

MEDICAL/OFFICE LAND AVAILABLE

NWC FALCONRIDGE WAY & JANES AVE, BOLINGBROOK



60K
Building Potential



7.09
Acres of land



194K
Daytime population in five mile radius

Unique Build-to-Suit Opportunity Near I-355 & I-55

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



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



197K
Population in five mile radius



136K
Vehicles per day on I-355

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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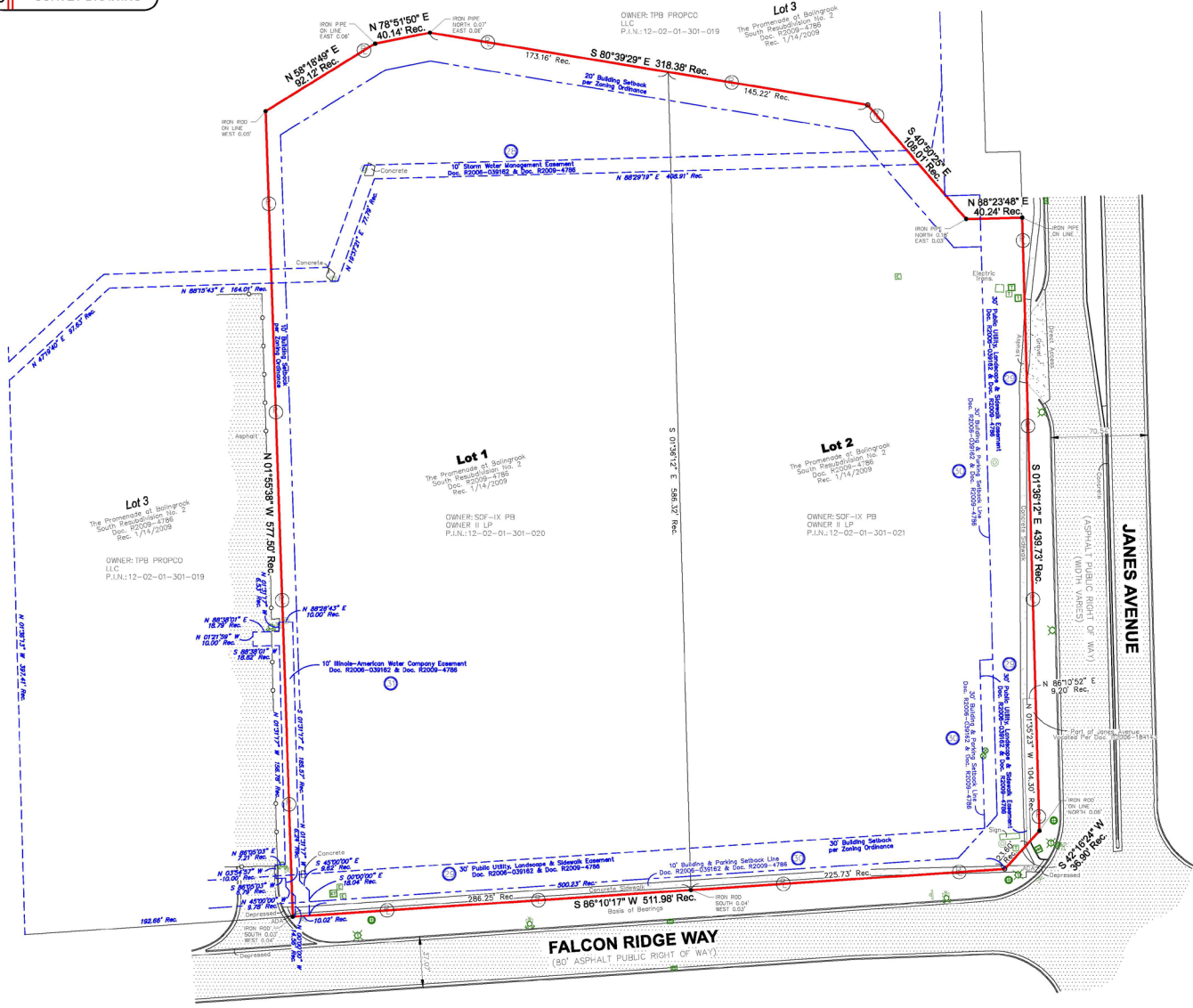
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LAND AVAILABLE - GROUND LEASE OR BTS

NWC FALCONRIDGE WAY & JANES AVE, BOLINGBROOK

19 SURVEY DRAWING

COMMERCIAL
DUE DILIGENCE SERVICE



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