

Bartlett Plaza Shopping Center

NEC Devon & Main Street Bartlett, IL



Bartlett Plaza is an established, single-story neighborhood retail center situated in the heart of Bartlett with a gross leasable area of 86,272 square feet. The center is conveniently located 1/4 mile south of the Bartlett Metra train station and 1/4 mile west of Senior Flexonics (a factory with 600 day-time employees). All utilities are available to the site. The center may be accessed from both Devon Avenue and from a two lane roadway to Main Street. The facility is fully sprinklered and has roof-mounted HVAC units.

There is a +/- 15,000 square foot out-lot available for future development in front of the center and is next to a recently-built CVS/Pharmacy, further increasing the draw to the plaza.

The Bartlett Post Office is located in Bartlett Plaza, bringing numerous customers to the plaza on a daily basis.

Pasta Mia, Kripa Montessori School, Lisa's School of Dance and other strong businesses round out the list of businesses located at Bartlett Plaza.

For additional information, contact Bartlett Properties, Joe or Andy Gorski, 630-736-9615.

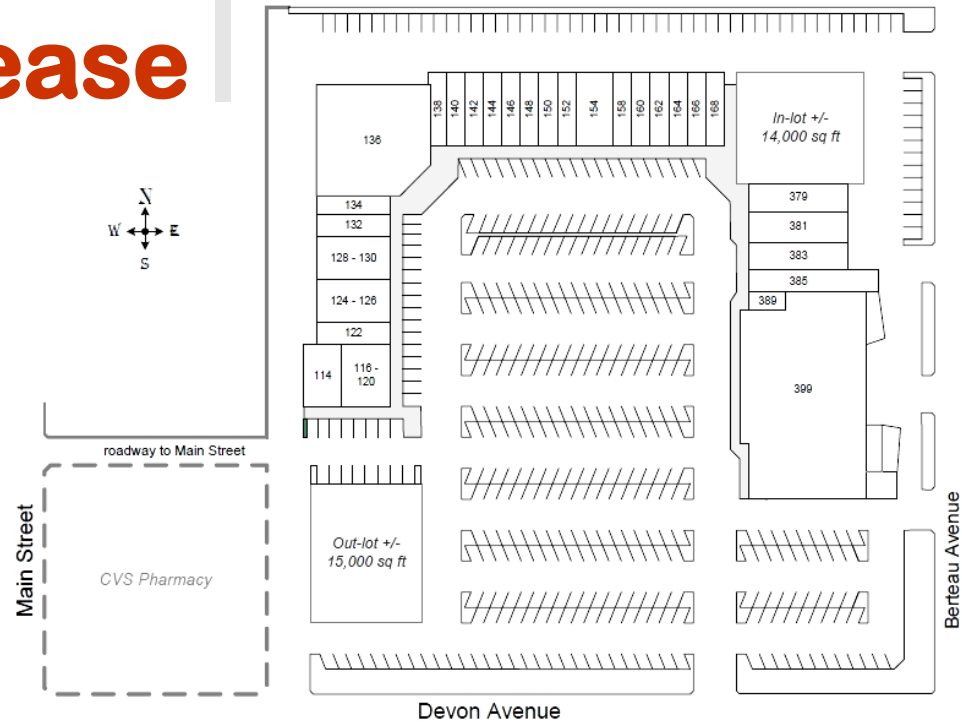


Available For Lease

Bartlett Plaza Rent Roll 2011

Unit#	Tenant	Sq. Ft.
114	Sanuka Medical Center	1,500
116-120	Pasta Mia	2,625
122	Subway	1,300
124-126	Dollar Works	2,600
132	Kumon Learning Center	1,300
134	Bartlett Properties	1,220
136	Available	10,000
138	Edward Jones & Co.	1,200
140	Above & Beyond	1,200
142	Asian Wok	1,200
144	Available	1,200
146	Eden Nails	1,200
148	Yeah! Boardshop	1,200
150	Available	1,200
152	State Farm Insurance	1,170
154	Town & Country Gardens	2,374
158	Dr. Camerer, Chiropractic	1,200
160	U.S. Postal Service	1,200
162	Lorena's Beauty	1,200
164	Bartlett Dental	1,200
166	Vein Clinic	1,200
168	Kudos Kookies catering	1,200
379-381	Kripa Montessori school	5,782
383	Lisa's School of Dance	2,792
385	Dr. Raj Patel	2,500
389	Professional Consultations	650
399	Available	31,860

We obtained the information above from sources we believe to be reliable. The information contained herein has been prepared solely for marketing purposes and not as an offer. No legal commitment or obligation shall arise from any of its contents. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



DEMOGRAPHICS

Population:	1 mile: 9,950
	3 mile: 95,333
	5 mile: 219,882
Median HH Income:	1 mile: \$86,040
	3 mile: \$85,983
	5 mile: \$86,917

Population 19 Yrs. and under:	1 mile: 30.4%
	3 mile: 29.8%
	5 mile: 29.7%

Source: Sites USA Demographics November 2009

TRAFFIC COUNTS

- 10,600 VPD on Main Street
- 10,100 VPD on Devon Avenue

For information, contact:

Bartlett Properties
Joe or Andy Gorski
630.736.9615