BOLINGBROOK COMMONS



Bolingbrook Commons is a recently remodeled shopping center located at the intersection of Interstate 55 and Route 53. New facades and storefronts, repaved parking, new LED site and building lighting, new landscape islands and sidewalks, and impactful pylon signage has attracted new users to the vibrant, revitalized retail center at the gateway to Bolingbrook. The new Bolingbrook Commons is a relevant and prominent destination for the surrounding markets.

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NOVA & CRUNCH FITNESS

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GREENE VALLEY & NORTHERN TOOL

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SHOP SPACE

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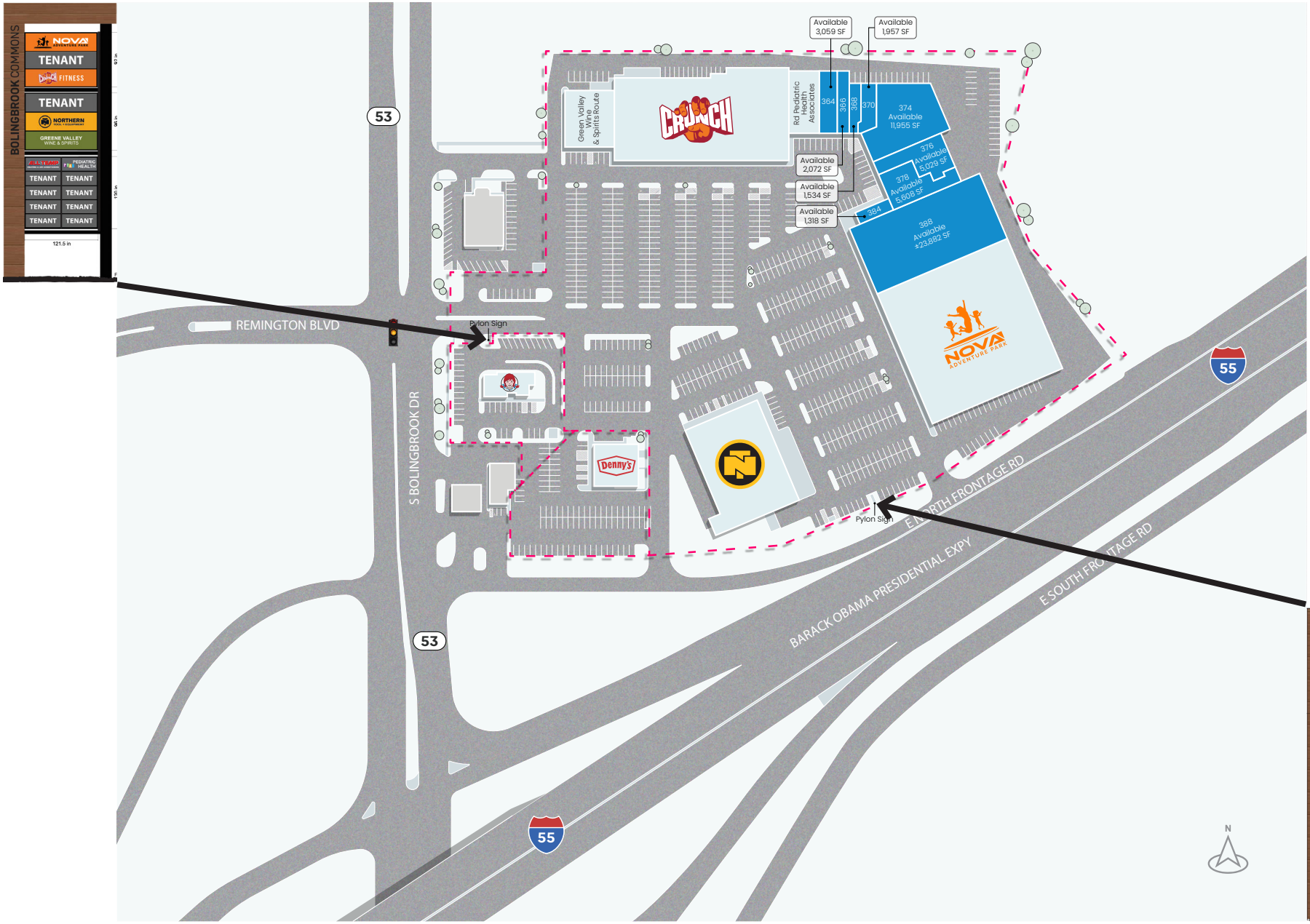






SITE PLAN

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BOLINGBROOK, IL

Bolingbrook is located 30 miles southwest of Downtown Chicago and has been one of the fastest-growing areas in Chicagoland, serving a market of nearly 170,000 people in a 5-mile drive radius.

