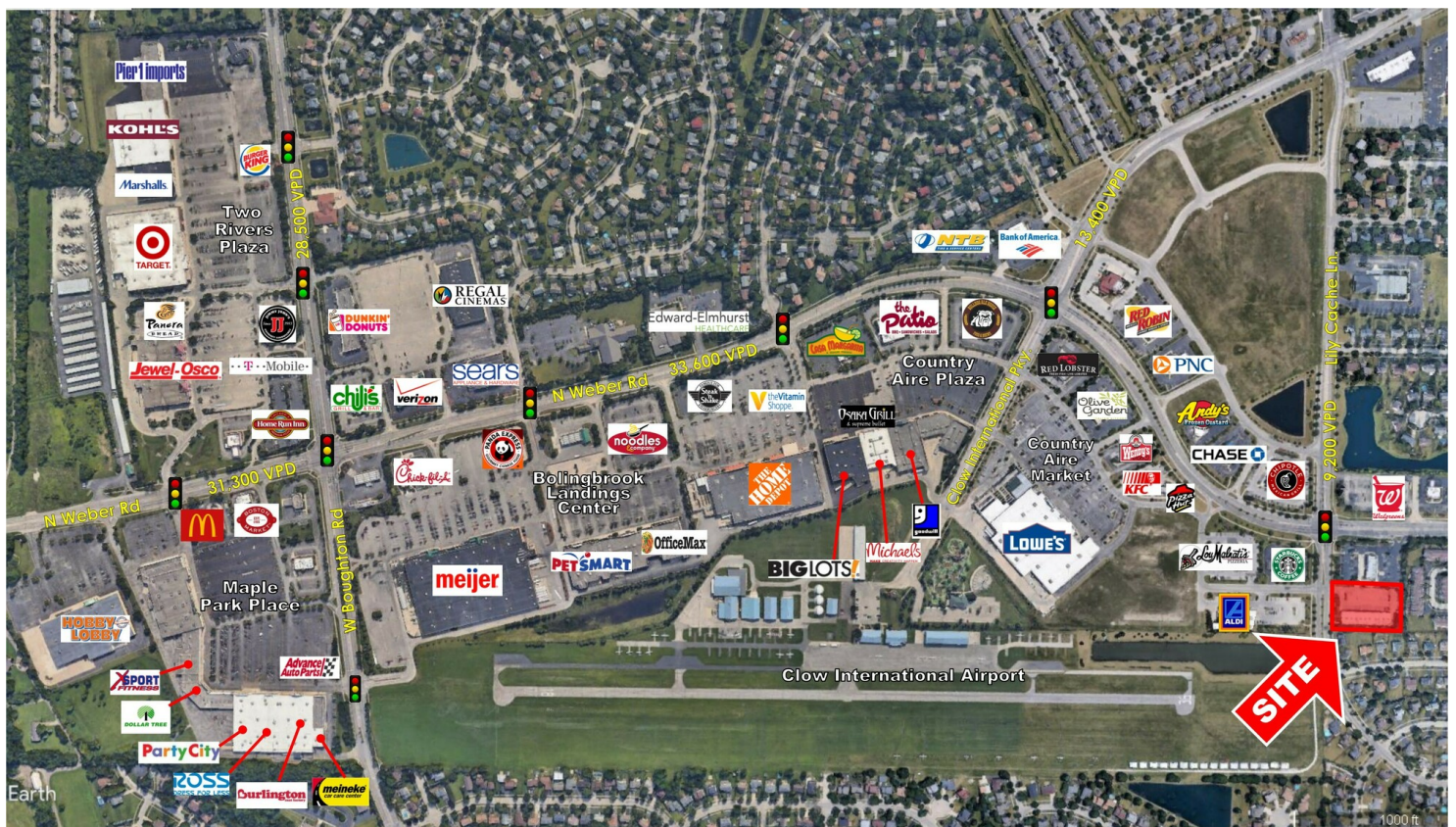
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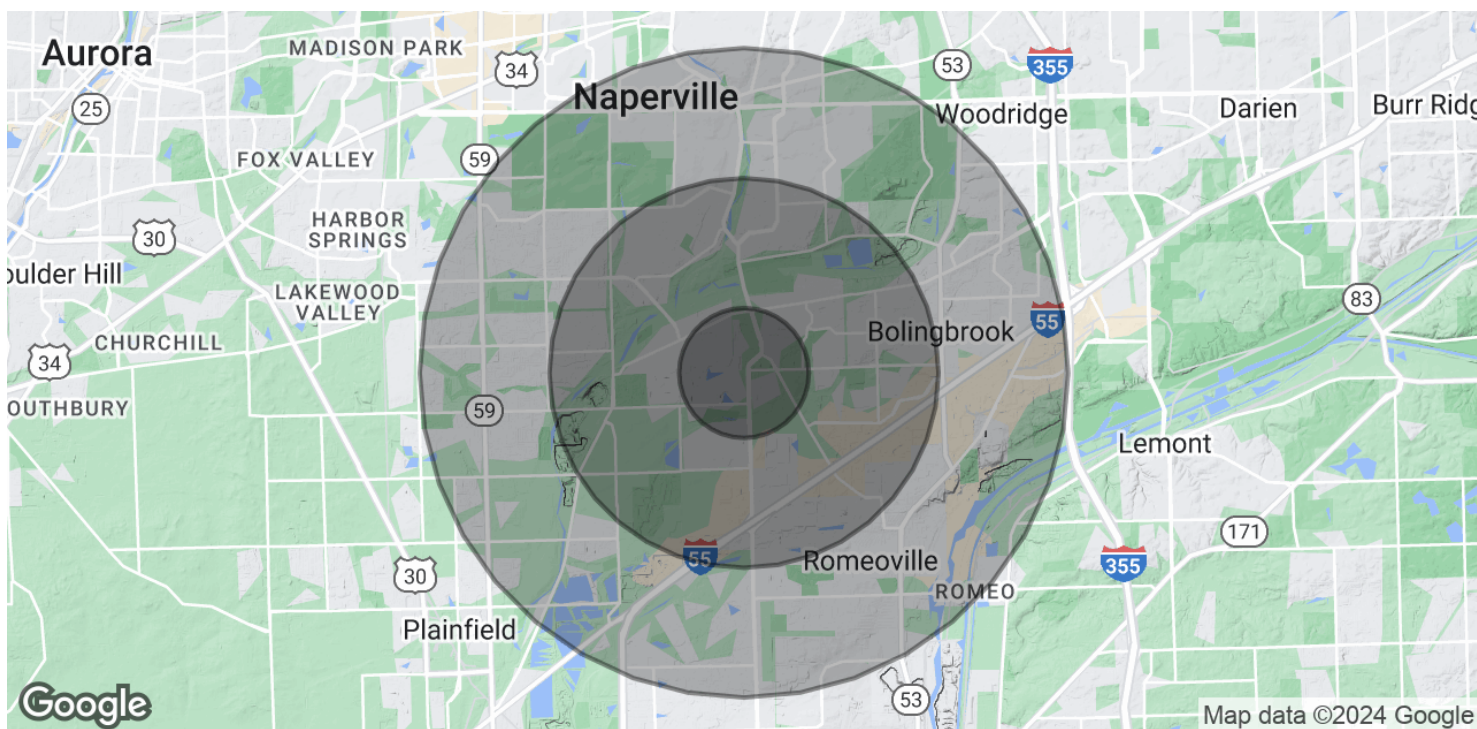
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1331	Available	1,320 SF	NNN	\$20.00 SF/yr
Unit 1333	Available	1,320 SF	NNN	\$20.00 SF/yr
Unit 1341	Available	1,320 SF	NNN	\$20.00 SF/yr

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,229	75,848	213,705
Average Age	33.2	35.0	35.4
Average Age (Male)	33.0	34.5	34.4
Average Age (Female)	33.4	35.3	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,827	23,043	66,722
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$102,520	\$115,791	\$110,816
Average House Value	\$262,140	\$357,748	\$376,669

* Demographic data derived from 2020 ACS - US Census