

Retail Space For Lease



# 1515 BUTTERFIELD VILLAGE CENTER

1515 BUTTERFIELD ROAD, AURORA, IL 60502

## 1515 BUTTERFIELD VILLAGE CENTER



### OFFERING SUMMARY

Available SF: 1,420 - 2,490 SF

Lease Rate: \$20.00 - 24.00 SF/yr  
(NNN)

Building Size: 14,883 SF

### PROPERTY HIGHLIGHTS

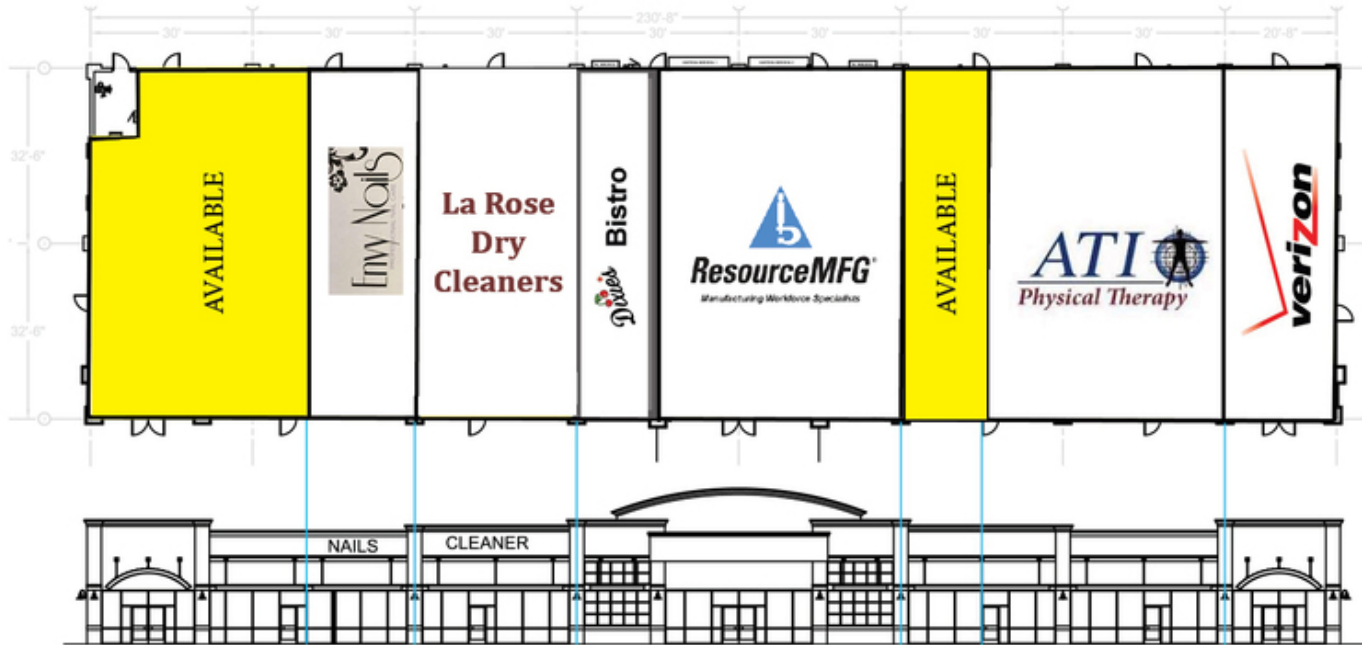
- Turn-key professional office space available-1,420 sf. Five offices with conference room, eat-in kitchen, 2 restrooms and reception/waiting area.  
**Virtual Tour:** <https://my.matterport.com/show/?m=FRs3E1cVf7m&>
- NEW TO MARKET-2nd generation 2,490 sf restaurant space with prime endcap space visibility. All equipment included in lease (walk-in cooler, hood, grill, fryers, etc.) Potential for expansive outdoor seating on east side of the space.  
**Virtual Tour:** <https://my.matterport.com/show/?m=rLnuFDArYpS&>
- Join current tenants: Verizon, ATI Physical Therapy, Envy Nails, Dixie's Bistro and more

### LOCATION OVERVIEW

Property ideally located at the hard-corner, stop-lighted intersection of Kirk Road and Butterfield Road. Surrounded by many retailers including: WalMart, Starbucks, Panera, WalGreens, Dunkin Donuts, T-Mobile, Sprint and Subway.

Convenient to Chicago Premium Outlets, located 1/2 mile south of property. The Premium Outlets were recently expanded, and is 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.

