

BEST CORNER IN THE MARKET

1604 N. STATE 50

Bradley, IL 60914



SITE



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SPACE AVAILABLE

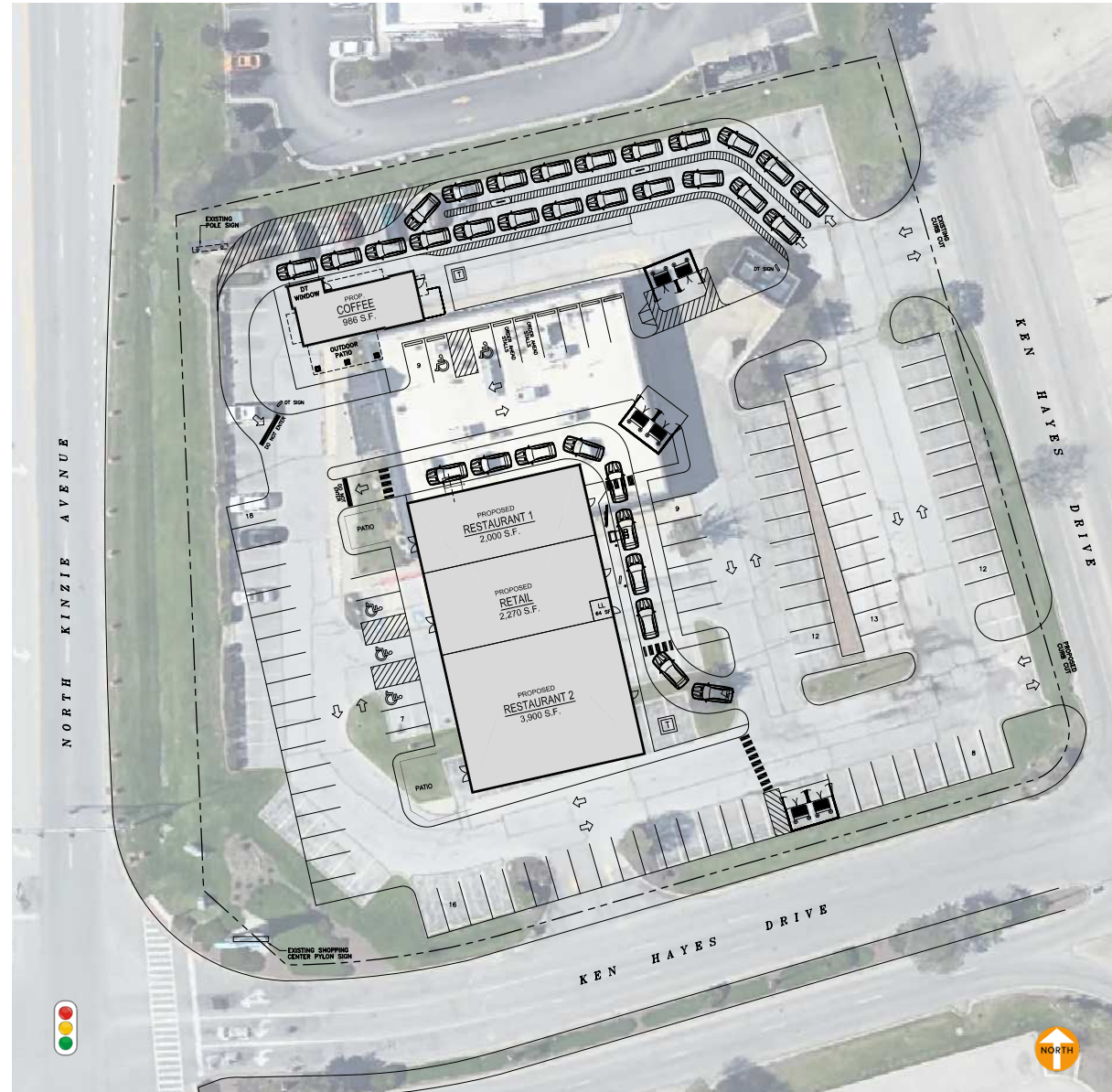
2.18 Acre lot that can accommodate up to 3 tenants

PROPERTY OVERVIEW

- Prime regional trade area anchored by Walmart, Target, Meijer, Menards, and other national retailers
- Strong community presence with Bourbonnais High School just 3 miles away
- Excellent accessibility near State Route 50 (19,000 VPD) and Interstate 57 (28,900 VPD)
- Bourbonnais is strategically located just 60 miles south of Chicago
- Illinois' largest indoor waterpark coming soon adjacent to this site
- Area growth fueled by new developments: Residences at Fountain Square, Kankakee River Marketplace, and retail/hospitality at Perry Farm Village
- Rapidly expanding market: Bourbonnais population has grown 31% since 2000, reaching an estimated 20,000 in 2024

