

BRENTWOOD COMMONS

1047 South York Road
Bensenville, Illinois 60106

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FOR LEASE

1,200 - 8,269 SF AVAILABLE



PROPERTY HIGHLIGHTS

- 1,200-8,269 SF
- In-line spaces available
- Anchored by Jewel-Osco
- Additional national tenants include Anytime Fitness, Dollar Tree, GameStop, Subway, Advance Auto Parts and T-Mobile
- The center is located at the intersection of E. Grand Avenue and S. York Street with a combined total of more than 43,000 vehicles per day

MARKET HIGHLIGHTS

- The center is located in a growing population of more than 90,100 residents within a three-mile radius with an average household income over \$84,500
- Only 15 miles northwest of Downtown Chicago, Brentwood Commons is the best retail center in Bensenville

FOR MORE INFORMATION:

Andrew Schrage | aschrage@phillipsedison.com | 317.508.8119



PHILLIPS EDISON & COMPANY

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AERIAL
PERSPECTIVE

DEMOGRAPHICS

DISTANCE	1 Mile	3 Miles	5 Miles
POPULATION	10,562	90,174	261,752
AVERAGE HH INCOME (\$)	79,523	84,514	81,843
TOTAL EMPLOYEES	8,721	88,146	276,428



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SITE PERSPECTIVE

MARKET HIGHLIGHTS

- Population exceeding 90,100 in a three-mile radius and an average household income greater than \$84,500
- Located at the intersection of East Grand Avenue (21,511 VPD) and South York Road (18,569 VPD), in Bensenville's most desirable retail district
- Elmhurst College, Oakton Community College and Triton College are all located within a ten-mile radius
- Bensenville is home to several top-rated golf courses including River Forest Country Club and White Pines Golf Club
- The most common industries in Bensenville are Manufacturing, Retail Trade and Health Care & Social Assistance.



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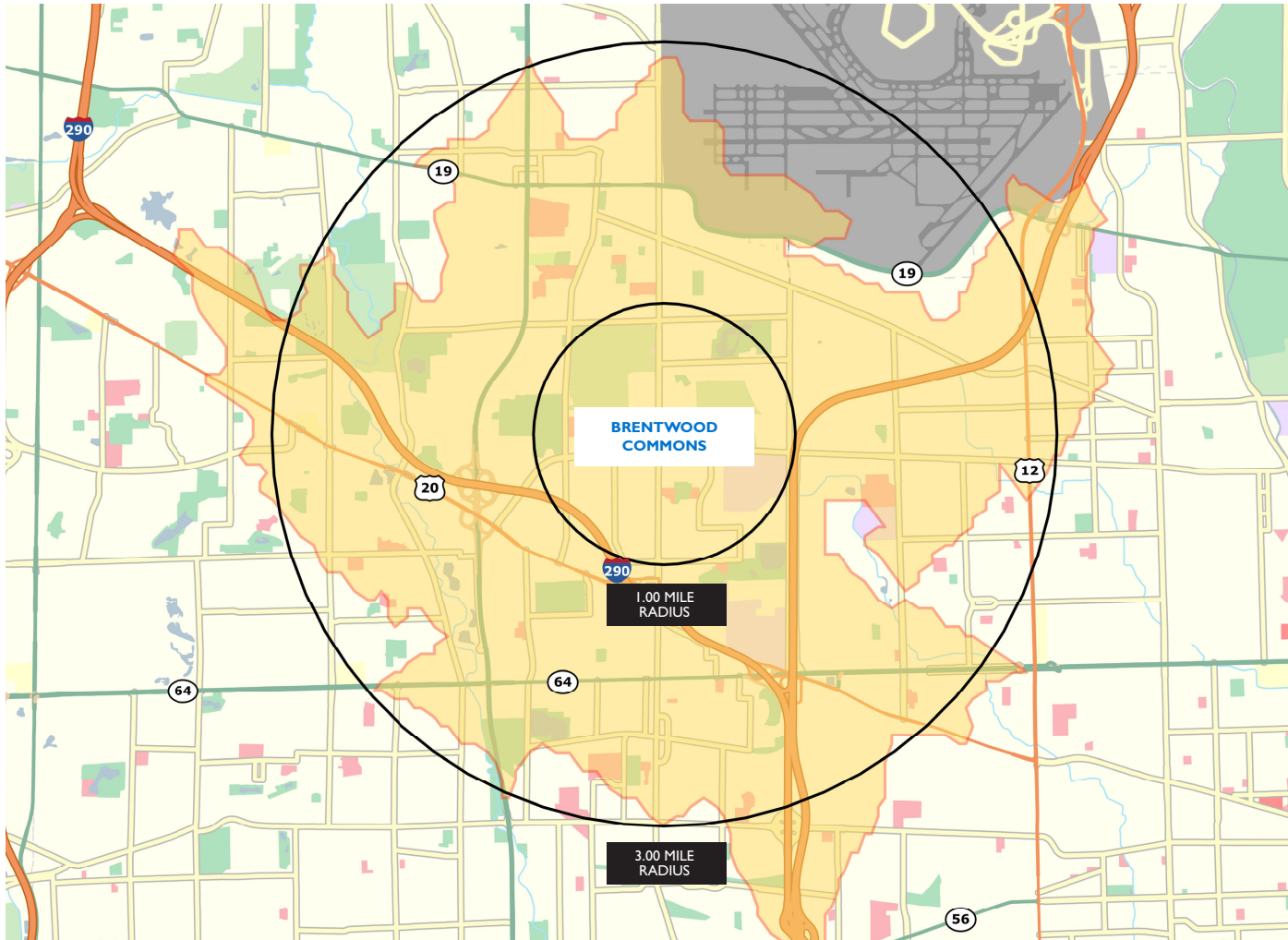


