

THE PROMENADE BOLINGBROOK

BOUGHTON RD & I-355

BOLINGBROOK, ILLINOIS



Attention to Retail | Thoughtful Execution

STONE
REAL ESTATE

THE PROMENADE BOLINGBROOK - BOLINGBROOK, IL

Just named to Fortune List of 50 Best Places for Families



Premier Open-Air Lifestyle Center

PROPERTY DESCRIPTION

- 778,000 sf in a growing family oriented market
- 73 national and local retailers
- Exceptional access via I-355 & I-55
- A rare LEED certified lifestyle center

AVAILABLE SPACE

- 700 sf - 30,000 sf

AREA RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,014	74,706	208,305
AVERAGE HH INCOME	\$100,098	\$104,739	\$118,176
DAYTIME POPULATION	11,474	69,858	194,148
TOTAL HOUSEHOLDS	3,952	26,912	77,141



7-30K
Square feet Available



778K
Total GLA



208K
Population in a five mile radius



194K
Daytime population in a five mile radius



\$118K
Household income in a five mile radius



3600
Parking spaces

EXCLUSIVE AGENTS

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NEW OWNERSHIP

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#	TENANT	SIZE (SF)	#	TENANT	SIZE (SF)
210	BD's Mongolian Grill	6,431	615	Pandora	1,895
220	Salons by JC	6,496	620	VACANT	4,127
240	Challenge Accepted Escape Room	2,106	625	Custom Art	3,445
245	VACANT	2,106	630	K9s for Veterans	3,084
250	VACANT	2,280	635	VACANT	2,065
255	CG's Comedy Club	2,381	637	Hip Hop Fit with Gene Hicks	4,274
285	Bar Louie	6,060	640	Controlled Chaos	1,500
280	Star Cinema Grill	42,000	645	VACANT	1,371
310	LEASE PENDING	2,511	650	FunFlatables	6,564
330	LEASE PENDING	7,236	655	VACANT	1,394
340	LEASE PENDING	4,214	660	Sunglass Hut	821
350	LEASE PENDING	5,993	665	Prince Arcade	2,939
405	Hot Rags	4,005	670	VACANT	4,300
415	ChiCity Soles	2,049	685	Danny's Pizza & Burger Bar	4,899
420	Wi-Tronix	7,387	690	Bullvino's Brazilian Steak House	8,353
430	VACANT	4,020	700	DSW Shoe Warehouse	14,000
435	The Ornament Ladies	3,496	705	Bonchon	3,339
440	VACANT	2,471	710	Sugar Bee's	1,372
450	VACANT	2,501	715	Af-ter-noon	1,053
460	Lane Bryant	7,076	720	Cycle Gear	3,685
490	Barnes & Noble	28,785	740	VACANT	815
491	Wi-Tronix	13,470	750	VACANT	8,521
492	Wi-Tronix	3,704	760	Pro Jersey Sports	5,544
493	VACANT	4,306	780	Kids Empire (COMING SOON)	10,902
494	Progressive Insurance	6,815	803	VACANT	1,521
495	VACANT	5,107	805	VACANT	462
496	Progressive Insurance	2,891	810	VACANT	3,600
497	Wi-Tronix	3,980	820	Master Axe	3,599
498	Wi-Tronix	4,488	830	VACANT	2,535
505	Mago Grill & Cantina	7,039	845	Claire's	1,235
510	Mago Grill & Cantina	4,039	850	Sullys Abode	1,134
515	VACANT	3,721	860	VACANT	638
517	C'Zar Salon	2,504	870	Athlete's Foot	2,855
519	VACANT	1,794	880	Visionworks	3,555
520	Bath & Body/White Barn	4,004	890	Ted's Montana Grill	5,049
525	Loft	5,513	895	Tanaka Ramen	2,399
530	Victoria's Secret	9,609	898	VACANT	1,117
560	VACANT	1,995	270X	H&M	20,008
565	VACANT	1,383	MAJ1	Macy's	180,000
570	Krafted Burger Bar + Tap	5,238	OL1	Bass Pro Outdoor World	146,355
580	LensCrafters	3,500	OP1	VACANT	6,300
585	Ulta	11,073	OP2	Longhorn Steakhouse	5,700
593	Classy Nails	2,738	OP3	Chase	4,000
595	LEASE PENDING	1,900			
598	LEASE PENDING	1,500			
603	VACANT	1,093			
605	Binny's Beverage Depot	21,356			
610	VACANT	1,013			
612	VACANT	700			
			TOTAL		780,101