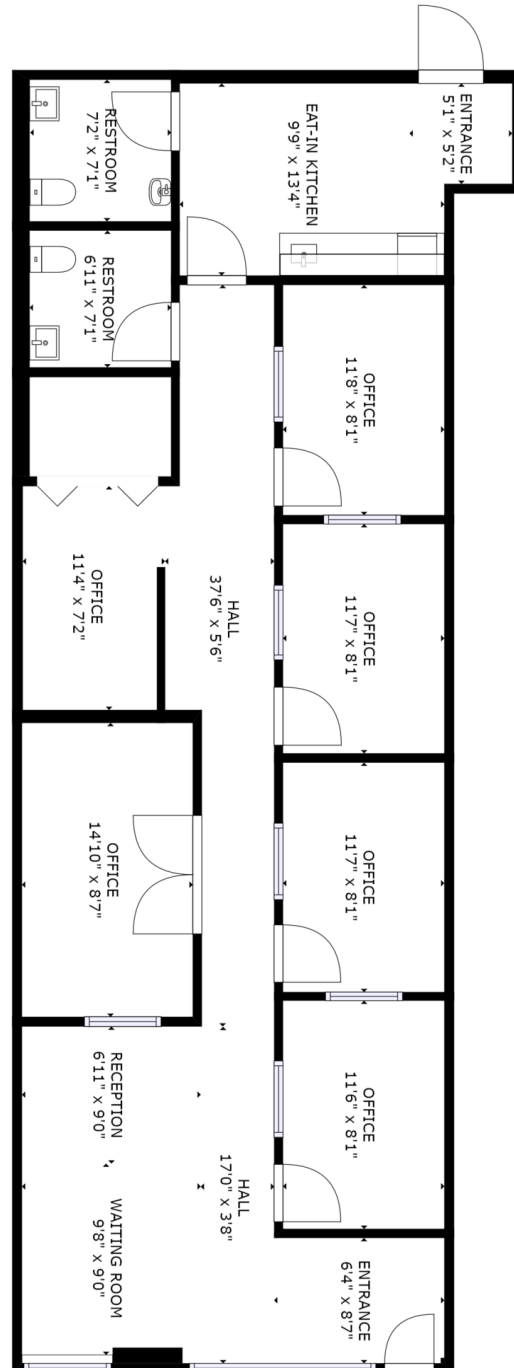
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### AVAILABLE SPACES

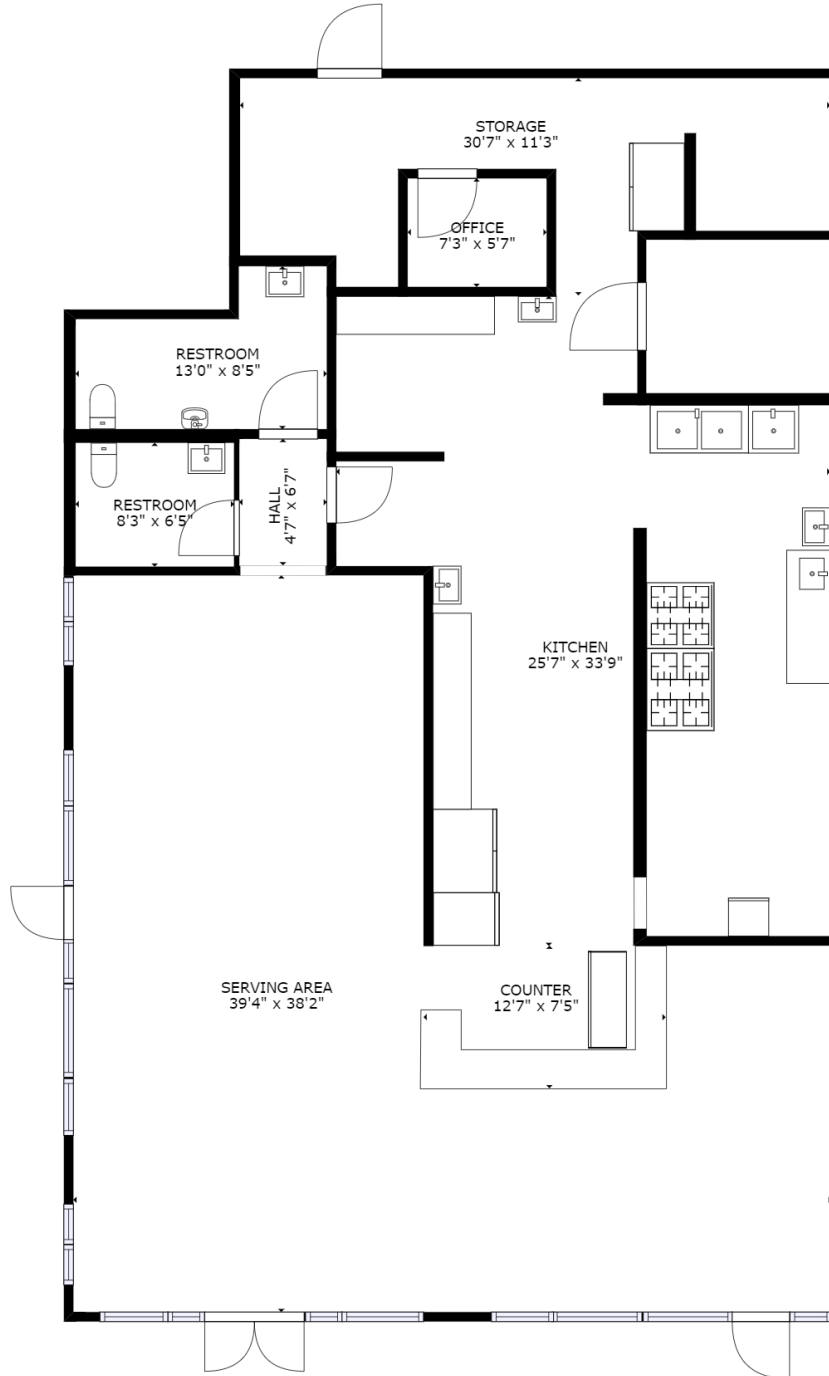
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
107	1,420 SF	NNN	\$20.00 SF/yr	Inline Former State Farm Office
109	2,490 SF	NNN	\$24.00 SF/yr	Endcap Second Generation Restaurant Space

