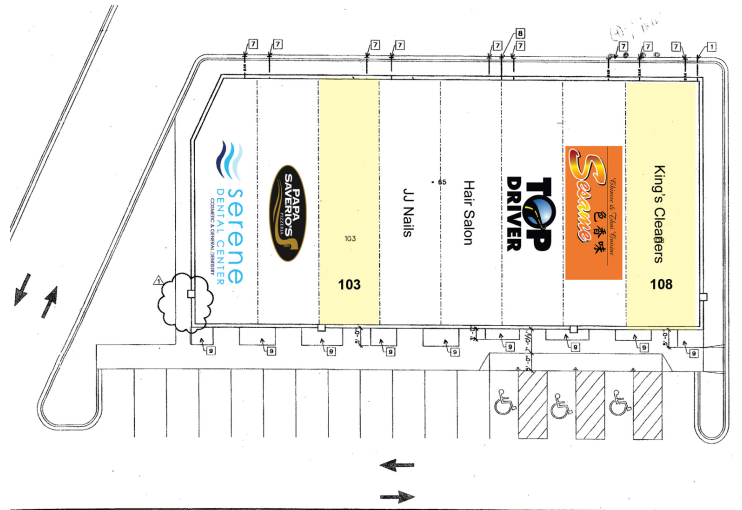


Retail Space For Lease



AUGUSTA PLAZA

1705-1719 BOUGHTON ROAD, BOLINGBROOK, IL 60440



OFFERING SUMMARY

Available SF: Unit 103 - 1,190 SF
Unit 108 - 1,469 SF

Lease Rate: \$20.00 SF/yr (NNN)

Building Size: 9,851 SF

PROPERTY HIGHLIGHTS

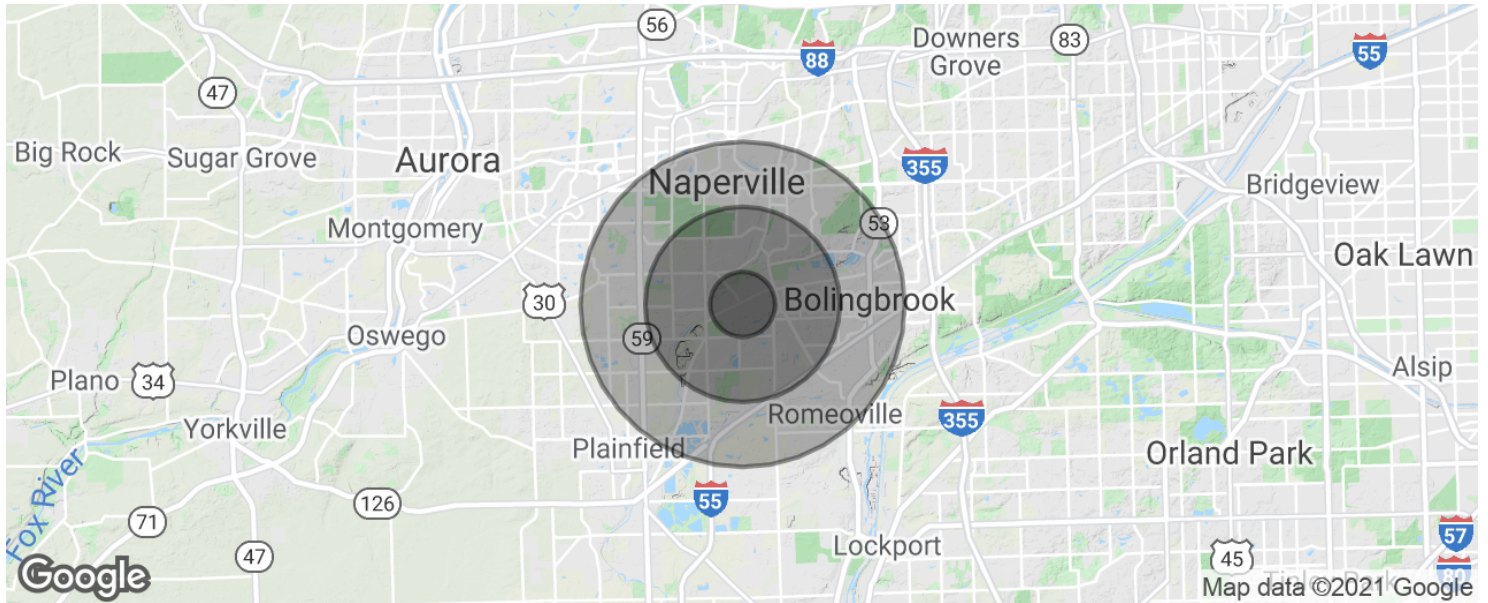
- Space available in well maintained neighborhood center
- 1,469 SF endcap with drive-thru potential or 1,190 SF inline space
- New pylon signage coming soon
- Excellent frontage along Boughton Road
- Above average household incomes in immediate trade area
- Join other tenants Top Driver, Serene Dental, J&J Nail Salon, Papa Saverio's, and King Cleaners.
- Shadow anchored by CVS

LOCATION OVERVIEW

Augusta Plaza is located in Bolingbrook on Boughton Road. The property is ideally positioned at the southeast corner of the signalized intersection of Boughton Rd and Kings Rd/95th St, which is a part of the brand new 95th St. extension which links Boughton Rd to Route 59 in Naperville.

The retail center is near several large scale housing developments residential neighborhoods and just west of many other major retailers on Weber Road including Lowe's, Meijer's, Best Buy Jewel-Osco and Target.





POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,010	78,799	208,555
Median age	34.1	35.9	36.3
Median age (Male)	35.1	35.5	35.3
Median age (Female)	33.5	36.1	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,805	23,620	66,049
# of persons per HH	3.2	3.3	3.2
Average HH income	\$122,978	\$133,969	\$121,117
Average house value	\$472,404	\$384,447	\$401,884

* Demographic data derived from 2010 US Census