Having built itself up as an economic powerhouse, with thousands of individuals employed at locally based WeatherTech and Ulta Beauty, and countless other multi-national firms, Bolingbrook has become one of the most afluent and desirable suburbs in Chicagoland. In addition, discussions are currently underway for a potentially 825,000 SF Amazon Distribution Center, employing over 1,500 workers, directly off Interstate 55 on Route 53.

Bolingbrook residents enjoy a mostly quiet suburban atmosphere filled with large homes and attractive apartment complexes, with 77% of housing being owner occupied. The Bolingbrook area has a projected population growth of 1.10% over the next five years. Together these residents make up a total annual consumer spending of $2.4 billion, almost $158 million of which was on food and drinking establishments last year.

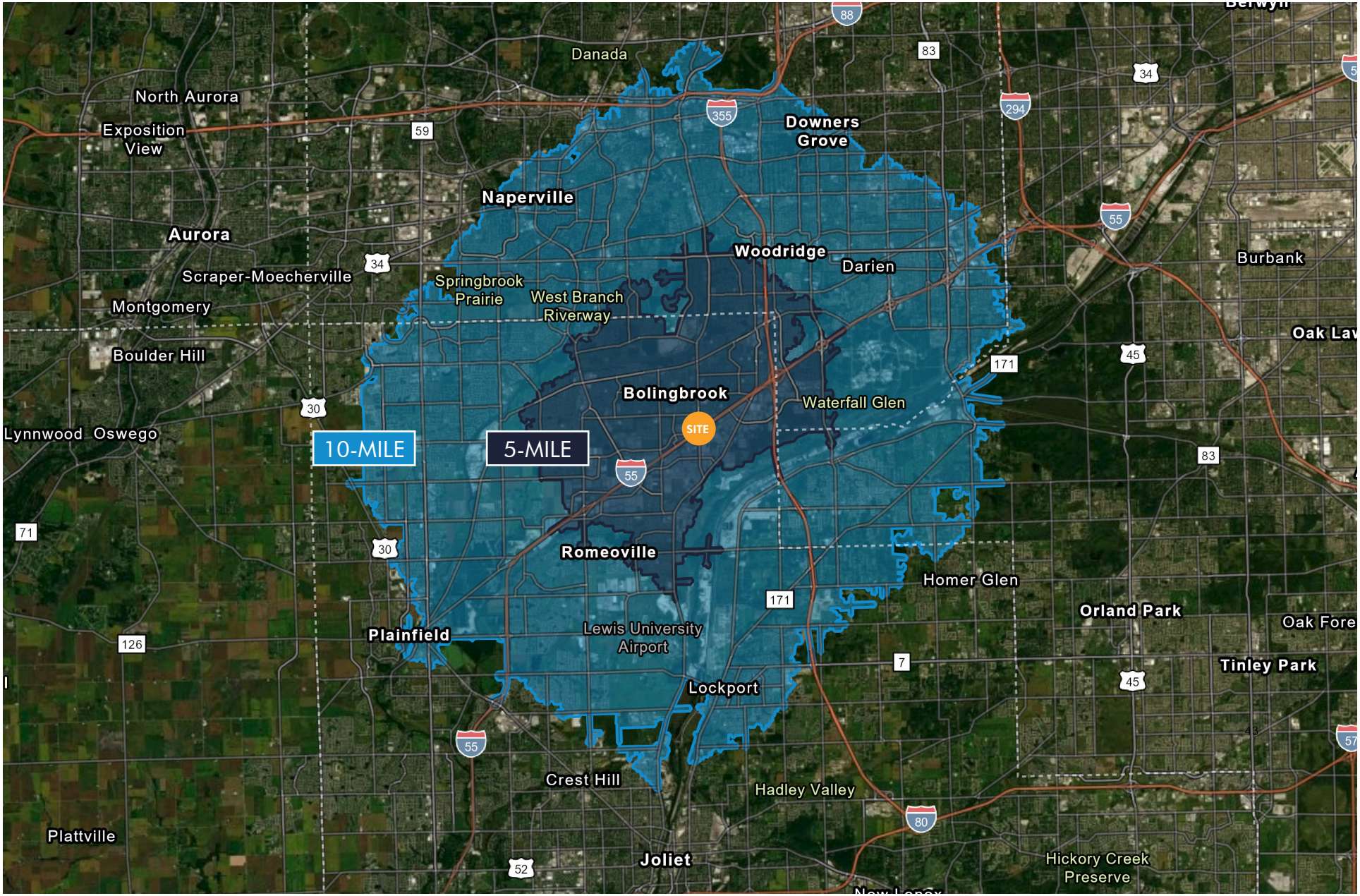
This prominent position, and access, along with a high quality of living and friendly business environment, serve to boost the economic growth of Bolingbrook and make it an excellent area to locate a company.

