



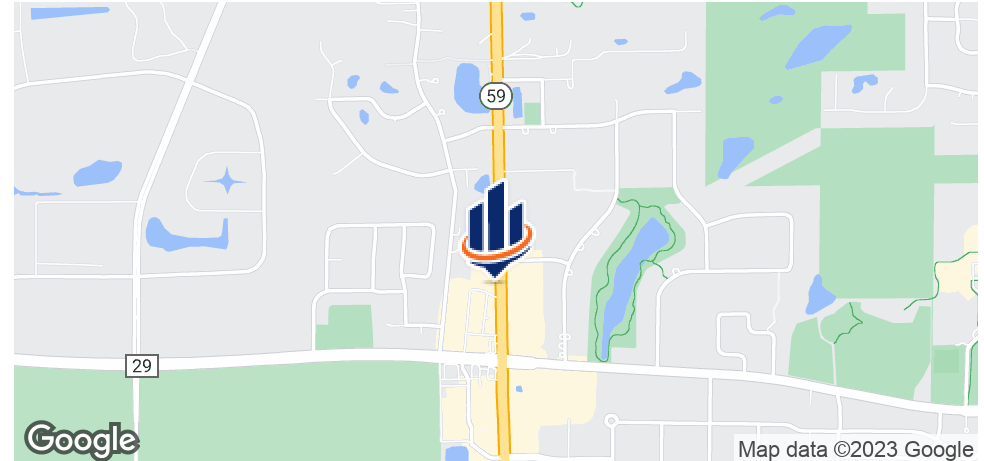
# BARTLETT COMMONS

810-892 ROUTE 59  
BARTLETT, IL 60103

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# Property Summary - Route 59 Outlot



## OFFERING SUMMARY

Available SF: 3,500 - 7,600 SF

Lease Rate: Negotiable

Year Built: 1991

Building Size: 82,732 SF

Market: Chicago

Submarket: Dupage County

## PROPERTY OVERVIEW

Outlot, Build to Suit opportunity with drive thru for fast food, fast causal, or full service restaurant with excellent frontage on Rt 59 [48,000 VPD]. The site also offers full access to both Rt 59 and Stearns Rd. Center anchors include Northwestern Medicine Convenient Care, Dollar Tree, DuPage Medical Group, Anytime Fitness, and Ambrosia Greek Eatery.