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	35,525	66,499	88,902
Average HH Income	\$98,495	\$89,536	\$94,189
Daytime Population	36,569	70,345	89,116



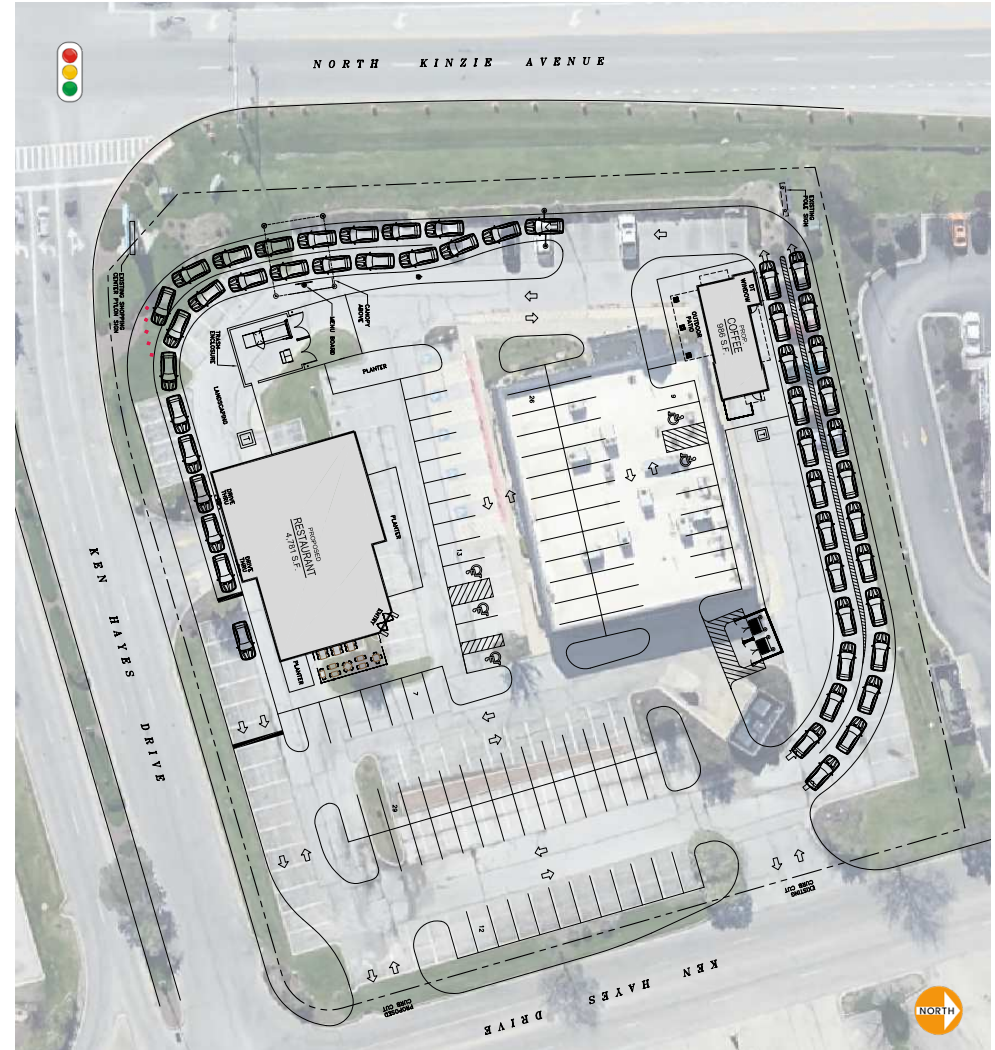
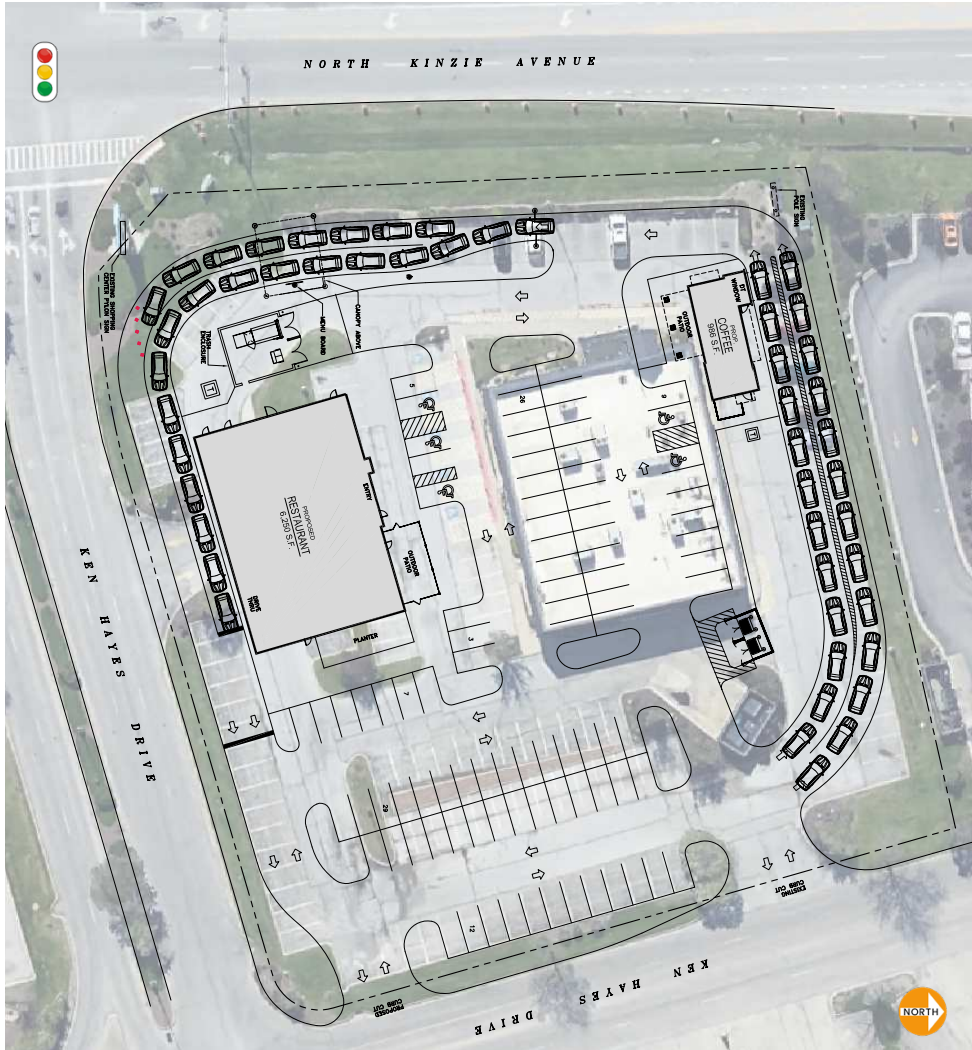
BUILD TO SUIT, GROUND LEASE, NEW CONSTRUCTION

