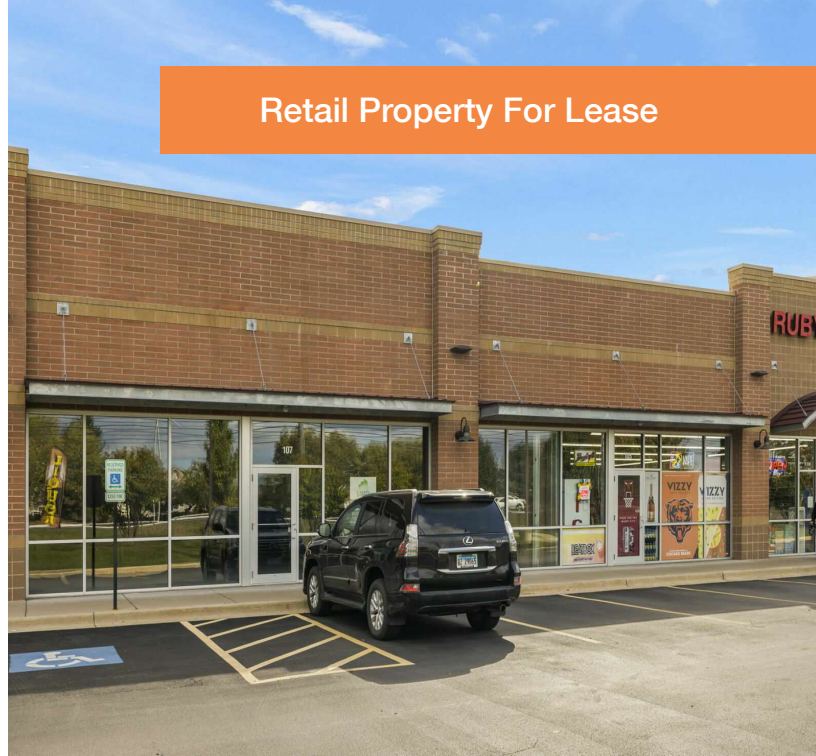


Retail Property For Lease



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

# BUTTERFIELD VILLAGE CENTER

1535 BUTTERFIELD ROAD, AURORA, IL 60502

## BUTTERFIELD VILLAGE CENTER



### OFFERING SUMMARY

Available SF: 1,905 - 4,229 SF

Lease Rate: \$21.00 SF/yr (NNN)

Lot Size: 1.66 Acres

Building Size: 14,715 SF

Market: Chicago

Submarket: West Suburbs - I-88  
Corridor

### PROPERTY HIGHLIGHTS

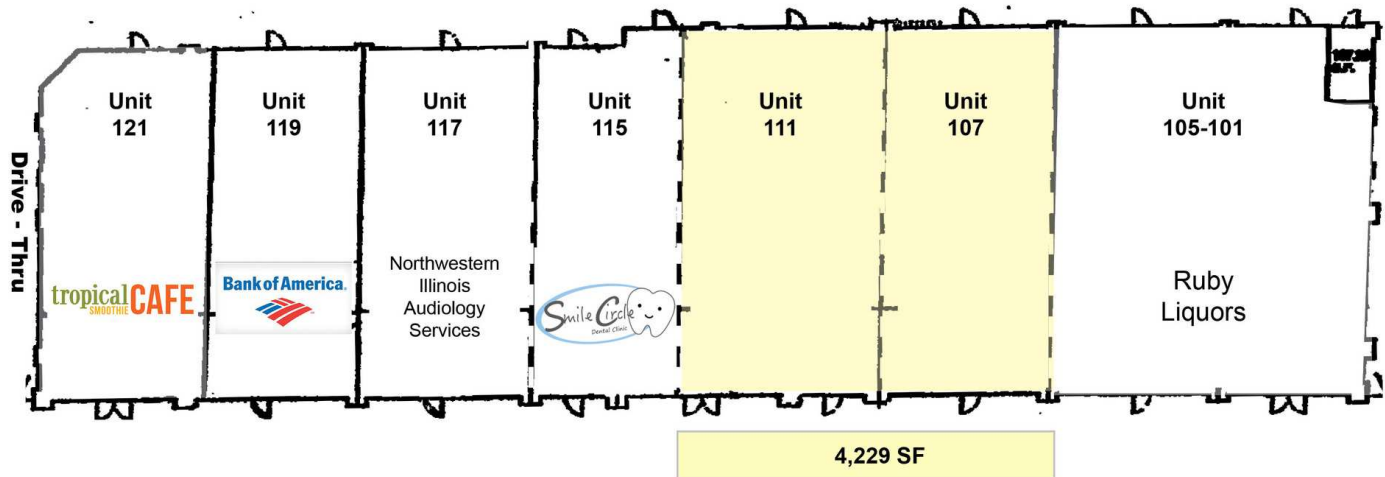
- Retail space available in the Butterfield Village Center Retail Center
- Join Tropical Smoothie Cafe, Bank of America, Northwestern Audiology Services and Ruby Liquors in this busy retail center
- New construction building with various spaces available
- Monument signage available

### LOCATION OVERVIEW

This retail property is ideally located at the hard-corner, signalized intersection of Kirk Road and Butterfield Road. Surrounded by many retailers including Walmart, Starbucks, Panera, Walgreens, Dunkin Donuts and Subway.