## 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

# Concept Site Plans



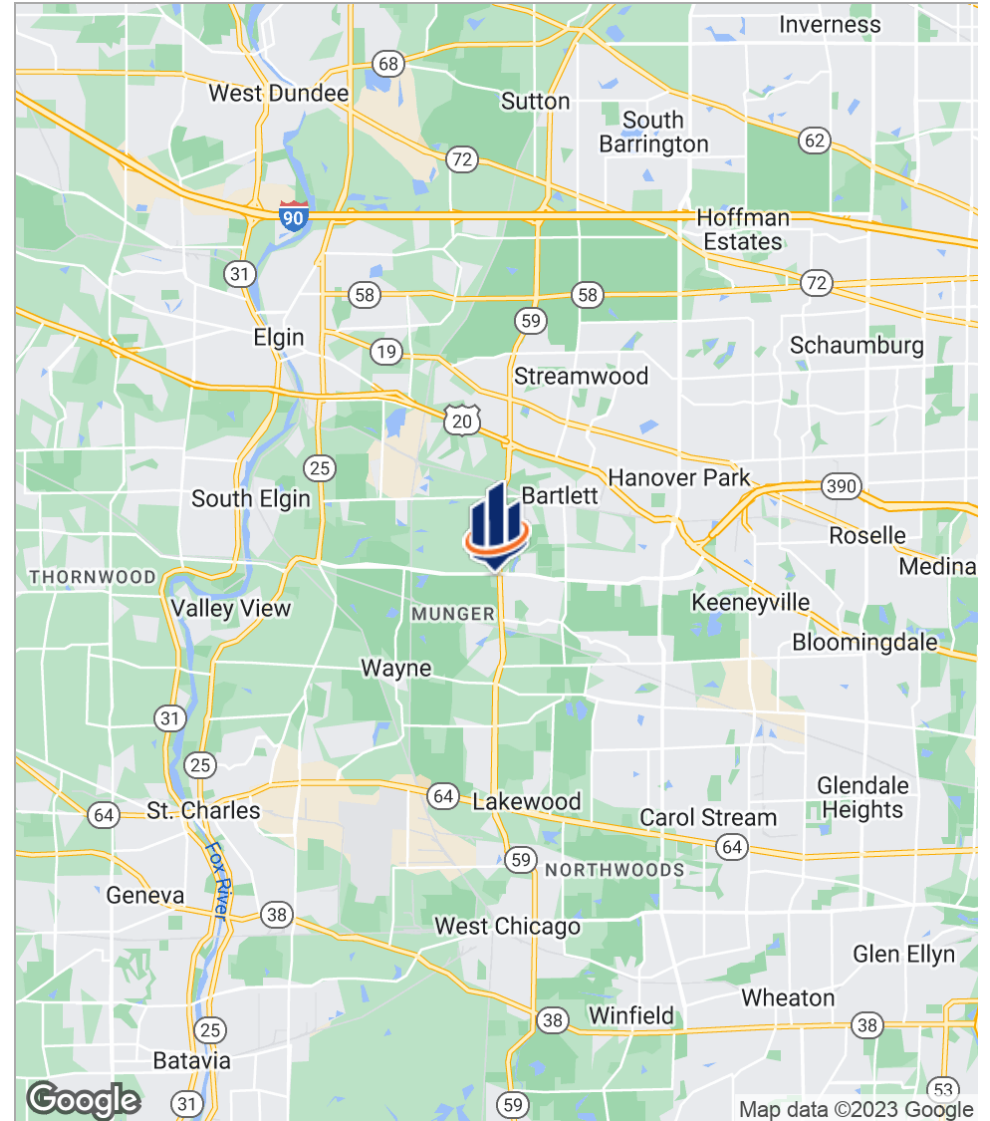
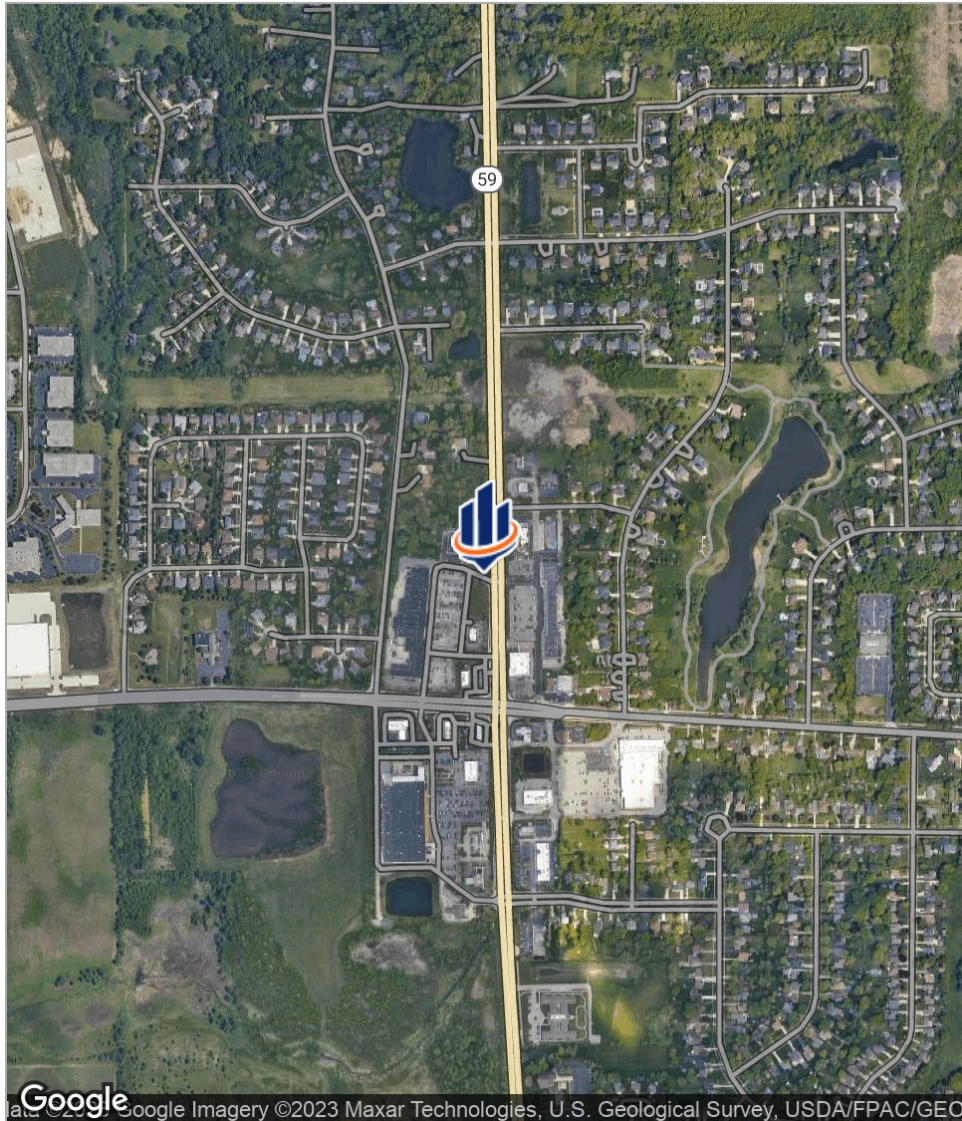


# Site Plan





# Location Maps



# Demographics Report

## 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
Total Population - White	4,038	40,552	128,673
Total Population - Black	86	1,943	6,356
Total Population - Asian	402	7,504	26,235
Total Population - Hawaiian	0	0	36
Total Population - American Indian	1	35	567
Total Population - Other	31	1,831	20,322

*\* Demographic data derived from 2020 ACS - US Census*