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SAMPLE SITE PLANS



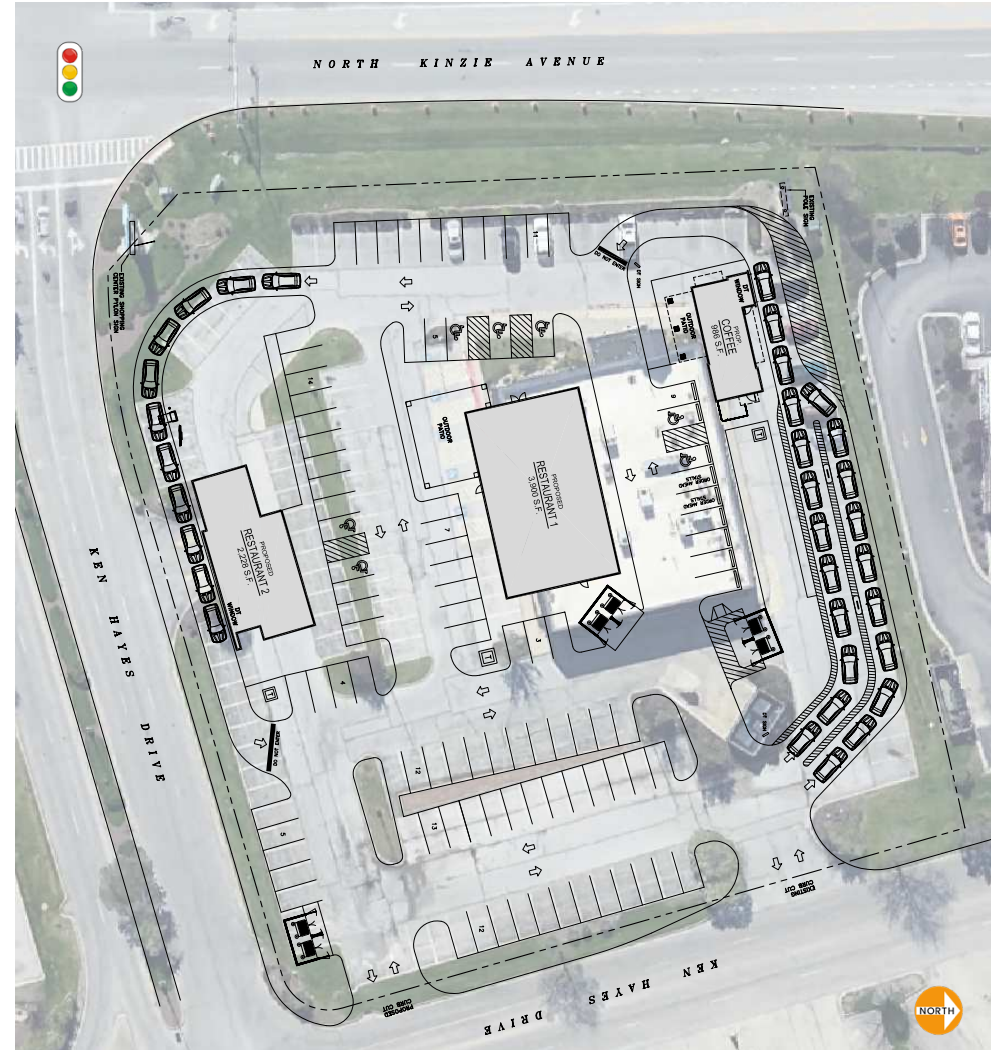
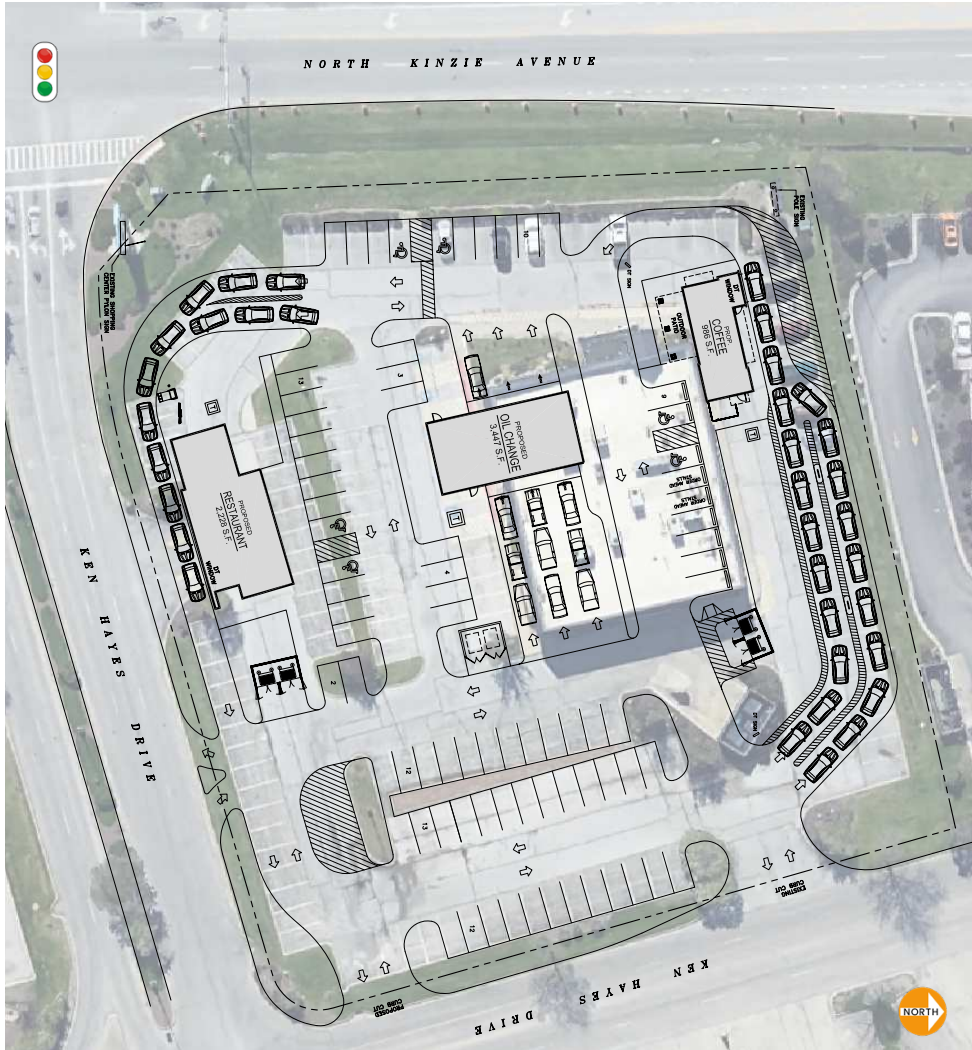
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FOR MORE
INFORMATION,
CONTACT

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