



# PREMIER OAK BROOK REDEVELOPMENT

## 2625 BUTTERFIELD ROAD

Oak Brook, IL 60523

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## A close-up photograph of a dark, textured surface, possibly a rock or mineral specimen. The surface is covered with numerous light-colored, irregular spots and patches of varying sizes, creating a complex, mottled pattern. The background is a deep, dark brown or black, which makes the lighter spots stand out. The overall appearance is that of a natural, unpolished mineral sample.

## 6,352 SF Multi-Tenant

Unit B 1,600 SF (19'-6" x 81'-0")

Unit C      2,236 SF (27'-4" x 81'-0")

±1 Acre

## Restaurant/Retail

*\*Pads B & C can be combined*

±1 Acre

## Bank/Drive-Thru





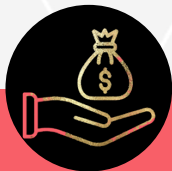
# LOCATION SUMMARY

- Premier location just 30 minutes from Downtown Chicago
- Quick access to both O'Hare and Midway Airports – each only 20 minutes away
- High-profile intersection in a thriving Oak Brook trade area
- 5 minutes to Oakbrook Center, a 2M SF premier mall with 160+ upscale retailers and 20M+ annual visitors.
- 4 minutes to Yorktown Center, now undergoing a major mixed-use transformation. Yorktown's redevelopment includes:
  - » New residential expansion
  - » Revitalized dining and retail options
  - » The Square – a 1+ acre community green space designed for events and gatherings
  - » Seamless connectivity between new living spaces and existing retail amenities



TOTAL  
POPULATION

1 Mile	9,395
3 Miles	87,828
5 Miles	265,079



AVERAGE HH  
INCOME

1 Mile	\$127,567
3 Miles	\$145,043
5 Miles	\$170,402



DAYTIME  
POPULATION

1 Mile	21,698
3 Miles	149,629
5 Miles	335,964

## AREA DINING



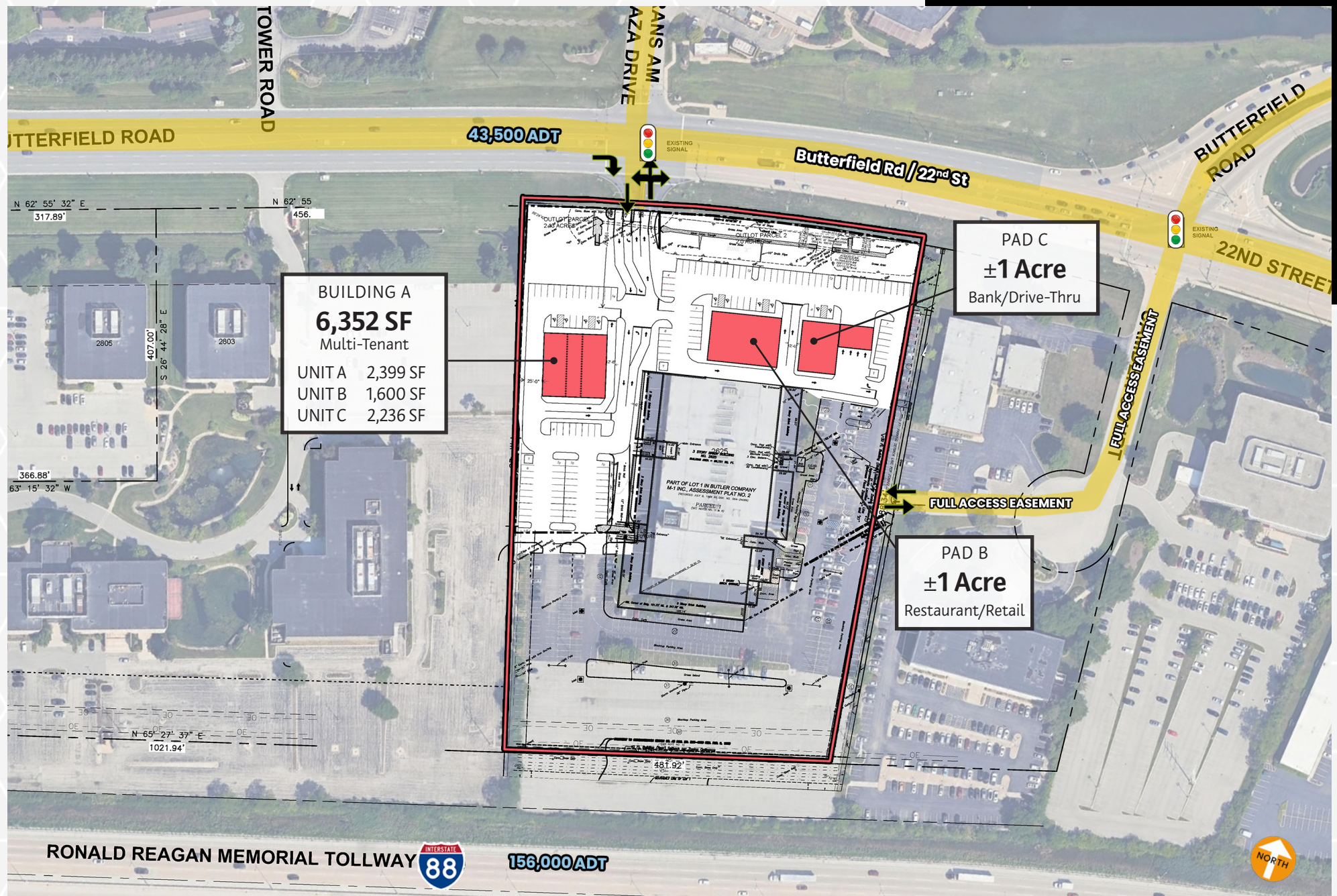
## AREA RETAIL





# CONCEPTUAL PLAN

\*Pads B & C can be combined





# CONCEPTUAL RENDERINGS

**BUILDING A**  
6,352 SF Multi-Tenant

**Unit A**  
2,399 SF (34'-0" x 70'-4")

**Unit B**  
1,600 SF (19'-6" x 81'-0")

**Unit C**  
2,236 SF (27'-4" x 81'-0")







# CONCEPTUAL RENDERINGS

**PAD B**  
±1 Acre  
Retail/Restaurant

**PAD C**  
±1 Acre  
Bank/Drive-Thru







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KEY DEVELOPMENT  
PARTNERS, LLC