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TRADE AREA



POPULATION GROWTH RATE

BENSENVILLE	UNITED STATES
0.06%	0.7%

MEDIAN AGE

BENSENVILLE	UNITED STATES
34.9	37.8

INCOME (MEDIAN)

BENSENVILLE	UNITED STATES
\$64,874	\$53,889

NUMBER OF BUSINESSES

1 MI	3 MI	5 MI	10 MI
500	4,068	11,289	54,727

NUMBER OF EMPLOYEES

1 MI	3 MI	5 MI	10 MI
8,721	88,146	276,428	1,088,298

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RETAIL DRIVEN



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BENSENVILLE:
THE MORE
YOU KNOW

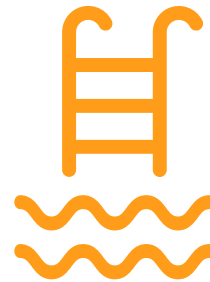
 **64,603**

STUDENTS ENROLLED IN HIGHER
EDUCATION NEAR BENSENVILLE



OVER 50

RESTAURANTS IN
BENSENVILLE



155 FT.

WATER SLIDE AT THE BENSINVILLE WATER PARK

18 PARKS



AND 10 SQUARE MILES OF TRAILS



5.4%

OF THE POPULATION
IN BENSENVILLE ARE
MILITARY VETERANS



IN THE PARK

EVENTS INCLUDE CONCERTS,
MOVIES, CAR SHOWS AND
GROUP DINNERS EVERY SUMMER

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AVAILABLE SPACE

SPACE	TENANT	SQ. FT.
OUT1	US Bank	5,280 SF
SHDW	PNC	
0001	Subway	1,432 SF
0002	Stella's Place	1,132 SF
0003	WingZone	1,132 SF
0004	JC Licht	3,030 SF
0005	Check 'N Go	878 SF
0006	Advance Auto Parts	7,905 SF
0007	AVAILABLE	2,880 SF
0008	AVAILABLE	8,269 SF
0008A	Anytime Fitness	5,000 SF
0009	Jade Dragon	2,800 SF
0010	Dollar Tree	14,066 SF
0011	Jewel-Osco	64,762 SF
0012	T-Mobile	1,650 SF
0013	Discount Tobacco	1,200 SF
0014	GameStop	1,200 SF
0015	AVAILABLE	1,200 SF
0017	#1 Nails Spa	834 SF
0018	Brentwood Family Dental	900 SF
TOTAL SQ. FT.		125,550

