

REDEVELOPMENT OPPORTUNITY

Yorktown Center
4 Minute Drivetime

Oak Brook Promenade

PHASE I
8,000 SF
on 1.9 AC.

PHASE II
14,700 SF
on 2.0 AC.

Oakbrook Center
5 Minute Drivetime

Surrounding Businesses:

- WEBER & GRILL RESTAURANT
- PERQUAN'S
- ETHAN ALLEN
- JARED The Galleria of Jewelry
- DICK'S SPORTING GOODS
- SUNRISE SENIOR LIVING
- Yard House
- BROOKS
- COURTYARD BY GARRIOTT
- RED STONE
- POKE BROS.
- Lakeside Bank
- Room & Board
- Starbucks
- Walgreens
- Wendy's
- HONEY JAM
- Denny's
- DRIFTWOOD
- CHASE
- McDonald's
- THE LODGE
- huf.naf
- TWIN PEAKS
- THE VITAMIN SHOPPE
- T-Mobile

Map Labels:

- Butterfield Rd
- 22nd St
- 152,600 ADT
- 88
- Meigs Rd
- 43,500 ADT
- 56
- 11,500 ADT

Business List:

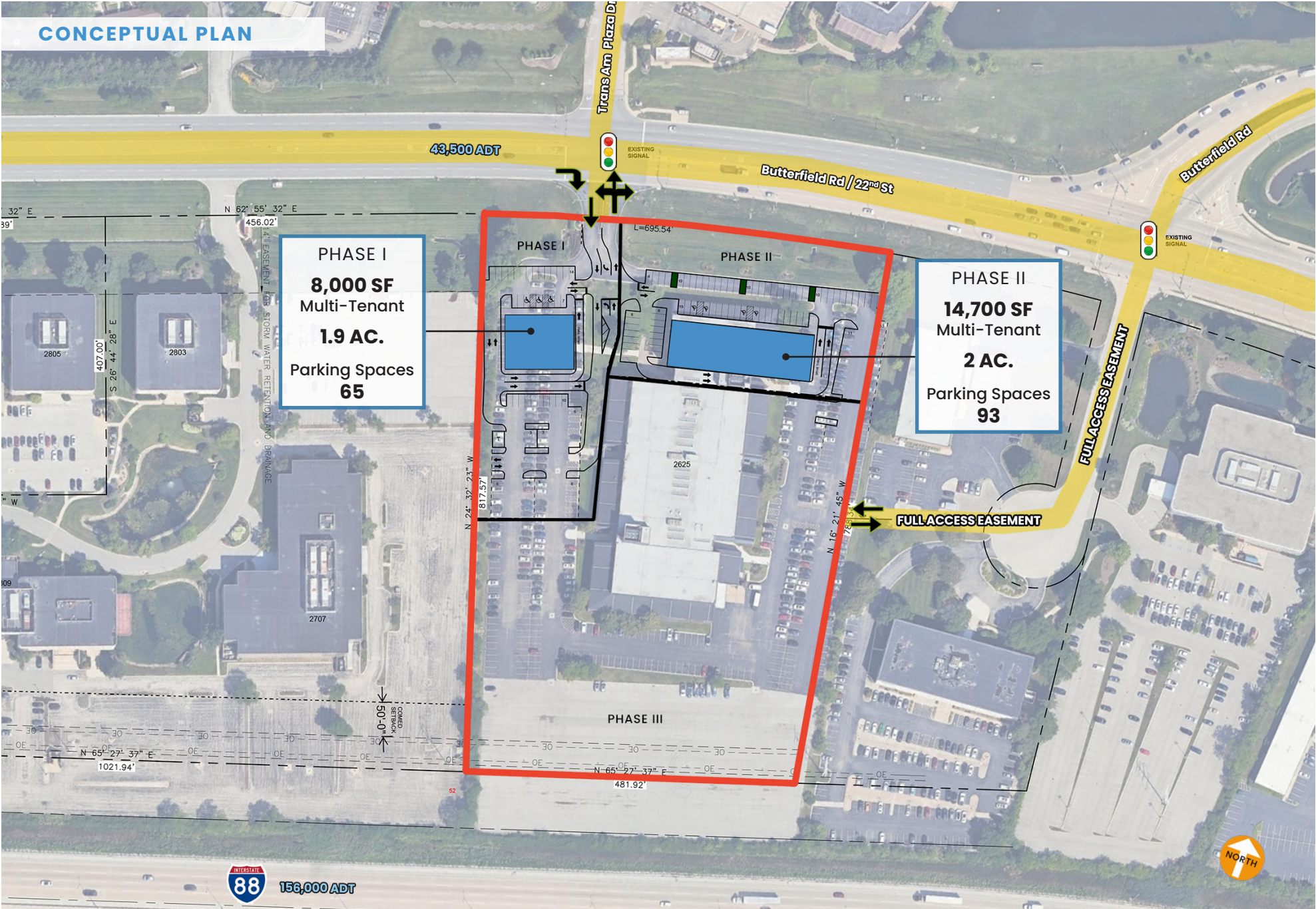
- Eddie V's PRIME SEAFOOD
- GOLFTEC
- Blueberry Hill Cafe
- J.P.S.A. BANK
- LasikPlus
- Phenix SALON & SPA
- xfinity
- LABRIOLA
- duly
- KONA GRILL
- OMAHA STEAKS
- fusion
- one medical
- GAME OF IRONS

North Arrow

RETAIL & RESTAURANT SPACE AVAILABLE

REDEVELOPMENT OPPORTUNITY

2625 Butterfield Road | Oak Brook, IL



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PROPERTY FACTS

Phase I
8,000 SF Multi-Tenant
1.9 AC
65 Parking Spaces

Phase II
14,700 SF Multi-Tenant
2 AC
93 Parking Spaces

LOCATION SUMMARY

Located approximately 30 minutes from downtown Chicago and just 20 minutes from both O'Hare and Midway Airports, makes Oak Brook the perfect meeting and travel destination.

This intersection is a prime location. Just 5 minutes away from Oakbrook Center, a 2 million square foot mall, with over 160 upscale specialty shops, that hosts over 20 million visitors annually. Yorktown Center, located just a 4 minutes west, is undergoing a significant redevelopment to transform it into a vibrant, mixed-use community hub. The redevelopment plans feature residential expansion alongside revitalized dining and shopping destinations surrounding The Square—a vibrant, 1+ acre green space designed for community gatherings—creating a seamless connection between the new living spaces and the existing shopping center.

AREA DINING

BEATRIX



AREA RETAIL

Aēsop. AKIRA



ARHAUS
FURNISHING A BETTER WORLD

BARNES & NOBLE



Crate & Barrel

CHANEL COACH



GUCCI



HomeGoods

INDOCHINO Marshalls. NORDSTROM



MICHAEL KORS



POTTERY BARN

RHONEX



SAINT LAURENT



VON MAUR

ZARA

RETAIL & RESTAURANT SPACE AVAILABLE

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2625 Butterfield Road | Oak Brook, IL



A·R·C
REAL ESTATE



DEMOGRAPHICS

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

FOR MORE
INFORMATION,
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**REALTY
RESOURCES**
MEMBER