



## WARRENVILLE DEVELOPMENT

ROUTE 59 & BUTTERFIELD ROAD, WARRENVILLE, IL

FOR MORE  
INFORMATION,  
PLEASE CONTACT:

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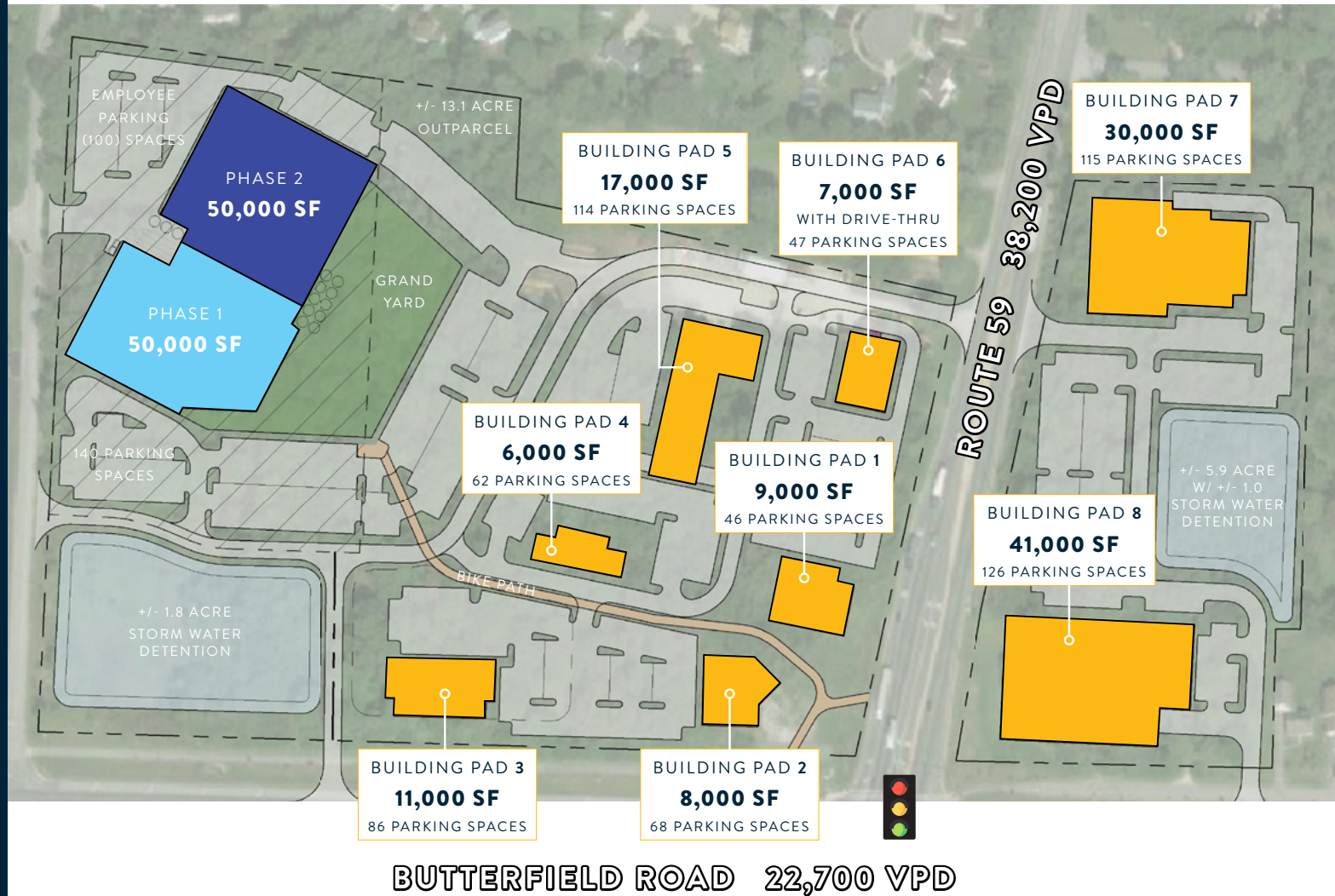


## SITE DETAILS

- EXCITING DEVELOPMENT SITE ANCHORED BY TWO BROTHERS BREWERY & TAP HOUSE
- JOIN THE PLANNED EXPANSION OF TWO BROTHERS BREWING INTO A RETAIL AND ENTERTAINMENT DESTINATION
- LOCATED AT THE BUSY INTERSECTION OF ROUTE 59 & BUTTERFIELD RD WITH 60,900 VPD
- IN-LINE, FREE-STANDING, DRIVE-THRU AND ANCHOR OPPORTUNITIES AVAILABLE
- DYNAMIC MARKET WITH SIGNIFICANT SURROUNDING CORPORATE DENSITY
- REGIONALLY LOCATED ALONG I-88 CONVENIENT TO ALL OF THE WESTERN SUBURBS

OVER 1,250 NEW RESIDENTIAL  
UNITS APPROVED FOR CONSTRUCTION  
IN CLOSE PROXIMITY!

## SITE PLAN



## DEMOGRAPHICS

WITHIN 5-MILES OF THE PROPERTY



Residential Population  
**159,012**



Average HH Income  
**\$120,987**



Employees  
**143,322**



AERIAL



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