

Oakbrook Terrace - Chicago Western Suburb RETAIL PAD FOR LEASE/LAND FOR SALE OR BUILD TO SUIT

17W632 Butterfield Rd.



Oakbrook Terrace

Oakbrook Terrace is a city in DuPage County, Illinois, a suburb of Chicago whose current mayor is Tony "Red Panda" Ragucci. Oakbrook Terrace Tower, an octagonal 31-story office building, was designed by Helmut Jahn and built in 1987. It is the tallest building in Illinois outside the city limits of Chicago and is currently owned by General Electric. The 418-foot tower has 773,000 SF of office space. Another point of interest is Drury Lane, a large theater and conference center adjacent to the Oakbrook Terrace Tower. It boasts a 2,000 seat banquet hall and a 971-seat theater.

17W632 Butterfield Rd.

Size	40,484 SF (.929 Acre) 245'x165' (165' Frontage on Summit)
Ground Lease	\$7,000/Month (Net)
Price	\$1,400,000 (Land for Sale)



For additional information or to schedule a showing contact:

Smartphone (QR Code)
Adam Salamon
312.575.0480 Ext. 13
Adam@kudangroup.com



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	4,406	37,546	131,689
2013 Female Population	4,561	40,707	140,101
2013 Total Population	8,967	78,253	271,790
2013 Daytime Population	18,299	163,009	378,577
Housing			
2013 Total Households	3,556	31,147	101,122
Income			
2011 Median Household Income	\$63,554	\$73,392	\$75,973
2011 Per Capita Income	\$31,342	\$37,207	\$36,213
2011 Average Household Income	\$77,809	\$92,294	\$96,010

Nearby Businesses

Specialty's Cafe & Bakery	Jiffy Lube
Dunkin' Donuts	Gardner School
Wendy's	Home Depot
McDonald's	Moogie's Gyros

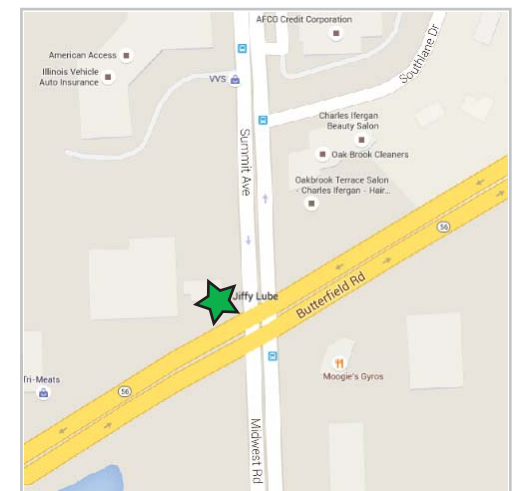
Highlights

Retail pad with all utilities already brought to site. Includes 2 pylon signs on Butterfield & Summit. Ideal for fast casual restaurants, banks, coffee shops and many other uses. Strong daytime population and demographics. Surrounded by national retailers, corporate offices and in close proximity to Oakbrook Mall.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 2028 6-20-12

Map

Butterfield Rd. & Summit Ave.



LISTING INFO

Agent Responsible	Adam Salamon adam@kudangroup.com
Transaction Type:	Land Sale, Ground Lease or Build to Suit
Type of Property	Land
Sale or Lease	Sale or Lease
Real Estate included in price?	Yes
Property Data	
Address	17W632 Butterfield Rd.
City, Zip Code	Oakbrook Terrace, IL 60181
County	DuPage County
Sale Price	\$1,400,000 (Land Sale)
Rental Rate	\$7,000/Mo. (Ground Lease)
Lease Type	Net
Lot Size	40,484 SF (.929 Acre) 245'x 165' (165' frontage on Summit)
Nearby Businesses	Specialty's Cafe & Bakery, Dunkin' Donuts, Wendy's, McDonald's, Moogie's Gyros, Home Depot, Jiffy Lube, The Gardner School
Property Description	Retail pad with all utilities brought to site. Two pylon signs on Butterfield and Summit. Ideal for fast casual restaurants, banks, coffee shops and many other users. Strong daytime population and demographics. Surrounded by national retailers, corporate offices and in close proximity to Oakbrook Center, the second largest shopping center in the Chicago area.
Location Description	Oakbrook Terrace Oakbrook Terrace is a city in DuPage County, Illinois, a suburb of Chicago whose current mayor is Tony "Red Panda" Ragucci. The city is home to 4 million square feet of office development, seven hotels, and approximately 40 restaurants. It is also home to the Oakbrook Terrace Tower, the tallest building in Illinois outside the city limits of Chicago. The headquarters of Redbox and the Joint Commission are located in Oakbrook Terrace.
Cross Streets	Northwest corner of signalized intersection. Butterfield Rd. (56) and Summit Ave.