Bolingbrook
a place to grow



TRADE AREA

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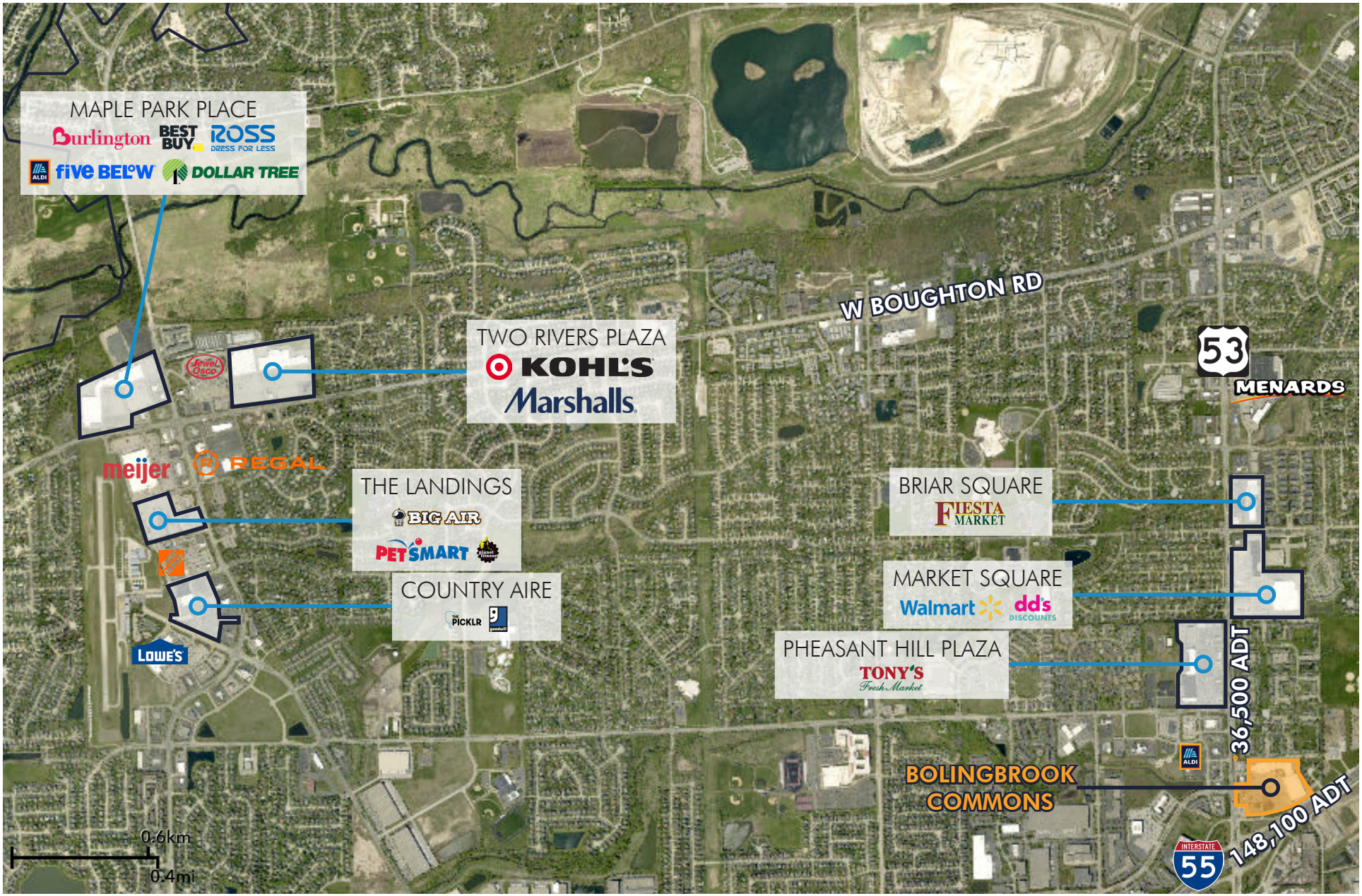
DEMOGRAPHICS

