

BUTTERFIELD PLAZA

22W535 BUTTERFIELD RD
GLEN ELLYN, IL 60137

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Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Pass Thru:	\$5.91/SF/yr
Lot Size:	1.44 Acres
Year Built:	1970
Building Size:	19,399
Renovated:	1987
Zoning:	B-1
Market:	Chicago
Submarket:	West Suburbs
Traffic Count:	46,470

PROPERTY OVERVIEW

Well located convenience strip center surrounded by residential neighborhoods. Strong location for sub shop, cafe, convenience retail, restaurant, professional uses and service uses. Current tenants include M&W Thai, Orno's Pizza Parlor (now open), Eurus Deli, State Farm, Glen Smiles, K&L Hair, KB Nails, Spa, and Park Liquors.

Property is 1/4 miles from Glenbard South High School (1,500 students and 100 staff) and 1/2 mile from College of DuPage (Approx 30,000 Students and 1,500 staff). Property has excellent exposure for 37,000 VPD on Butterfield Rd.

LOCATION OVERVIEW

Butterfield Plaza is located at the SE corner of Butterfield Rd & Park Blvd in west suburban Glen Ellyn, Illinois. The Property is surrounded by neighborhoods and multi-family housing.

Glen Ellyn is an upscale suburb about 22 miles west of downtown Chicago. Excellent demographics with 5 mile population of 254,000+ and average household income of \$106,000+.

Available Spaces

LEASE RATE:

-

LEASE TYPE:

-

TOTAL SPACE:

-

LEASE TERM:

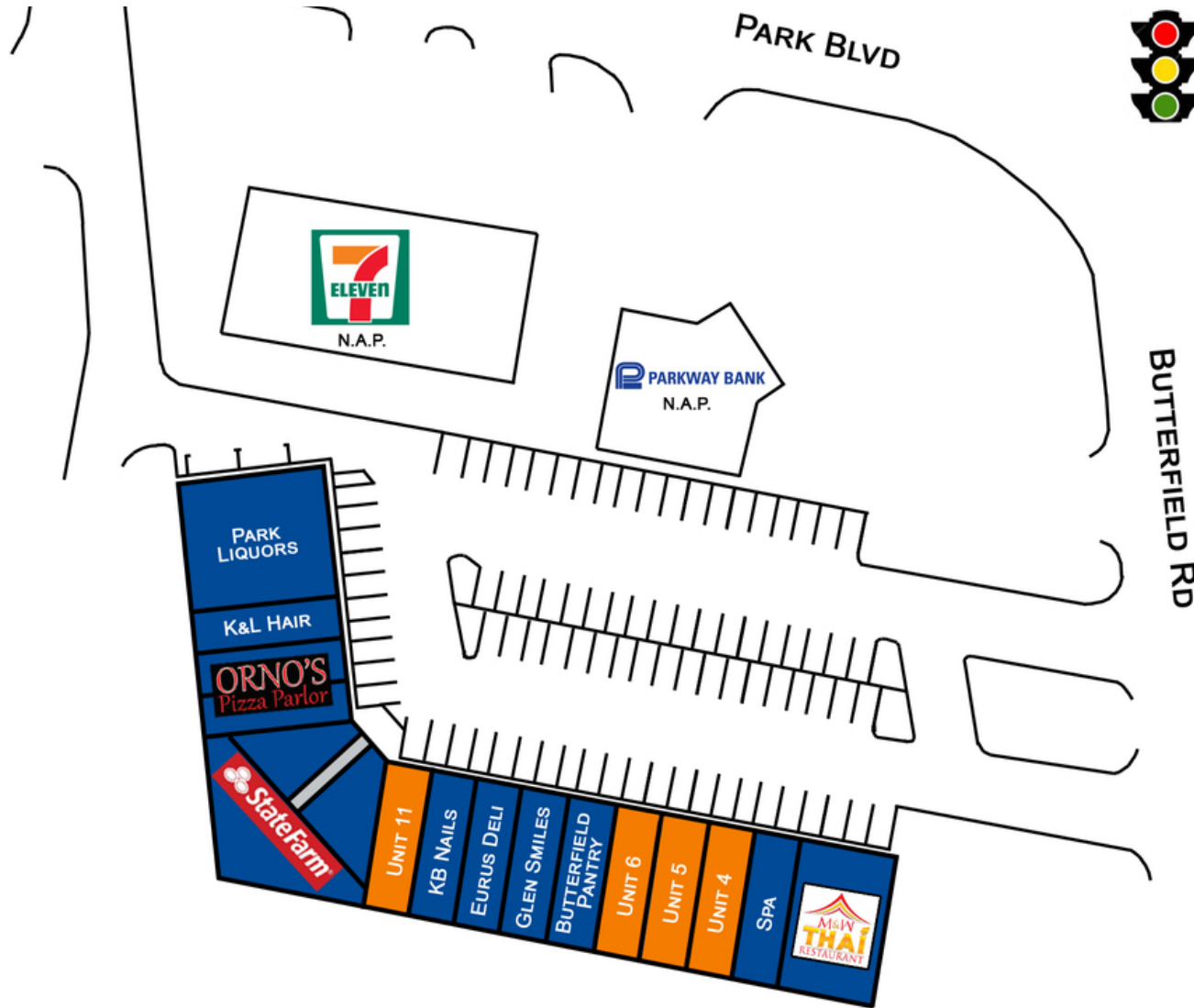
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
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Additional Photos



