

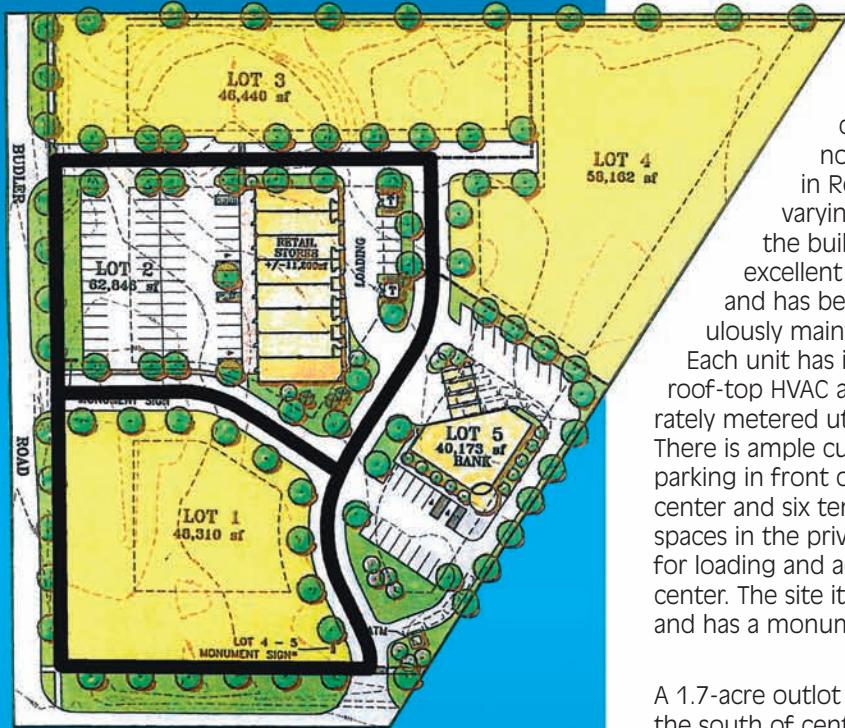


DK REALTY PARTNERS, LLC

650 E. Algonquin Road, Suite 201
Schaumburg, IL 60173

LOCATION:

365-377 S. Budler Road, Romeoville, IL



KEY PROPERTY FEATURES

- ▶ Excellent Investment and Development Opportunities
- ▶ 100% leased retail center. Outlot sold separately
- ▶ Prime location between Romeoville's planned downtown redevelopment and neighboring Plainfield's historic downtown
- ▶ Good frontage and visibility at intersection of Lockport/Airport and Budler
- ▶ Average Daily Traffic count is 9,600
- ▶ Desirable area demographics; heavy residential
- ▶ "Pro-growth" Will County: Low real estate taxes
- ▶ One half mile from future I-55 interchange

DK Realty Partners, LLC's Managing Members are Paul G. Demik and David M. Kaufman, CCIM. Only the Managing Members of DK Realty Partners can bind DK Realty Partners to any agreement. The above property information is subject to verification by reader and no liability for errors and/or omissions is assumed. Price is subject to change and/or listing withdrawn without notice.

100% Leased Retail Center & Outlot For Sale

Motivated Seller - Submit All Offers

Lakewood Retail Center, Romeoville, IL

Property Description: This offering consists of two properties. The improved parcel is a 1.44 acre site with an 11,167 sq.ft., attractive, freestanding retail center with good frontage and visibility along Budler just north of its intersection with Lockport Road/Airport Road, in Romeoville. The building is comprised of six tenant units varying in size from 1,367 to 2,800 sq.ft. Constructed in 2004,

the building is in excellent condition and has been meticulously maintained.

Each unit has its own roof-top HVAC and separately metered utilities. There is ample customer parking in front of the center and six tenant spaces in the private alleyway on the east side of the building which allows for loading and access to service doors at the rear of each unit in the center. The site is attractively landscaped with mature trees and shrubs and has a monument sign at the properties southwest corner.



A 1.7-acre outlot to the south of center is also available for sale. Conveniently located at the corner of Budler and Lockport Roads, this site sees an average traffic count of 9,600 vehicles per day.



The property's **B-2 zoning** supports a variety of development opportunities (including some for businesses needing drive-thru facilities). The heavily-residential area demographics make this a highly-trafficked, high-demand site. A monument sign sits at the site's southeast corner.

Both properties benefit from the drive-thru traffic from the adjoining bank property. Additionally, traffic counts and property values at the property's intersection are sited to increase based on the announcement of the commencement of the **Phase One Engineering of the Airport Road (Lockport Road)/I-55 interchange**, 1/2 mile west of the property.

For additional information, photographs, site plans and demographics, please call for a Confidentiality Agreement.



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