CHESTERFIELD CENTER

722 - 742 BUTTERFIELD ROAD
NORTH AURORA, IL 60542

Brian Haney

Executive Summary

LEASE OVERVIEW

AVAILABLE SF:	
LEASE RATE:	Negotiable
BUILDING SIZE:	22,000 SF
CEILING HEIGHT:	10.0 FT
YEAR BUILT:	2005
ZONING	B2
MARKET	Chicago - Far West
SUB MARKET	Kane County

PROPERTY DESCRIPTION

Retail space in a busy center with a strong mix of retail and office, serving the daily needs of the community. The centers anchor is 7-11, and includes pet grooming, women's hair salon, nail salon, employment agency, tattoo, dry cleaner, and Maciano's pizza. Plenty of parking with 120 spaces. Owner parking behind each unit. The parking lot was updated last year. Fantastic pricing with a strong value for the investment.

LOCATION OVERVIEW

Dynamic location on busy Butterfield Rd just 2 miles west of Kirk Rd and 4 miles off of I-88 (Farnsworth exchange). Nestled in among many homes and near Marmion Academy. Serves both North Aurora, Batavia, and Naperville.

Available Spaces

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Lease Rate:	NEGOTIABLE		**Total Space**	1,200 - 9,600 SF	
Lease Type:			**Lease Term:**		

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 724	Strip Center	$12.00 SF/YR	NNN	2,200 SF	36 months	Unit 724 has the ceiling grid system in, walls up, with open space. The asking rent with the CAM & tax [$3.47/sf] is $1,900/month. This unit may be divided into 2 - 1,100sf units. To do so both units need to be leased.
Unit 728	Strip Center	$12.00 SF/YR	NNN	3,800 - 6000 SF	Negotiable	Unit 728 is a corner unit that was a dance studio. Has 3 restrooms, 2 separate dance studios, stage, and reception area. Can be remodeled for numerous other uses. Great use for a sports bar. The rent with CAM & Taxes included is $2,645/month. Adjacent to this Unit is 724 giving a total available sf of 6,000sf.
Unit 736-738	Strip Center	$12.00SF/YR	NNN	2,400 SF	36 Months	LEASED NOT AVAILABLE

