



**CATON**  
COMMERCIAL  
REAL ESTATE GROUP



Retail Property For Lease



# BUTTERFIELD VILLAGE CENTER

1535 BUTTERFIELD ROAD, AURORA, IL 60502

## BUTTERFIELD VILLAGE CENTER



### OFFERING SUMMARY

Available SF:	1,905 - 6,334 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

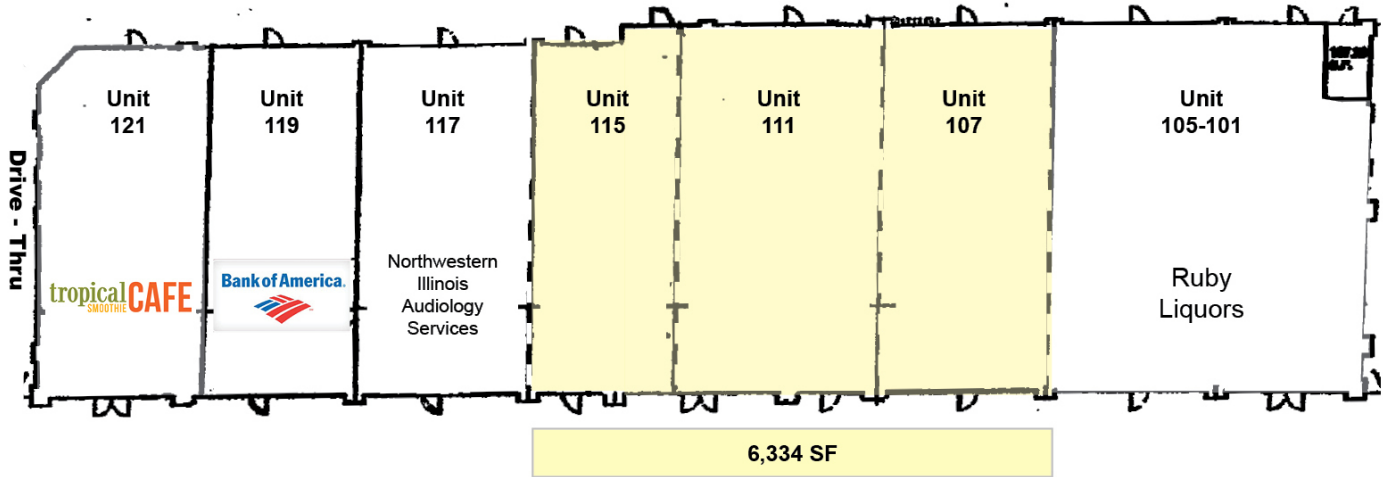
- Retail space available in the Butterfield Village Center Retail Center
- Join Tropical Smoothie Cafe, Bank of America, Northwestern Audiology Services and Ruby Liquors in this busy retail center
- New construction building with various spaces available
- Monument signage available

### 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.

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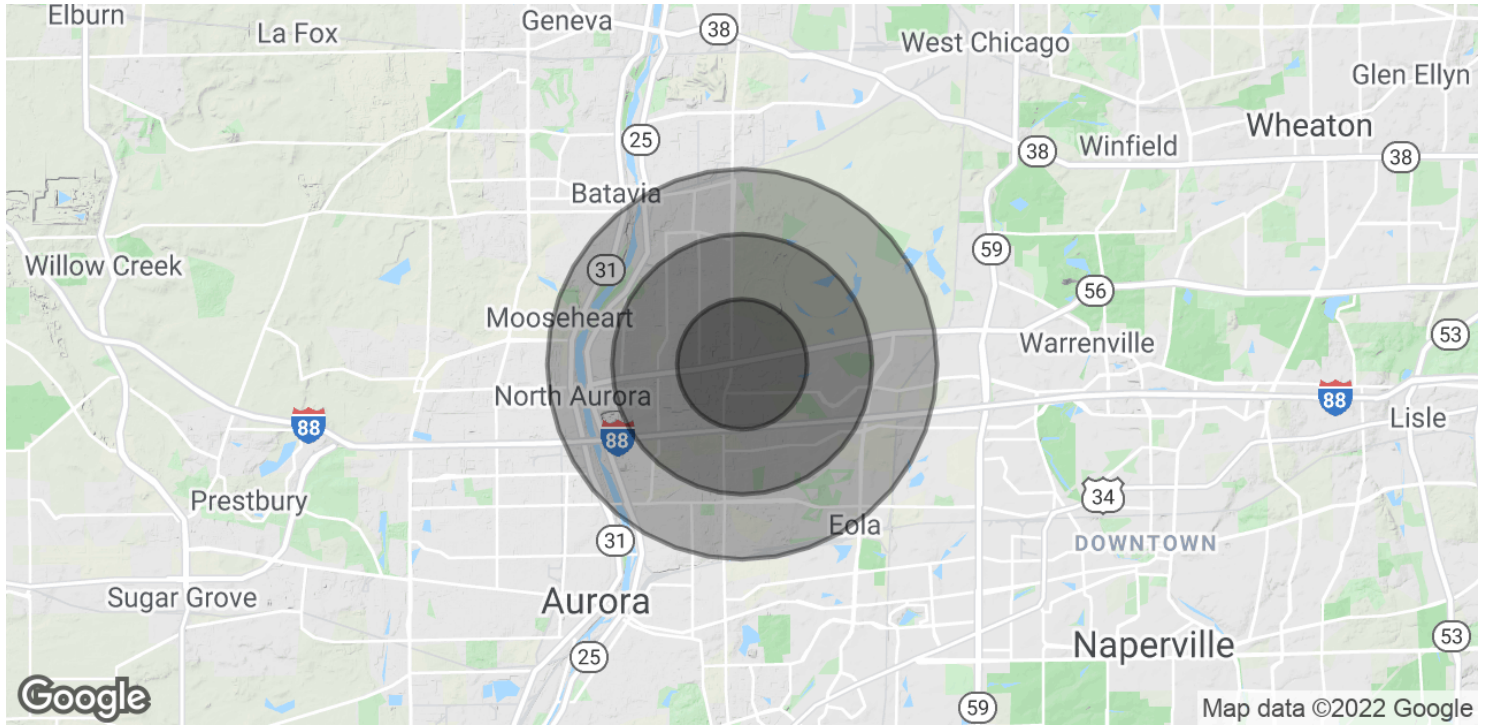
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
115	Available	1,905 SF	NNN	\$21.00 SF/yr
107-111	Available	4,229 SF	NNN	\$21.00 SF/yr
107-115	Available	6,334 SF	NNN	\$21.00 SF/yr

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### 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 2010 US Census