



FINAL REMAINING DEVELOPMENT OPTION

SEC E. MIDDLE ST & ROUTE 25

BARTLETT, IL

WWW.BARTLETTIL.GOV/

FOR SALE OR LEASE

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044



- Final remaining 3.79 acre fully improved pad (May be subdivided)
- \$200M of new residential development in the immediate area
- Ideal for flex space, daycare, carwash or medical office building
- Affluent pocket

BENCHMARK LANE

SOUTHWIND BLVD

40 CAR PARKING

35,250 SF

235'

150'

15 CAR PK'G

OUTSIDE STORAGE

15 1/2'

15 1/2'

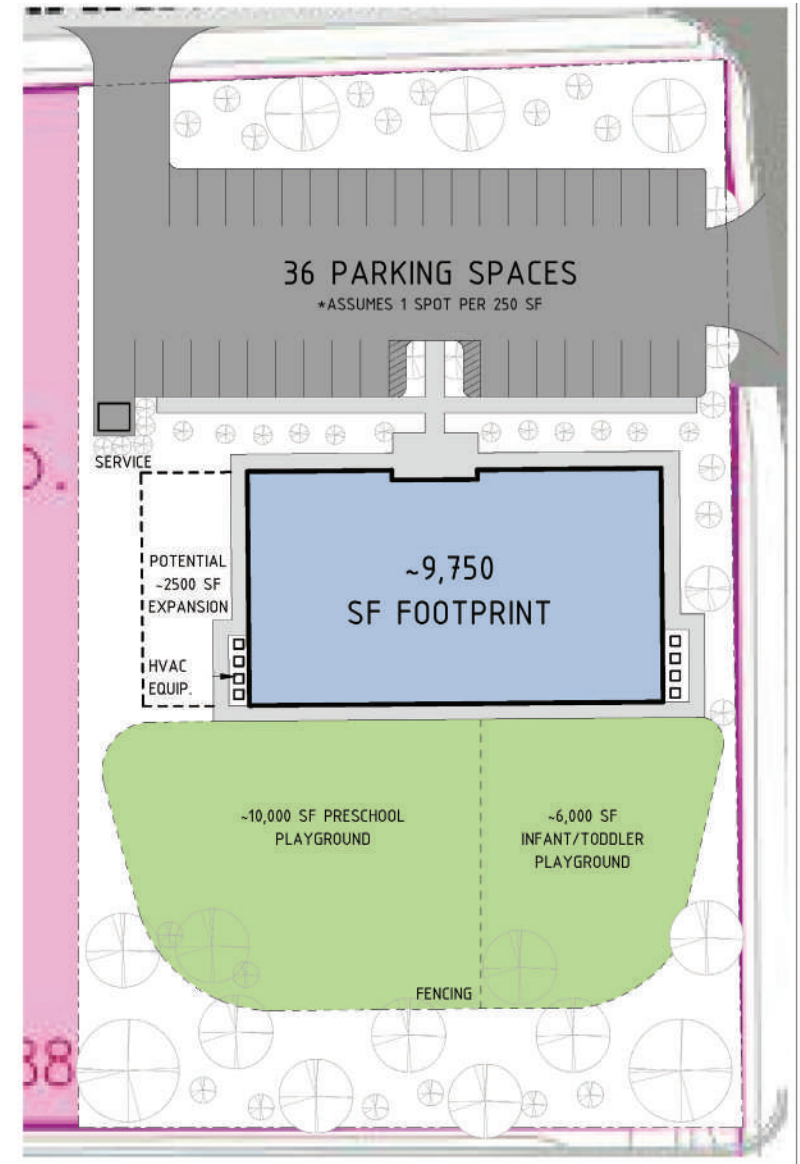
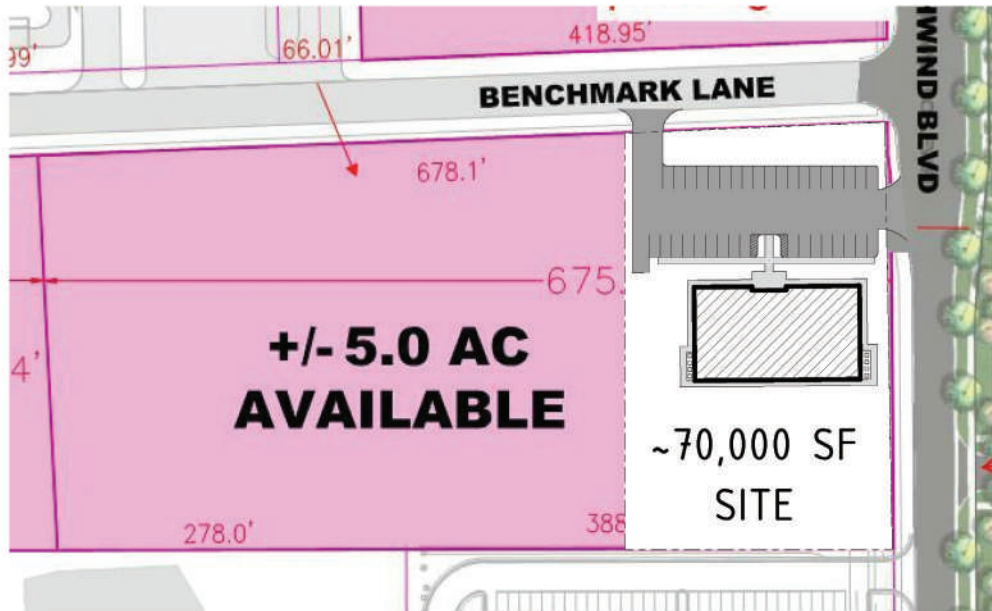


LOCATED IN THE THRIVING VILLAGE OF BARTLETT, IL
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SEC E. MIDDLE ST & ROUTE 25

BARTLETT, IL

DAYCARE CONCEPT PLAN



DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

TOTAL POPULATION

1 MILES

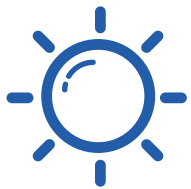
3,402

3 MILES

51,726

5 MILES

185,923



DAYTIME POPULATION

1,321

30,197

106,760



HOUSE HOLDS

1,147

18,118

65,095



AVG HH INCOME

\$171,383

\$128,517

\$138,160

NEAR-BY AREA TENANTS

**DUNKIN'** Mobil

TRAFFIC COUNTS

COUNT

RT 25

16,323 VPD

BARTLETT RD

8,962 VPD