

BUTTERFIELD PLAZA

1434 BUTTERFIELD RD. | DOWNERS GROVE, IL



FEATURES

OUTLOT AVAILABLE

- + Ground Lease or Build to Suit

AFFLUENT DEMOGRAPHICS

- + \$116,274 HH Incomes within 5 miles

GREAT VISIBILITY

- + Clear Site Lines to Highly Trafficked Butterfield Rd.
- + 46,300 VPD Traffic Counts

EASY ACCESS

- + Traffic Light at entrance
- + Positioned between I-355 & I-88 interchanges

REGIONAL SHOPPING DESTINATION

- + One block west of 1.5M SF Yorktown Mall

JOIN AREA RETAILERS



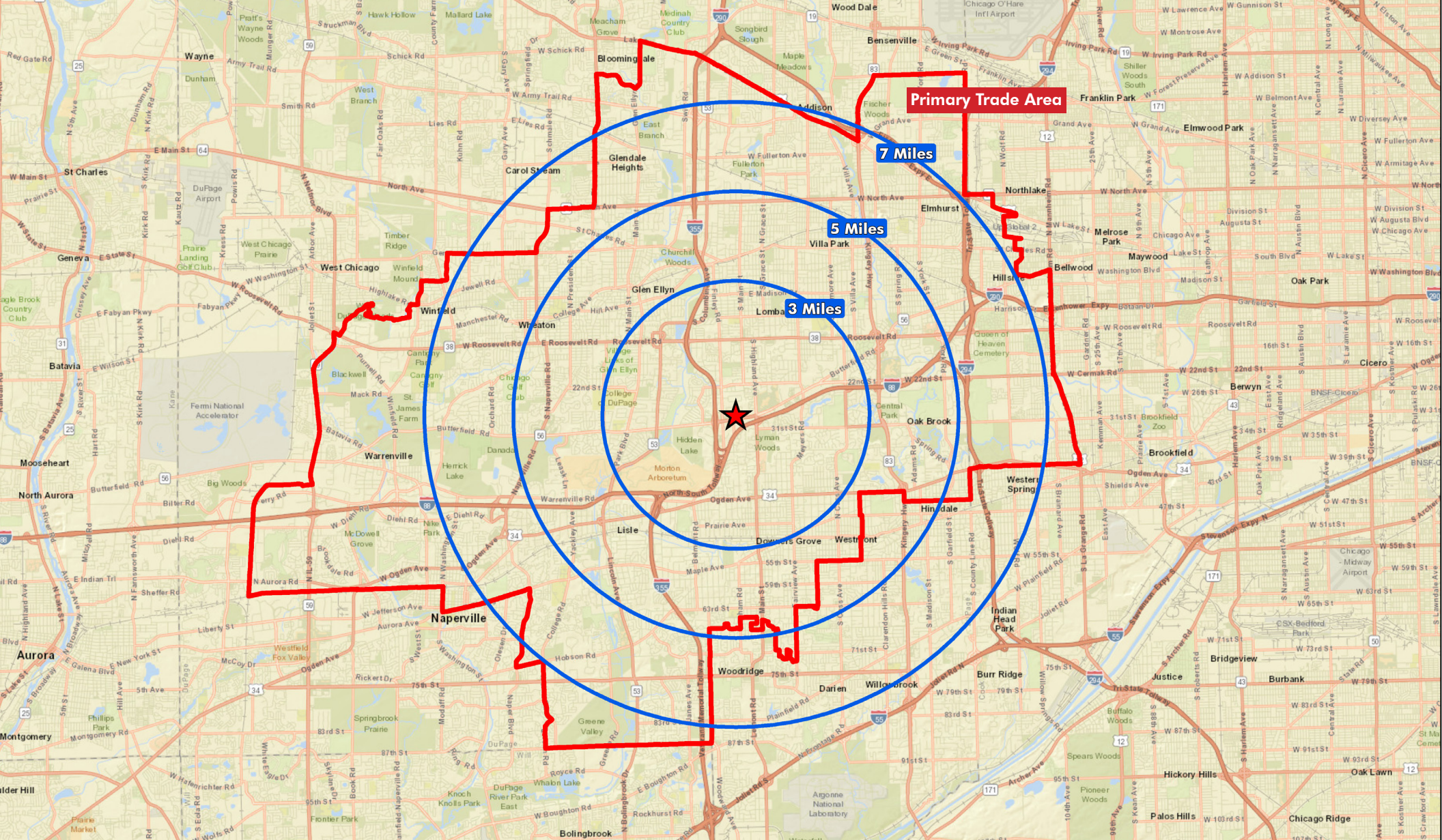
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CBRE



Estimated Demographics	3 miles	5 miles	7 miles	Primary Trade Area
Population	86,244	267,801	528,582	543,382
Daytime Population	140,443	335,151	600,643	639,065
Avg. HH Income	\$110,064	\$116,018	\$118,348	\$113,805
Median Age	41.9	41.3	40.8	40.0

The primary trade area is created using an aggregation of 300 different apps of cell phone data of actual customers visiting Butterfield Plaza over the past year. The area represents where the majority of all Butterfield Plaza customers live.

131,000 VPD



FINLEY SQUARE
BED BATH & BEYOND
buybuy BABY
PET SMART
five BE'W
Michaels
Kirkland's

BUTTERFIELD PLAZA
BEST BUY
Tuesday Morning
ROSS DRESS FOR LESS
DOLLAR TREE
CATHERINES
LensCrafters
verizon



43,600 VPD

Residential Home Health
750 employees

BUTTERFIELD RD.

174,000 VPD

HIGHLAND AVE.

HIGHLAND AVE.

YORKTOWN CENTER
VON MAUR
jcpenney
UFC GYM
HomeGoods
Marshall's
LAST CHANCE DISCOUNT SHOES & APPAREL
FOREVER 21
H&M



OAK BROOK PROMENADE
FERGUSON
La Barra
J.P.S.A.BANK
sleep number

BUTTERFIELD RD.



2,932 students

DOWNERS DR.



GOLF GALAXY

COMING SOON

BEST BUY

Great Clips®



DISCREPLAY

TOWN EYECARE

KYOTO'S SUSHI

verizon

LENSCRAFTERS

Panera
BREAD



NOSSAI
BRAZILIAN GRILL

DOLLAR TREE

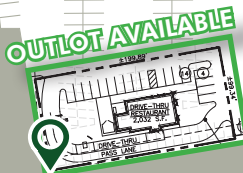
HALF PRICE
BOOKS
RECORDS
MAGAZINES

ROSS
DRESS FOR LESS

Tuesday Morning

SKECHERS

CATHERINES
SIZES 16-34



PYLON

BUTTERFIELD RD.

43,600 VPD

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CONCEPT 1

Drive Through Single Tenant



CONCEPT 2

Multi Tenant



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