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AVAILABLE Redevelopment of 3.6 AC Across from New Woodman's

20 South Gary Avenue | Bloomingdale, Illinois



Property Profile

Space Available	+/- 22,367 SF on 3.6 AC site		1 mile	3 miles	5 miles
		Population	6,268	104,948	255,743
Area Retailers	Woodman's, Mariano's, Meijer, Hobby Lobby, Lifetime Fitness	Average HHI	\$112,557	\$104,781	\$105,694
		Households	2,619	37,426	91,627
Traffic Counts	28,544 VPD (Gary Ave)	Employment	7,307	41,762	99,729

Property Highlights

- Existing 22,367 SF anchor box on prime 3.6 AC site available for redevelopment
- 230,000 SF Woodman's under construction across the street
- Strong daily needs traffic drivers nearby including: Mariano's, Meijer, Costco, and LifeTime Fitness
- Dick's Sporting Goods, TJ Maxx and HomeGoods proposed to recolate into adjacent shopping center

Contact

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HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

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Survey GARY DRIVE CAMDEN ASPHALT PAVEMENT 23 15 25 - \$45°35'21 30.39 PER DOCUMENT R96-097382 WATER 35 FOOT BUILDING SETBACK PER DOCUMENT R96-097382 ZONE 8 8 POND AVENUE VACATE LOT 2 LOT 3 097382 26 APPROXIMATE LIMITS ZONES "A" AND "X" ZONE STAT 33' WILLIAMS PIPELINE COMPANY GAS LINE EASEMENT 20 PER DOC 314239 & R66-10763 AVEN ZONE SECTI OUTH LINE SO SECTION 17-40 ZONE A SOUTHEAST CORNER OF SEC. 17, T40N, R10E



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Market Aerial



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