Location Maps
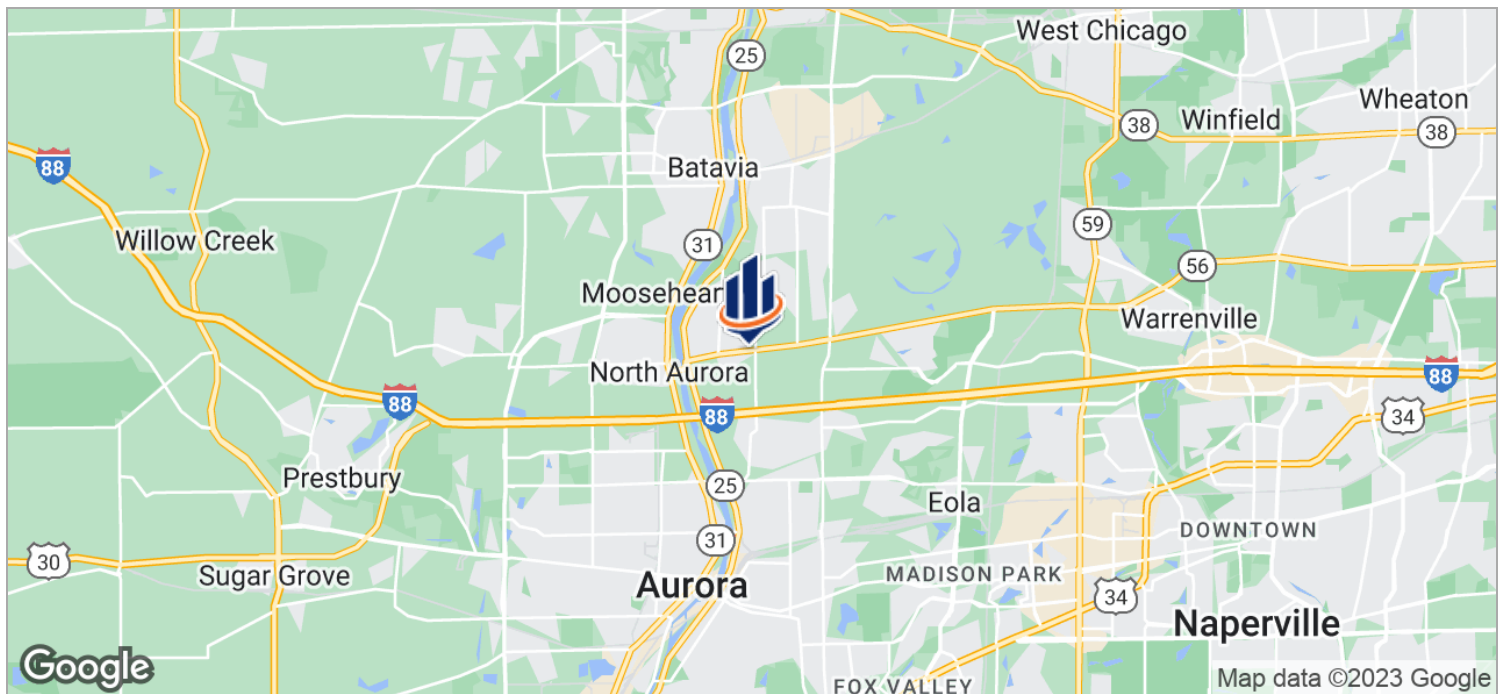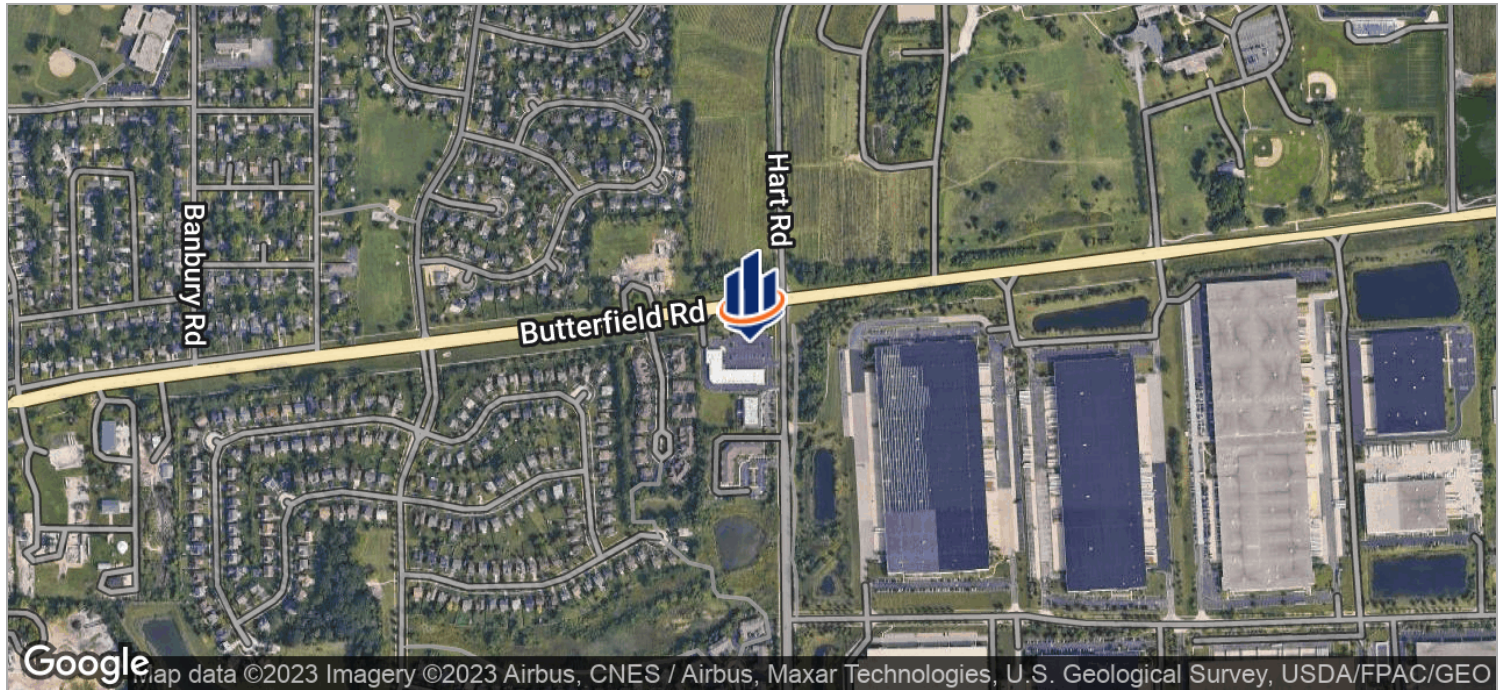
Additional Photos