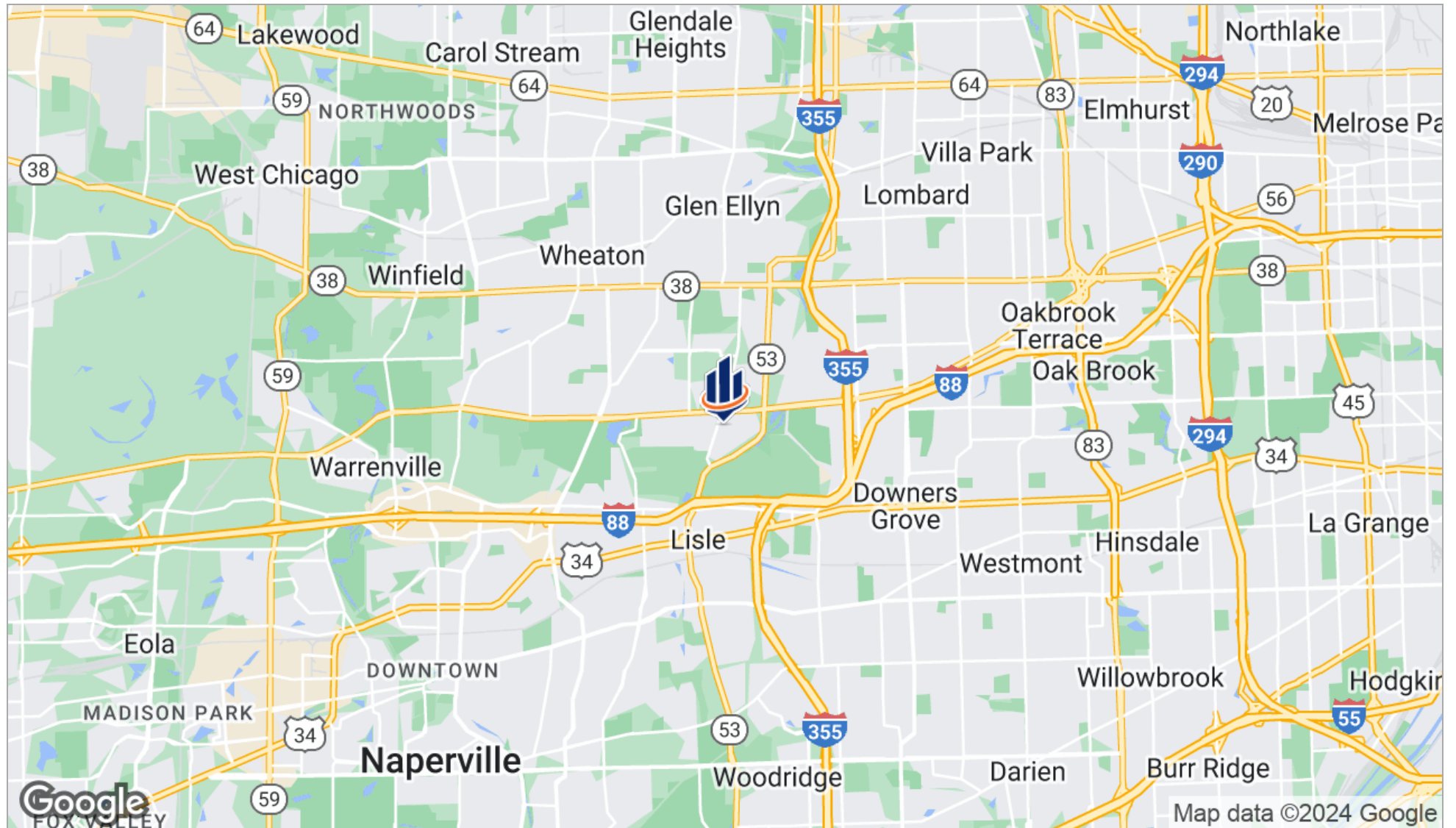
Site Plan



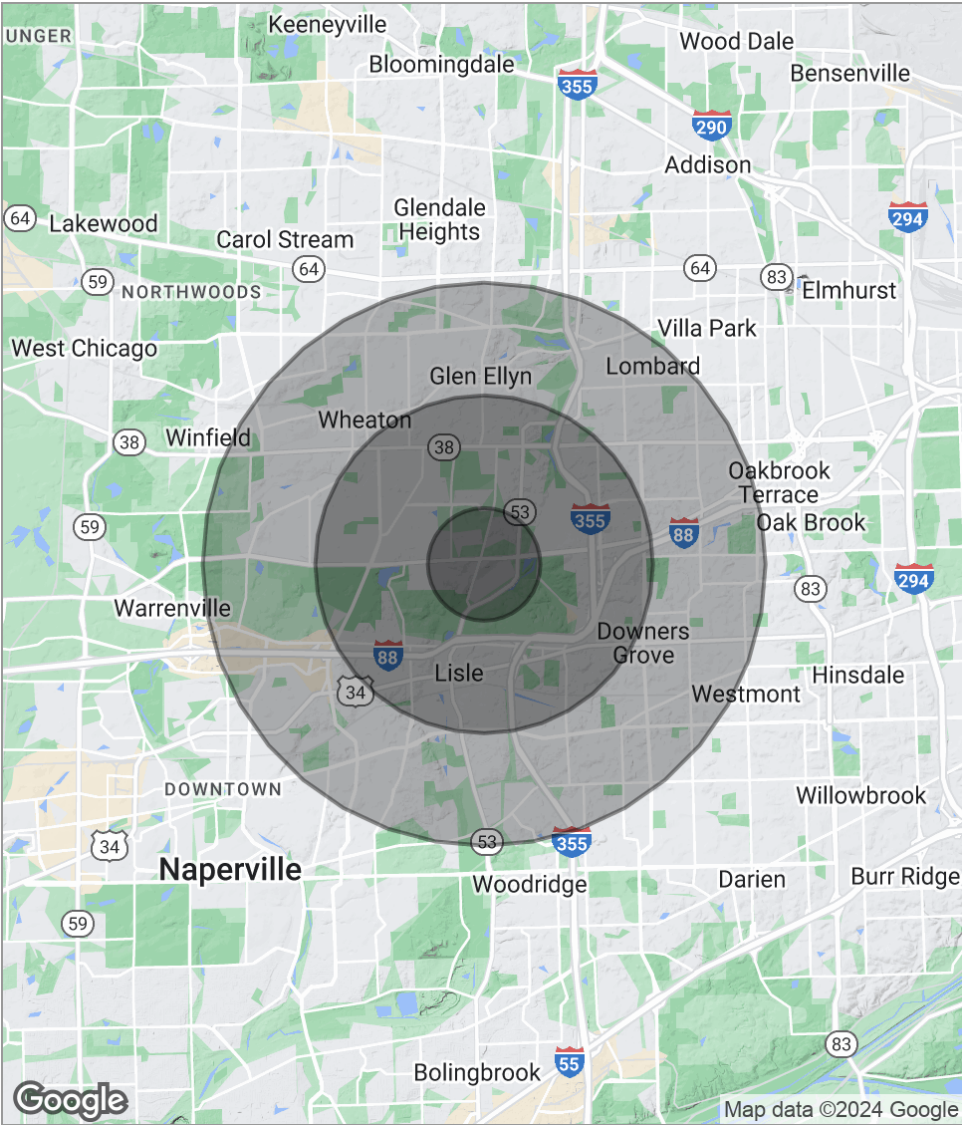
Aerial Image Of Area



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,613	78,978	254,221
Median age	42.5	40.5	38.9
Median age (male)	41.1	38.3	37.3
Median age (Female)	42.6	41.9	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,319	32,144	99,034
# of persons per HH	2.4	2.5	2.6
Average HH income	\$102,852	\$102,028	\$106,859
Average house value	\$368,137	\$384,792	\$403,612
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	4.8%	6.1%	6.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	91.1%	86.3%	85.0%
Black	1.3%	3.6%	3.8%
Asian	6.1%	6.9%	7.5%
Hawaiian	0.2%	0.1%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	0.2%	1.4%	1.7%

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact

JOEL MILLER, CCIM

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PROFESSIONAL BACKGROUND

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho's United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member [CCIM], a current member of the International Council of Shopping Centers [ICSC], and a Member of the National Association of Realtors.

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]
International Council of Shopping Centers [ICSC]
National Association of Realtors [NAR]