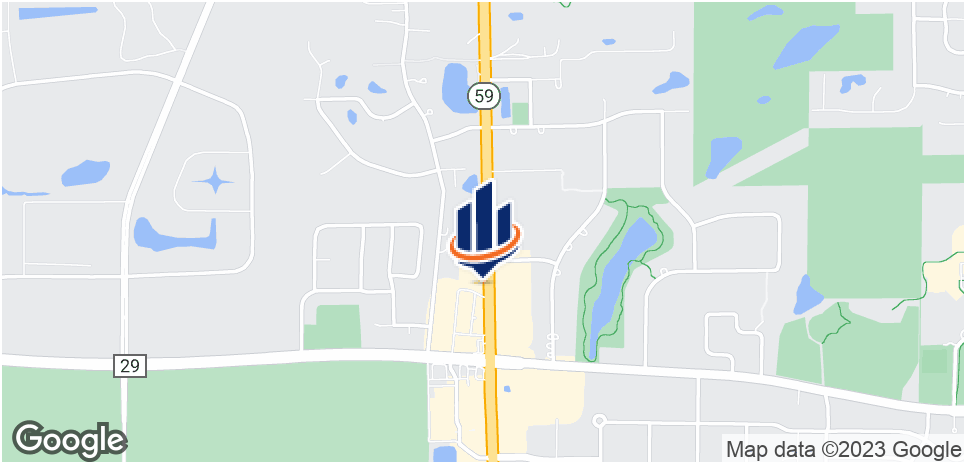


# BARTLETT COMMONS

810-892 ROUTE 59  
BARTLETT, IL 60103

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630.270.6949  
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# Property Summary



## OFFERING SUMMARY

Available SF:	1,400 - 25,000 SF
Lease Rate:	\$20.00 SF/yr [NNN]
Pass Thru:	\$7.50/sf/yr
Year Built:	1991
Building Size:	82,732 SF
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, 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, 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].

## PROPERTY HIGHLIGHTS

- Prominent Retail Center at Key Intersection
- Strong Mix of Retail, Restaurant, and Medical Tenancy
- Anchored by Northwestern Medicine, Dollar Tree, DuPage Medical
- Other Tenants Include Anytime Fitness, Ambrosia Greek Eatery, LA Tan
- 63,000 VPD at Rt 59 & Sterns Rd



# Bird's Eye Image Of Site



# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	120 months
Total Space:	1,000 - 25,000 SF	Lease Rate:	\$20.00 SF/yr

## AVAILABLE SPACES

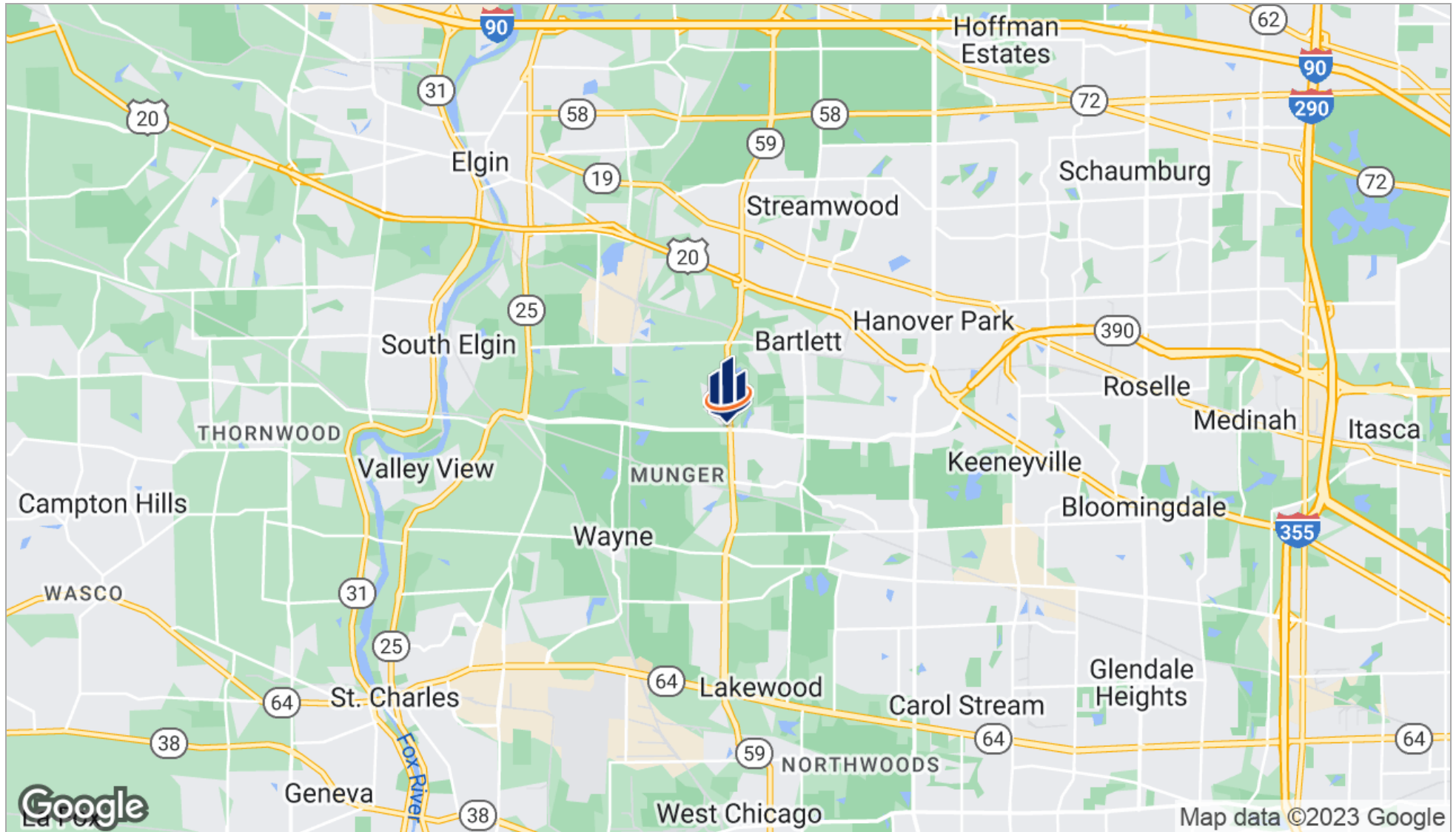
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
858	Available	12,573 - 25,000 SF	NNN	Negotiable.	Retail / restaurant space available. Currently occupied by a Sports Grill with large patio. Space is ideal for grocery, liquor warehouse, restaurant, banquet, retail and medical uses. Unit can be combined/expanded for up to 25,000 SF of contiguous space. Opportunity for upgraded facade to enhance presence and branding.
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.