Additional Photos

Demographics Map
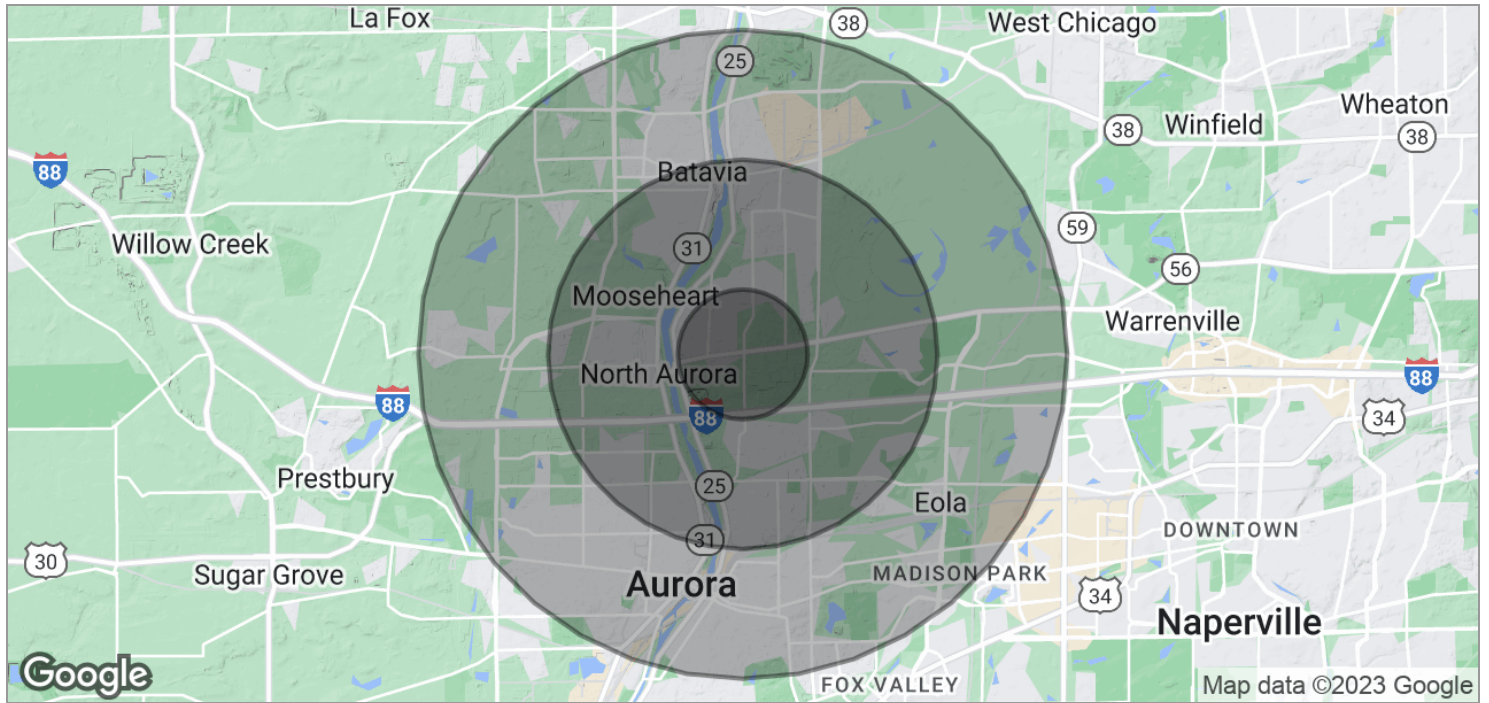
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,258	66,215	224,654
MEDIAN AGE	37.1	35.2	32.9
MEDIAN AGE (MALE)	37.6	35.2	32.5
MEDIAN AGE (FEMALE)	36.7	35.2	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,852	22,999	74,125
# OF PERSONS PER HH	2.8	2.9	3.0
AVERAGE HH INCOME	$88,772	$78,963	$77,400
AVERAGE HOUSE VALUE	$318,502	$282,860	$278,815

Advisor Bio & Contact 1

Brian Haney
Advisor
SVN | Landmark Commercial Real Estate

Brian Haney serves as an advisor with SVN Landmark Commercial Real Estate specializing in retail, industrial, and vacant land properties in the western suburbs of Chicago. Brian has over 28 years experience in commercial properties and land development working with owners, investors, tenants and real estate professionals.

From 1988 to 2010, Brian owned a construction company doing land acquisition and developing residential subdivisions. His company expanded into doing build outs for retail space. These client relationships, in turn, led to building or selling commercial property.

In 2011, Brian transitioned into full time commercial real estate brokerage with Re/Max in St Charles IL. Within a three year period he completed over $12,000,000 in sale and lease transactions. After his second year he became ranked 2nd for commercial Re/Max agents in Illinois. Brian has diverse experience in representing landlords and tenants, plus buyers and sellers of retail/office, industrial, and vacant land properties.

In order to better serve his clients, in 2016 Brian joined SVN Landmark in Geneva IL, giving him access to SVN's strong technology, marketing and training resources, plus a global professional network.

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