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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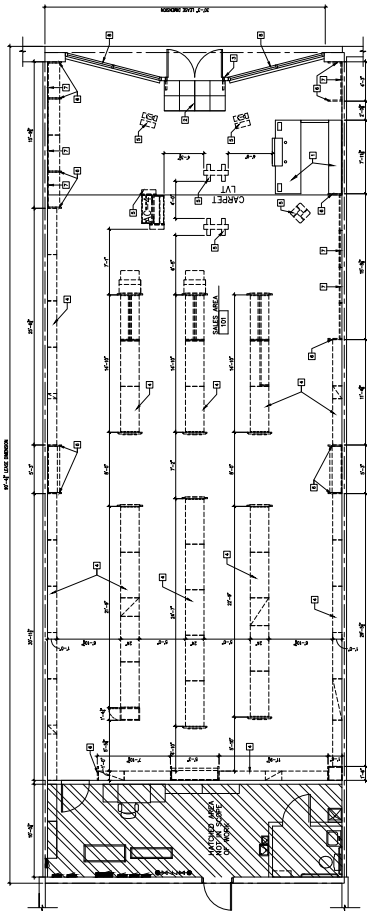
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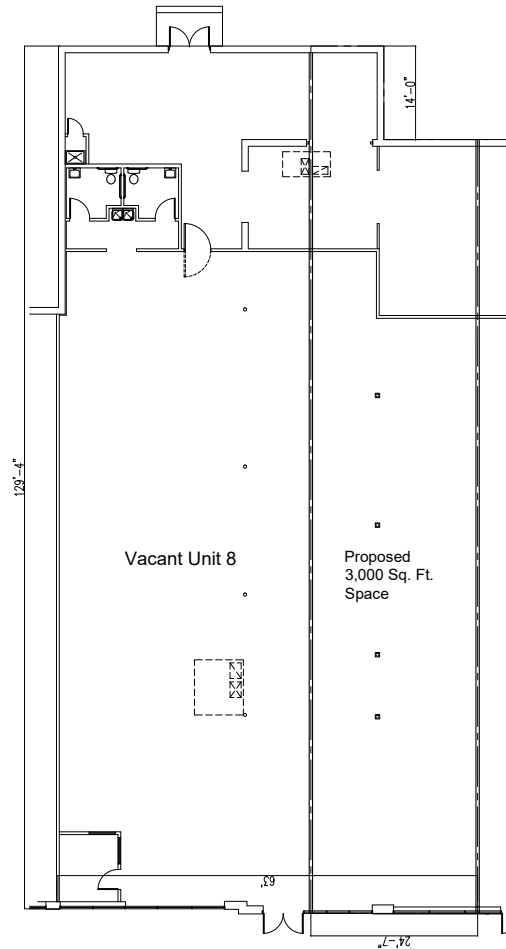
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**INLINE
AVAILABILITY**
SPLIT OPTIONS

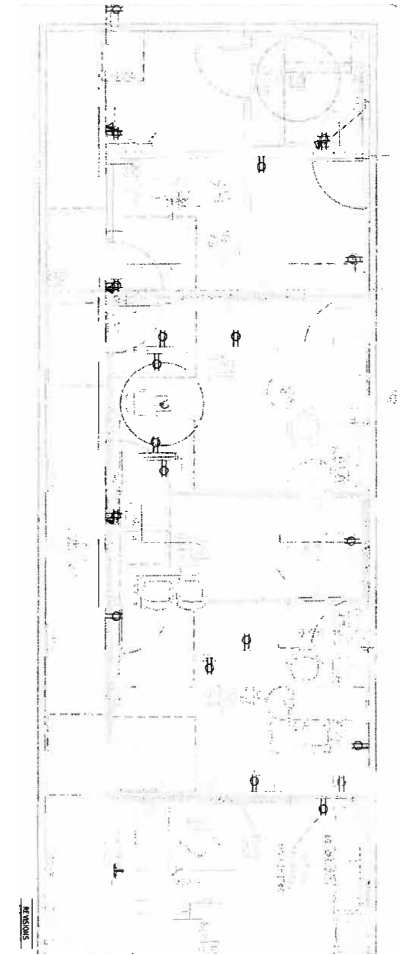
UNIT 0007



UNIT 0008



UNIT 0015



FOR MORE INFORMATION:

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