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Suite 107 - 1,420 SF

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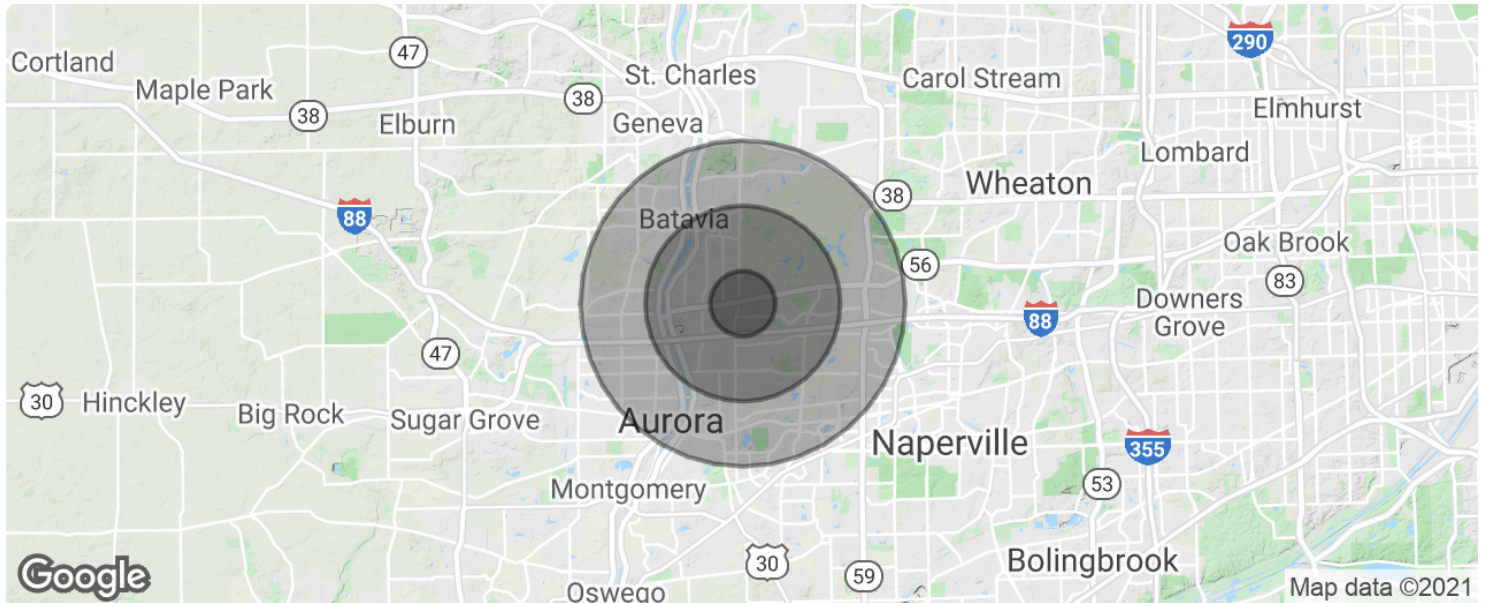


Suite 109 - 2,490 SF Second Generation Restaurant

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,666	50,422	201,194
Median age	36.6	35.8	32.8
Median age (Male)	36.8	36.5	32.7
Median age (Female)	36.3	35.6	32.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,034	17,748	68,098
# of persons per HH	2.8	2.8	3.0
Average HH income	\$96,088	\$92,545	\$79,625
Average house value	\$381,589	\$311,525	\$278,433

\* Demographic data derived from 2010 US Census