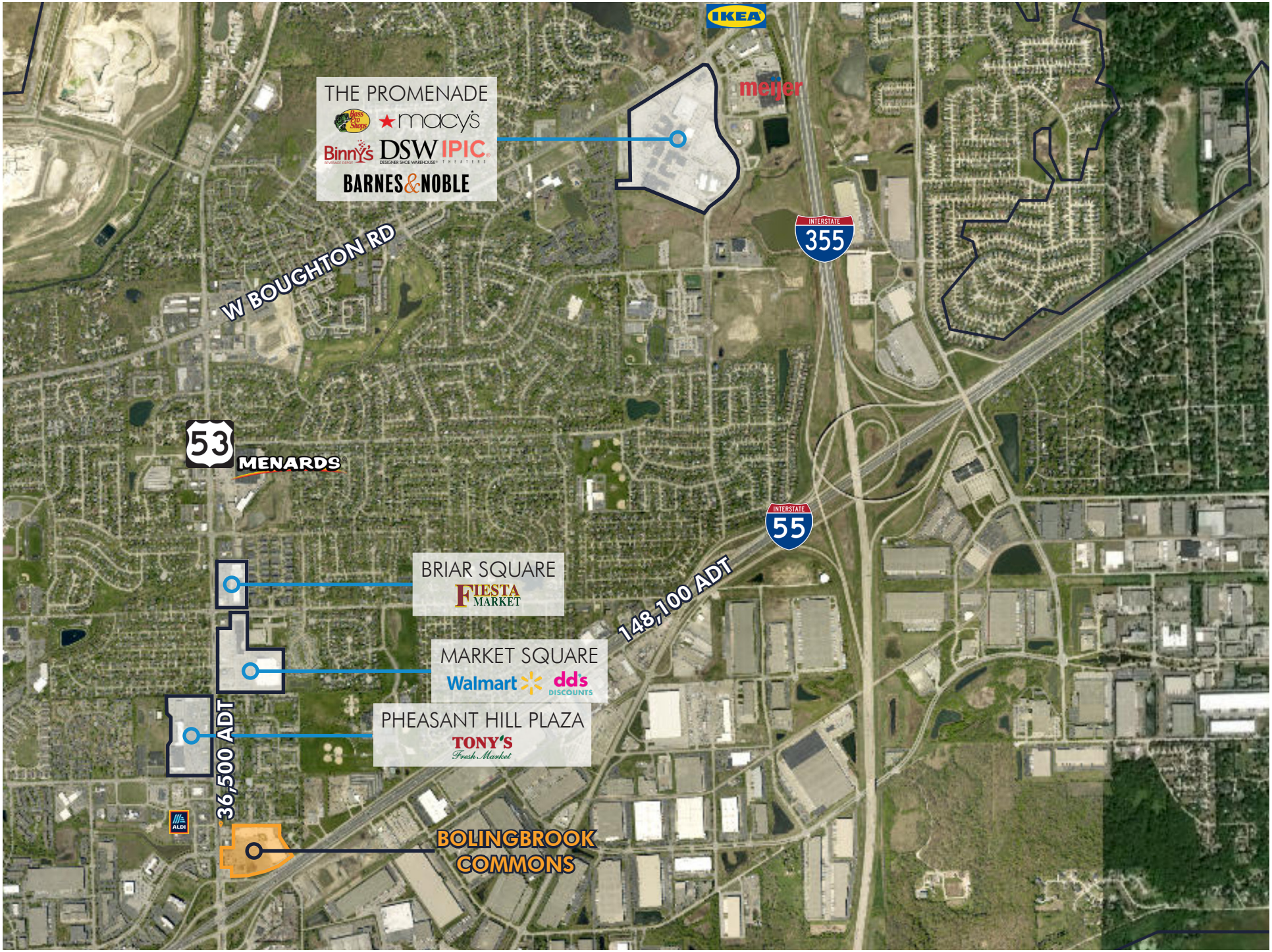
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		5-MILE	10-MILE	U.S. AVERAGE
Population	2025 Estimate	169,445	690,741	
Population by Race	White	52.6%	62.4%	61.6%
	Black	12.1%	8.2%	12.4%
	Asian	13.4%	13.6%	6.0%
	Hispanic Ethnicity	21.9%	14.9%	18.7%
Median Age		40.6	41.0	39.1
	% Age 15 - 24	12.3%	12.3%	13.2%
	% Age 25 - 44	26.2%	25.9%	26.8%
	% Age 45 - 64	26.1%	26.1%	24.1%
Households	2025 Estimate	61,424	260,351	
	2030 Projection	61,747	263,191	
	2023 Households with Kids Under 18	35.6%	34.3%	29.9%
Average Household Income	2025 Estimate	$144,085	$156,271	$116,179
	% Earning $100,000+	56.4%	58.5%	41.6%
	2030 Projection	$156,245	$168,715	$128,612
Education	% College Educated	69.7%	76.3%	64.2%

MARKET AERIAL

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IKEA
THE PROMENADE
Bass Pro Shops
macy's
Binny's
DSW
IPIC
BARNES&NOBLE
merjer
INTERSTATE
355
W BOUGHTON RD
53
MENARDS
INTERSTATE
55
BRIAR SQUARE
FIESTA MARKET
148,100 ADT
MARKET SQUARE
Walmart
dd's DISCOUNTS
PHEASANT HILL PLAZA
TONY'S Fresh Market
36,500 ADT
ALDI
BOLINGBROOK COMMONS

MARKET AERIAL CLOSE UP

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SITE AERIAL

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