

Breaking Ground

COMMERCIAL REAL ESTATE TRENDS

Briarwood Professional Park Breaks Ground

New Office-Retail Development in New Lenox



Located on US Route 30 (Lincoln Highway), at Spencer Road

Demographics & Traffic:

HH Income (1/3/5 mile)
\$96,606 / \$92,851 / \$94,778

Population (1/3/5 mile)
5,520 / 39,968 / 83,559

Traffic Count: 34,000

Illinois' Fastest Growing Community

54,000 square foot office-retail development

**Office condos from 2,000 sf to 16,400 square feet contiguous
Sale or Lease from \$210.00 psf (sale) or \$22 psf net lease**

**7,700 square feet retail space fronting US Route 30
Retail lease from \$24 psf net**

Pass through expenses approx. \$4.50 psf

Summer 2008 Occupancy



Retail Building



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