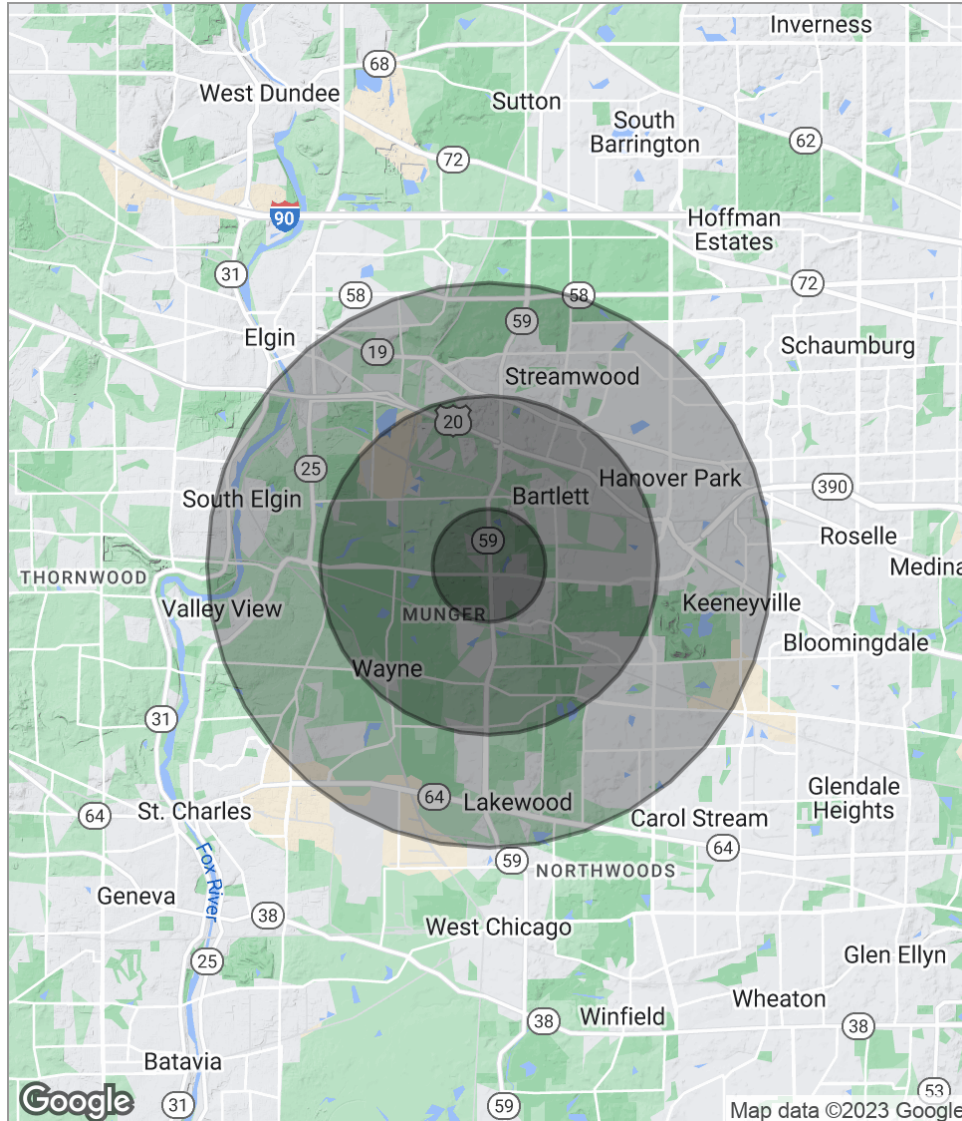
# Additional Photos



# Location Maps



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,610	52,591	184,991
Median age	38.1	35.8	35.0
Median age [Male]	36.3	35.1	34.5
Median age [Female]	39.2	36.5	35.7

## 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%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.3%
Other	0.7%	3.5%	11.0%

\* Demographic data derived from 2020 ACS - US Census