



ADJACENT TO NEW AMAZON AND ASHLEY FURNITURE PROJECT

PREMIER OAK BROOK REDEVELOPMENT

2625 BUTTERFIELD ROAD

Oak Brook, IL 60523

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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")

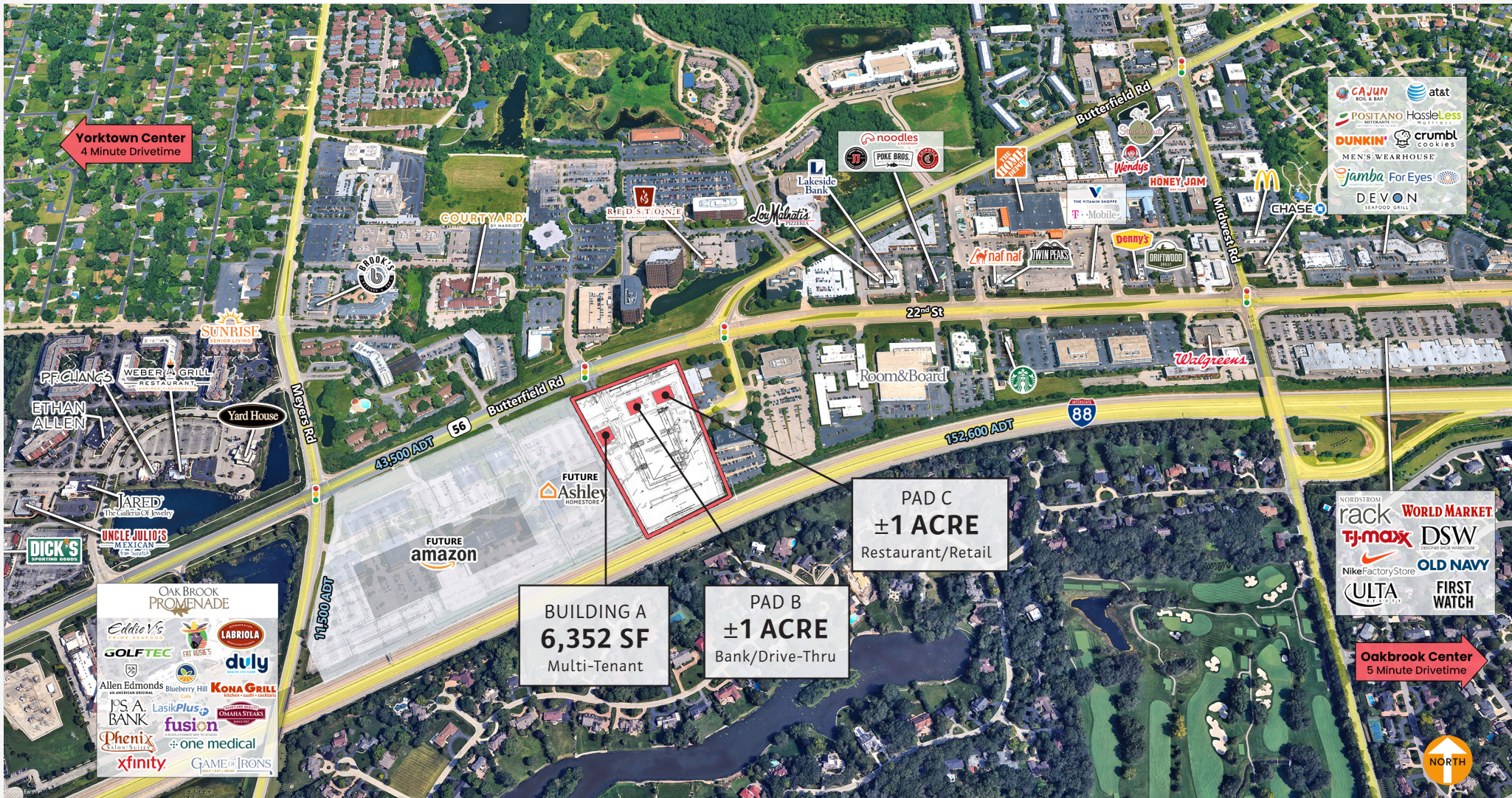
Pad B*

±1 Acre
Bank/Drive-Thru

Pad C*

±1 Acre
Restaurant/Retail

**Pads B & C can be combined*

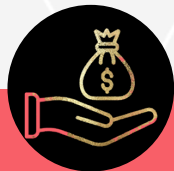


LOCATION SUMMARY

- 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. Adjacent to new Amazon and Ashley Furniture project.
- 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