Convenient to Chicago Premium Outlets, located 1/2 mile south of the property. The Premium Outlets were recently expanded, and are the largest outlet center in the Chicago market and ninth largest outdoor center in North America making it a top destination that attracts tens of thousands of shoppers each year.

## BUTTERFIELD VILLAGE CENTER



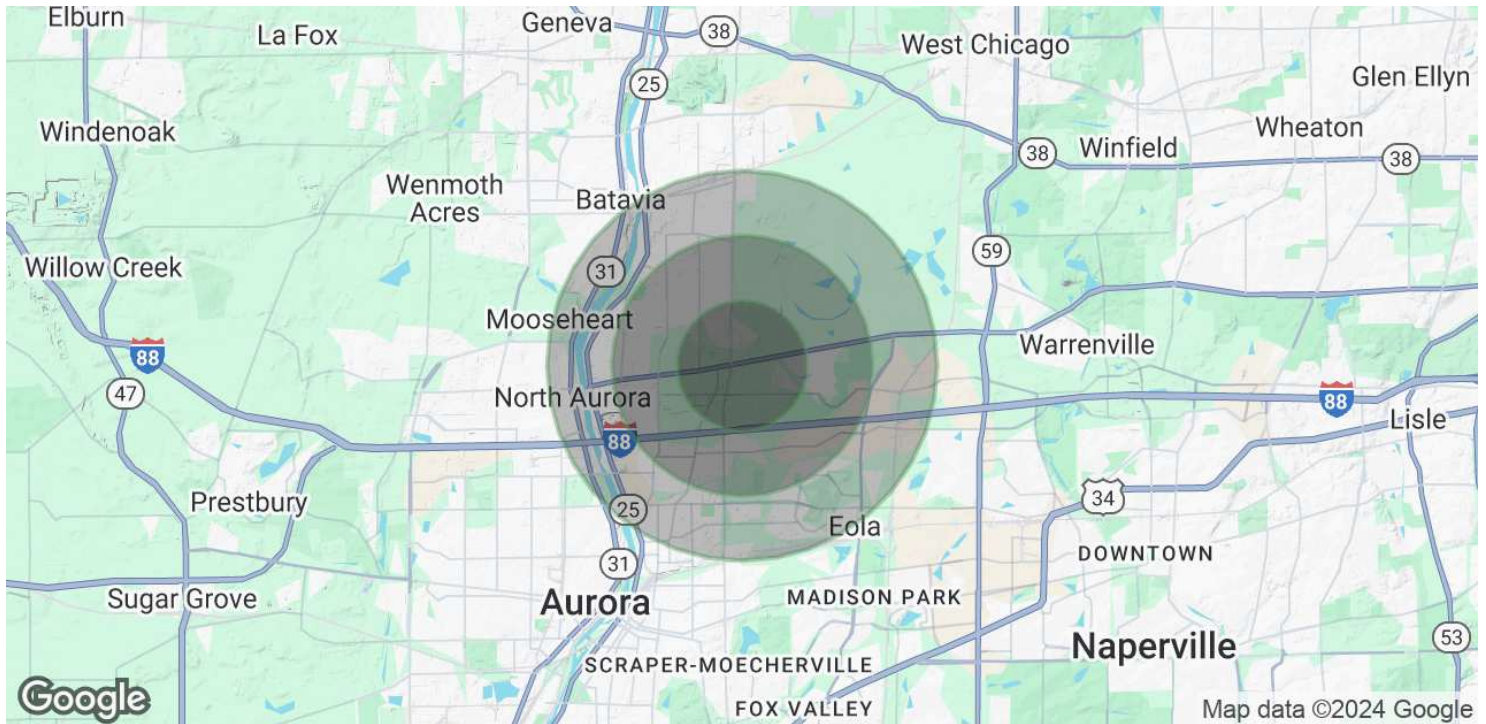
### AVAILABLE SPACES

| SUITE   | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE    |
|---------|-----------|------------------|------------|---------------|
| 107-111 | Available | 1,905 - 4,229 SF | NNN        | \$21.00 SF/yr |

## BUTTERFIELD VILLAGE CENTER



## BUTTERFIELD VILLAGE CENTER



### POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,691  | 20,748  | 49,910  |
| Average Age          | 36.6   | 36.4    | 35.8    |
| Average Age (Male)   | 36.8   | 36.9    | 36.5    |
| Average Age (Female) | 36.3   | 36.0    | 35.6    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,042     | 7,403     | 17,588    |
| # of Persons per HH | 2.8       | 2.8       | 2.8       |
| Average HH Income   | \$96,648  | \$98,607  | \$93,304  |
| Average House Value | \$381,356 | \$356,866 | \$312,785 |

\* Demographic data derived from 2020 ACS - US Census