



**+/- 1 ACRE AVAILABLE FOR GROUND LEASE OR BTS**

**68 Stratford Drive  
Bloomington, IL**



+/- 1 ACRE AVAILABLE FOR GROUND LEASE OR BTS  
68 Stratford Drive | Bloomingdale, IL



AERIAL



The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.



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## PROPERTY OVERVIEW



- Flexible site plan options including free standing or Endcap with Drive Thru
- Outlot to the main access point for 243,000 SF Woodman's Market - Opened in Late 2021 with 1.6+ Million annual visits
- Situated at a lighted intersection
- 31,000 VPD on Gary Ave
- Stratford Square Mall currently under Redevelopment

### DEMOGRAPHICS

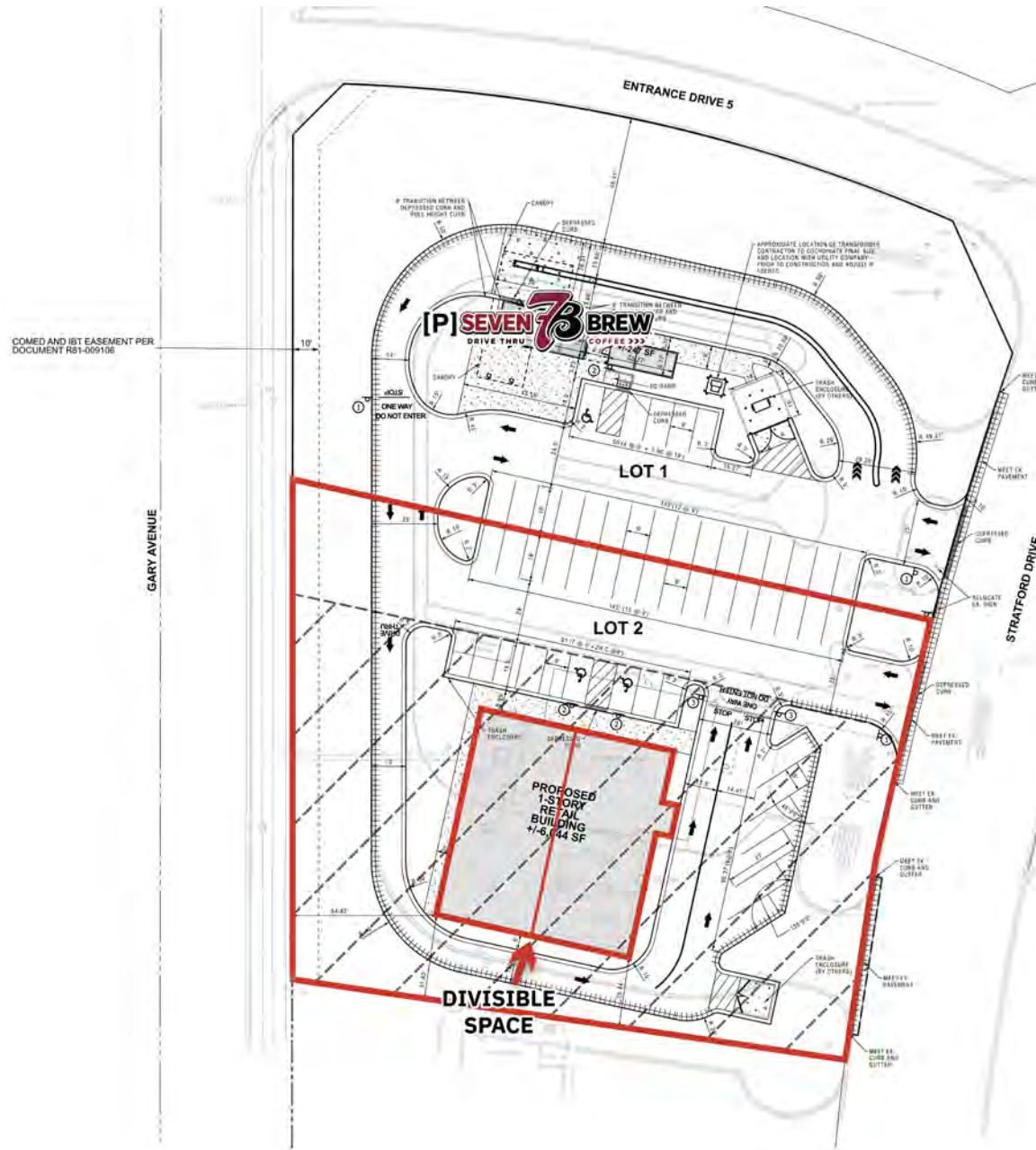
TOTAL POPULATION	1 MILE	6,816
	3 MILE	103,712
	5 MILE	257,529
DAYTIME POPULATION	1 MILE	5,655
	3 MILE	41,289
	5 MILE	108,972
AVERAGE HH INCOME	1 MILE	\$152,373
	3 MILE	\$138,368
	5 MILE	\$138,654