AVERAGE HH INCOME



DAYTIME POPULATION

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

AREA DINING

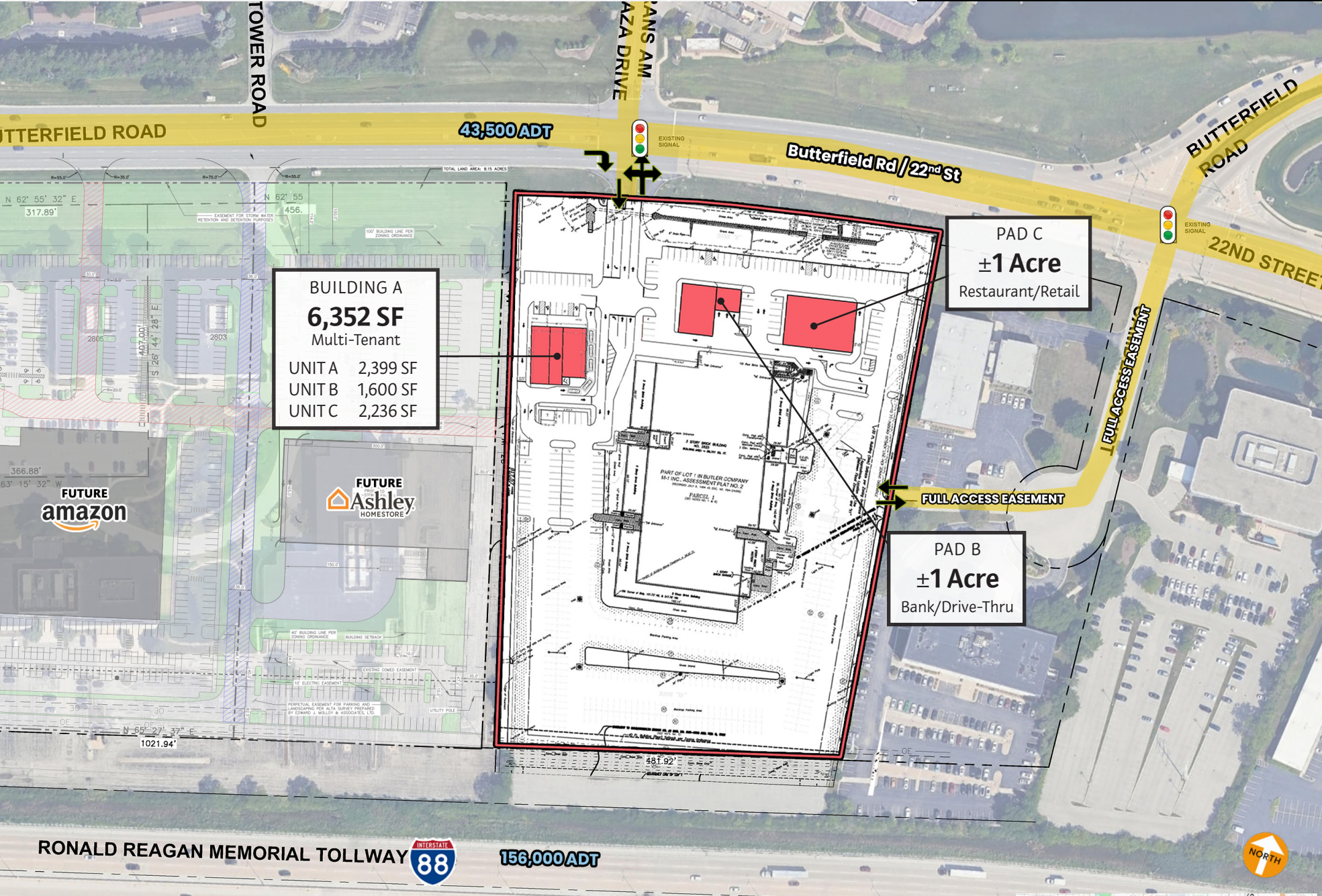


AREA RETAIL



CONCEPTUAL PLAN

*Pads B & C can be combined



CONCEPTUAL RENDERINGS

BUILDING A
6,352 SF Multi-Tenant

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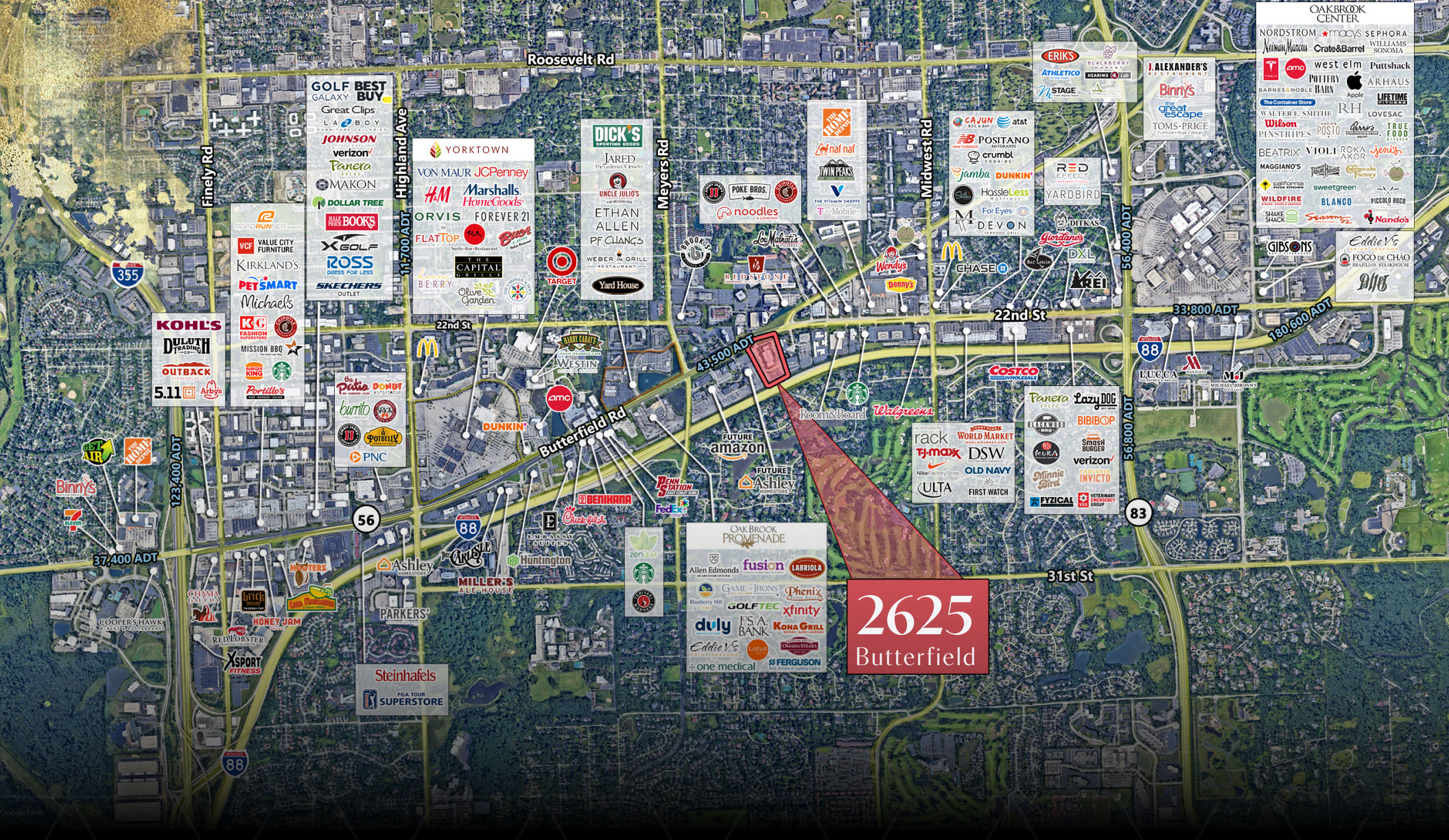


CONCEPTUAL RENDERINGS

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Retail/Restaurant

PAD C
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Bank/Drive-Thru





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KEY DEVELOPMENT
PARTNERS, LLC



A-R-C
REAL ESTATE