

+/- 1 ACRE AVAILABLE FOR GROUND LEASE OR BTS

68 Stratford Drive

Bloomingdale, IL

GREATSTREET

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AERIAL



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PROPERTY OVERVIEW



- Flexible site plan options including free standing or Endcap with Drive Thru
- Outlot to the main access point for 243,000 SF Woodman's Market - Opened in Late 2021 with 1.6+ Million annual visits
- Situated at a lighted intersection
- 31,000 VPD on Gary Ave
- Stratford Square Mall currently under Redevelopment

DEMOGRAPHICS

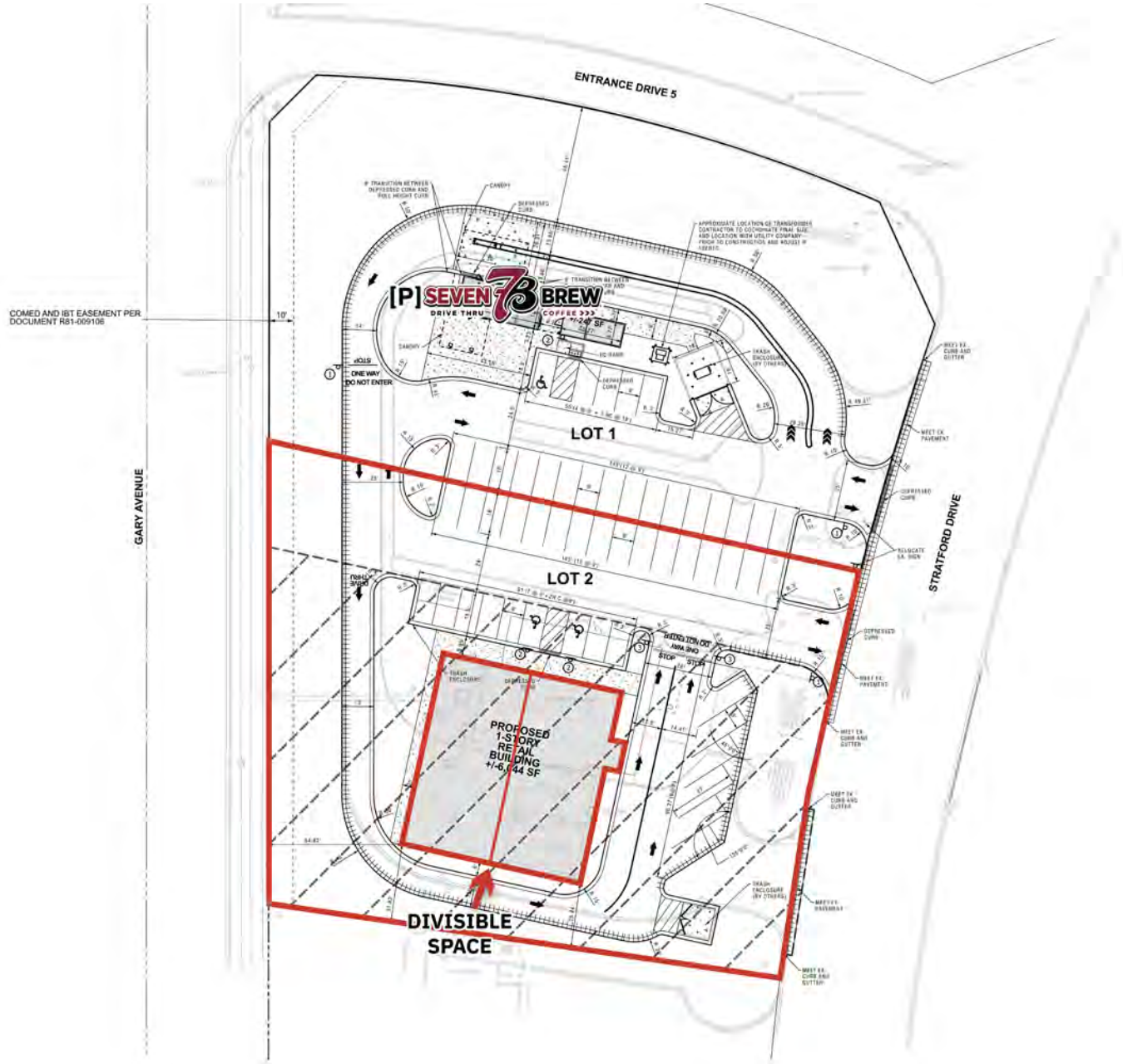
TOTAL POPULATION	1 MILE	6,816
	3 MILE	103,712
	5 MILE	257,529
DAYTIME POPULATION	1 MILE	5,655
	3 MILE	41,289
	5 MILE	108,972
AVERAGE HH INCOME	1 MILE	$152,373
	3 MILE	$138,368
	5 MILE	$138,654

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SITE PLAN



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STRATFORD SQUARE MALL CONCEPTUAL REDEVELOPMENT PLAN

the GROVE at Bloomingdale

USE & OCCUPANCY TYPE

TOTAL PROPOSED GLA			
C1	1ST FLOOR 2,750 SF	D1	6,552 SF + PATIO
C2	1ST FLOOR 17,062 SF 2ND FLOOR 17,062 SF	D2	6,500 SF + PATIO
C5/C6	7,500 SF EACH	D3	5,146 SF + PATIO
C4/C7	6,375 SF EACH	D4	13,880 SF + PATIO
C8/9	7,500 SF EACH	E1	11,620 SF + PATIO
C10	65,000 SF	D/E2	+/-22,200 SF + PATIO
S1	+/- 103,000 SF	OR1	10,000 SF 3 LEVELS
F1	FUTURE 3,000 SF	OR2	10,000 SF 3 LEVELS
R1	+/- 8.2 ACRES RESIDENTIAL BY OTHERS		

KEY

- DINING/ENTERTAINMENT
- COMMERCIAL/ RETAIL
- OFFICE/RETAIL
- RESIDENTIAL
- SPORTS COMPLEX
- FUTURE
- RESTROOMS/SECURITY/OFFICE (1,800SF)
- SERVICE/TRASH



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MALL RENDERINGS



Courtesy of Gravity Architecture & Design



Courtesy of Charles Vincent George Architects



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