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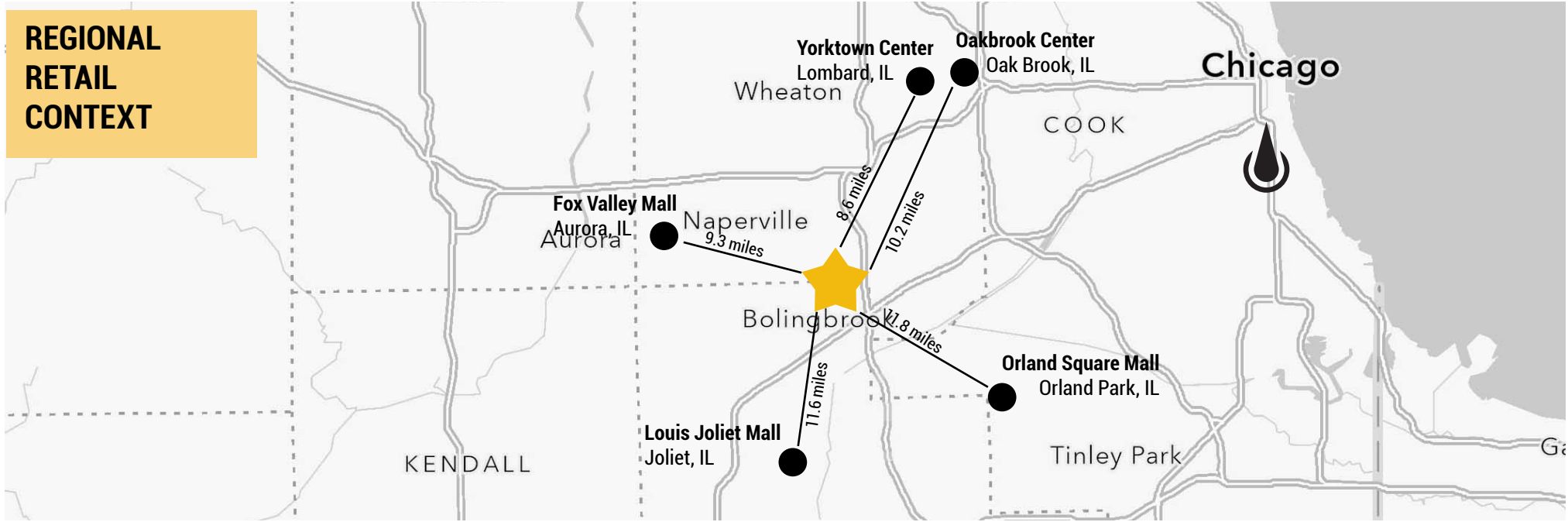
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**REGIONAL
RETAIL
CONTEXT**



DEMOGRAPHICS 5 MILE RADIUS	★ BOLINGBROOK	FOX VALLEY MALL	YORKTOWN CENTER	OAKBROOK CENTER	ORLAND SQUARE	LOUIS JOLIET MALL
Total Daytime Pop.	194,148	279,703	301,169	329,307	155,326	169,681
Residential Pop.	208,305	273,637	260,887	286,216	166,035	193,520
Households	77,141	93,781	102,292	107,955	63,706	65,596
Avg. HH Income	\$118,176	\$130,263	\$134,273	\$133,963	\$115,846	\$95,442
Median Age	40.1	35.6	42.1	42.1	44.7	36.1