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## SITE PLAN

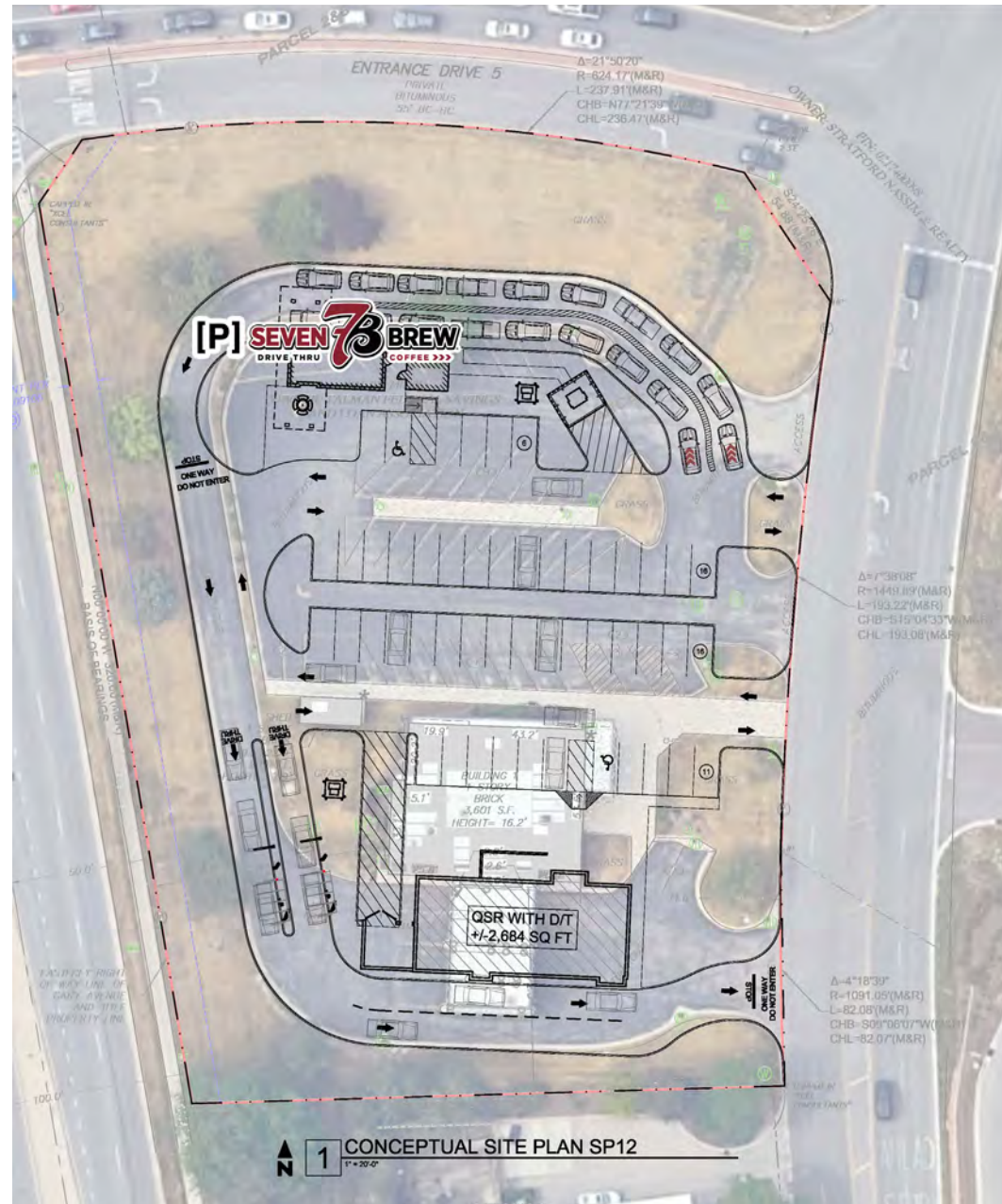


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## STRATFORD SQUARE MALL CONCEPTUAL REDEVELOPMENT PLAN

