



# PREMIER OAK BROOK REDEVELOPMENT

## 2625 BUTTERFIELD ROAD

Oak Brook, IL 60523

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KEY DEVELOPMENT  
PARTNERS, LLC

# PROPERTY HIGHLIGHTS

## 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")

Pad B\*

±1 Acre  
Restaurant/Retail

Pad C\*

±1 Acre  
Bank/Drive-Thru

*\*Pads B & C can be combined*



# 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	<b>9,395</b>	1 Mile	<b>\$127,567</b>	1 Mile	<b>21,698</b>
3 Miles	<b>87,828</b>	3 Miles	<b>\$145,043</b>	3 Miles	<b>149,629</b>
5 Miles	<b>265,079</b>	5 Miles	<b>\$170,402</b>	5 Miles	<b>335,964</b>



AVERAGE HH INCOME



DAYTIME POPULATION

## AREA DINING

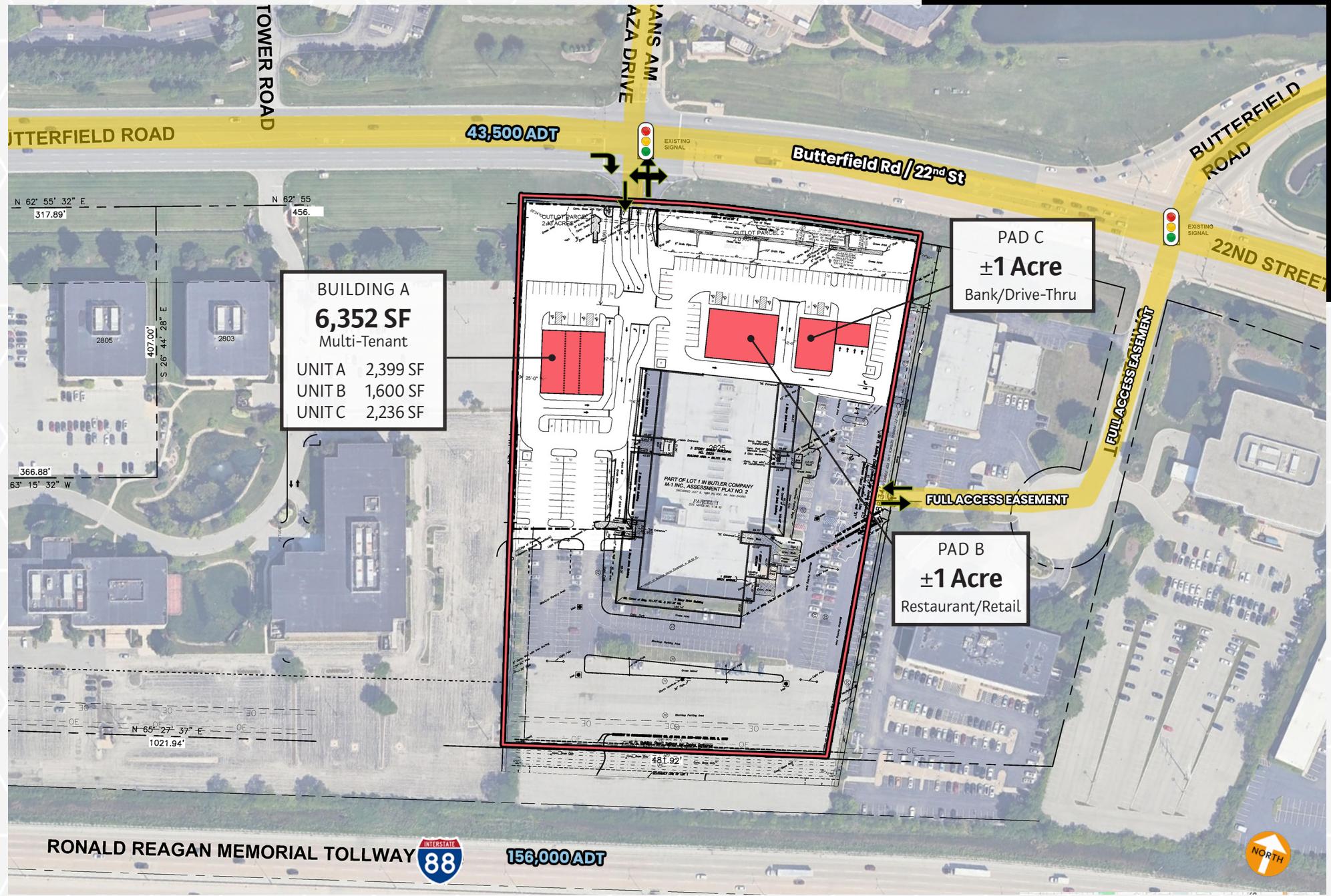


## AREA RETAIL



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



# CONCEPTUAL RENDERINGS



## PAD B

±1 Acre  
Retail/Restaurant



## PAD C

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Bank/Drive-Thru



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REALTY  
RESOURCES  
MEMBER

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A · R · C  
REAL ESTATE