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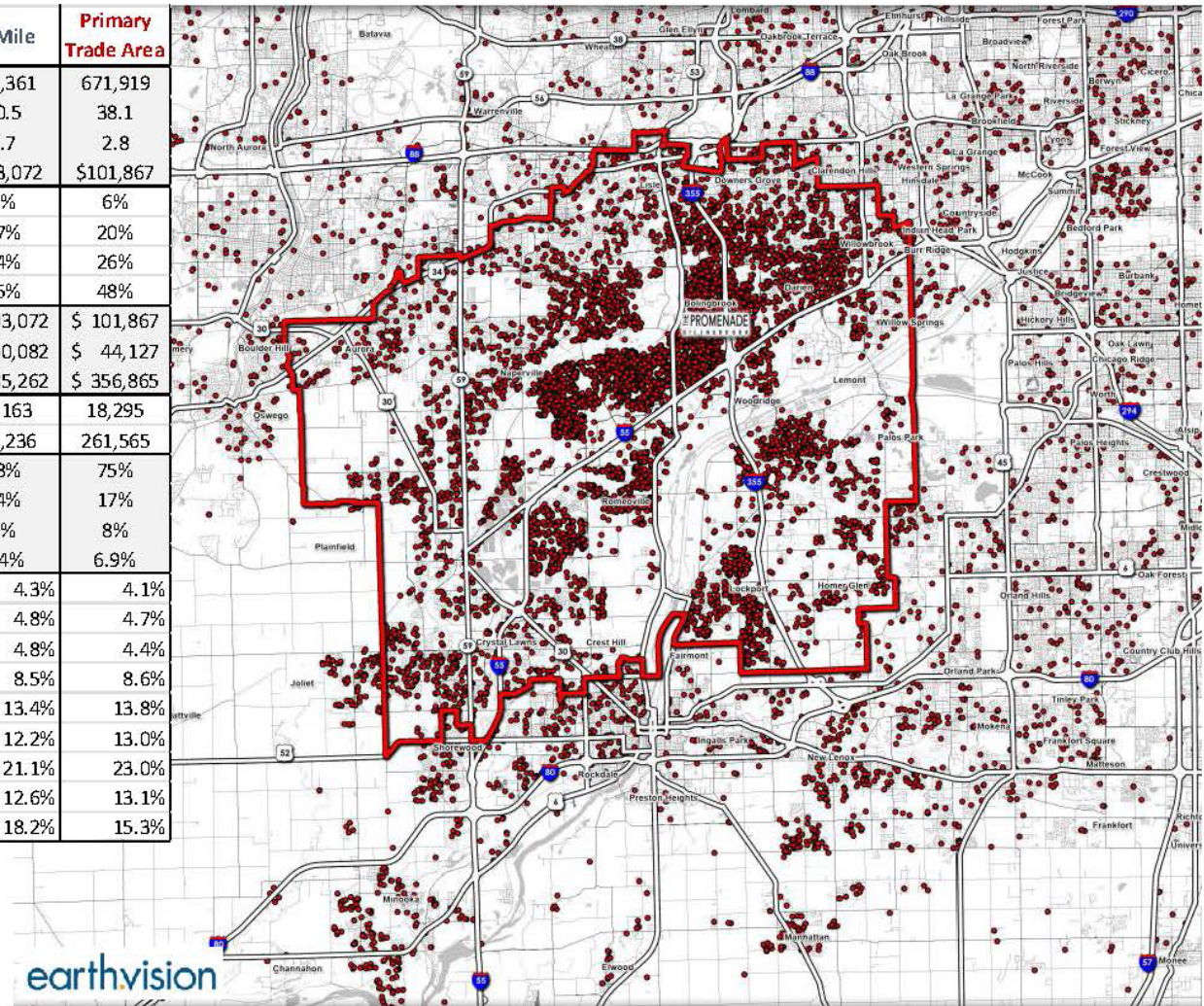
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MARKET POSITIONING

Primary Trade Area - The Promenade Bolingbrook - Bolingbrook, Illinois
 Capturing 66.7% of Patrons with 2 or More Visits Jan 14, 2021 - Jan 13, 2022

	Category	5 Mile	10 Mile	Primary Trade Area
Key Facts	Population	208,305	711,361	671,919
	Median Age	40.1	40.5	38.1
	Average HH Size	2.7	2.7	2.8
	Median HH Income	\$92,852	\$103,072	\$101,867
Education	No HS Diploma	6%	5%	6%
	High School Grad	19%	17%	20%
	Some College	26%	24%	26%
	Bachelor's/Grad/Pr of Degree	49%	55%	48%
Income	Median HH Income	\$ 92,852	\$ 103,072	\$ 101,867
	Per Capita Income	\$ 43,863	\$ 50,082	\$ 44,127
	Median Net Worth	\$317,613	\$ 385,262	\$ 356,865
Business	Total Businesses	5,609	27,163	18,295
	Total Employees	81,930	431,236	261,565
Employment	White Collar	75%	78%	75%
	Blue Collar	17%	14%	17%
	Services	8%	8%	8%
	Unemployment Rate	7.0%	6.4%	6.9%
HH by Income	<\$15,000	5.0%	4.3%	4.1%
	\$15,000 - \$24,999	5.6%	4.8%	4.7%
	\$25,000 - \$34,999	5.5%	4.8%	4.4%
	\$35,000 - \$49,999	9.9%	8.5%	8.6%
	\$50,000 - \$74,999	14.3%	13.4%	13.8%
	\$75,000 - \$99,999	12.8%	12.2%	13.0%
	\$100,000 - \$149,999	21.6%	21.1%	23.0%
	\$150,000 - \$199,999	12.1%	12.6%	13.1%
\$200,000+	13.3%	18.2%	15.3%	



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