

# ENTERTAINMENT RETAIL LAND AVAILABLE

NWC FALCONRIDGE WAY & JANES AVE, BOLINGBROOK



**60K**  
Building Potential



**7.09**  
Acres of land



**194K**  
Daytime population in five mile radius



**\$146K**  
Average HH Income in a five mile radius



**197K**  
Population in five mile radius



**136K**  
Vehicles per day on I-355

## Unique Build-to-Suit Opportunity at Regional Retail Node

### PROPERTY HIGHLIGHTS

- Potential to build 60,000 sf building and parking;
- 590' frontage on Janes Ave and 500' on Falconridge;
- Zoned B-2 (Retail and Medical possible).

### TRAFFIC COUNTS

I-355: 111,800 vehicles per day  
Boughton Rd: 28,000 vehicles per day

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,074	69,529	197,505
AVERAGE HH INCOME	\$114,199	\$130,121	\$146,082
DAYTIME POPULATION	11,474	69,858	194,148
TOTAL HOUSEHOLDS	4,153	25,347	74,561

### PROPERTY DESCRIPTION

One of a kind opportunity for destination entertainment or retail use near two major highways. Bolingbrook is a growing diverse, affluent community recently listed in Fortune's Top 50 Places for Families. The site also attracts residents from the neighboring towns of Naperville, Lisle, Woodridge and Lemont. Adjacent to The Promenade Bolingbrook anchored by Macy's and Bass Pro and near other destination concepts like IKEA and Costco.

### AREA RETAILERS



### EXCLUSIVE AGENTS

**Jason Gustaveson** 312/372-2688  
jason@stonerealestate.com

**Ves Pavlovic** 312/782-1374  
ves@stonerealestate.com

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## SITE DEVELOPMENT CONCEPTS



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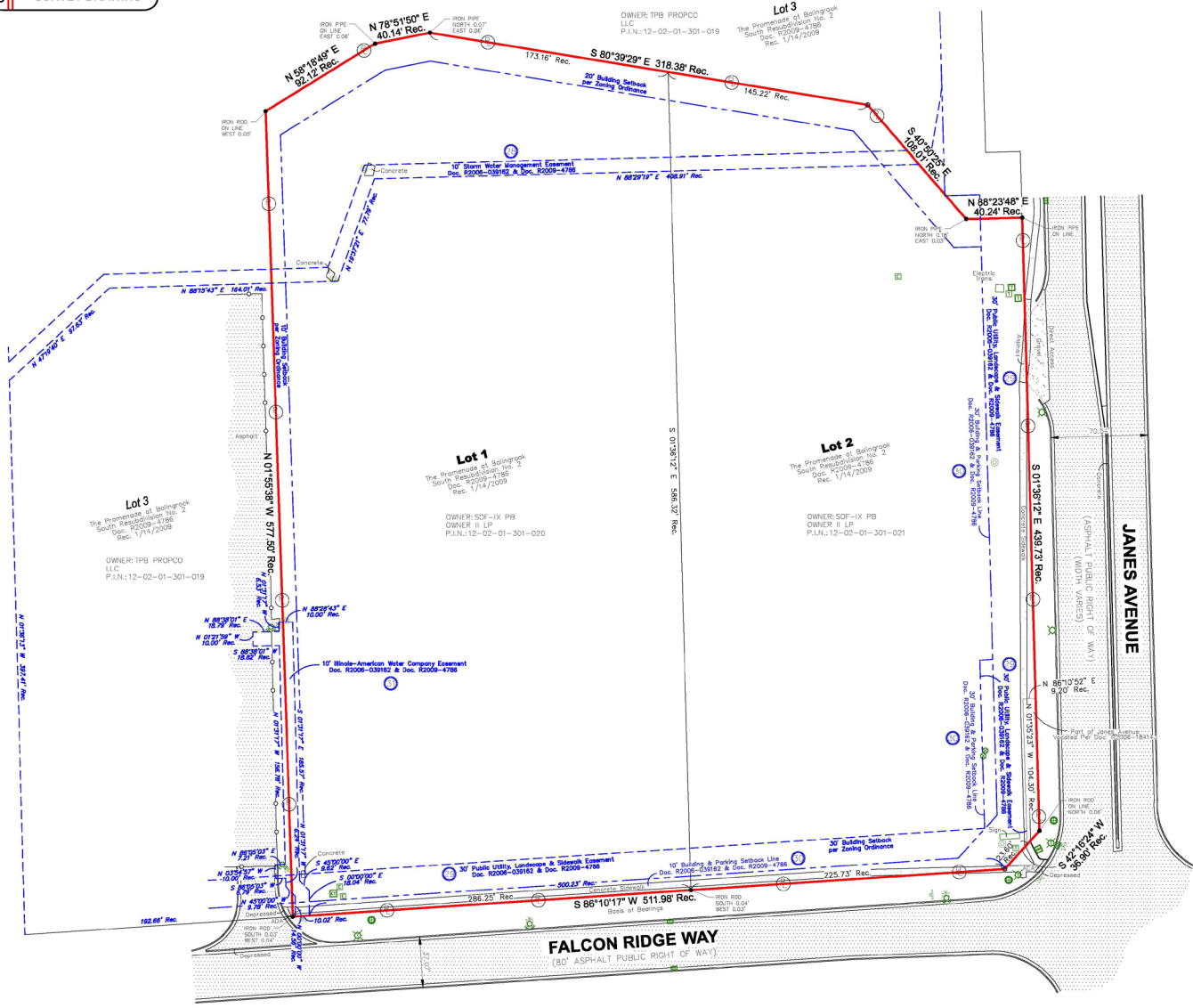


# LAND AVAILABLE - GROUND LEASE OR BTS

## NWC FALCONRIDGE WAY & JANES AVE, BOLINGBROOK

19 SURVEY DRAWING

COMMERCIAL  
DUE DILIGENCE SERVICE



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