



LOCATION FINDERS BROKERAGE LLC

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

## Brook Forest Plaza

209-225 Brook Forest Ave Shorewood, IL





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## Site Plan Summary

**GLA:** 15,890 square feet

**Available:** Space 209: 2,400sf  
Space 213: 1,350sf  
Space 215: 1,350sf  
Space 221-225: 6,500sf (divisible)

**Parking:** Ample

**Traffic Counts:** 26,800 VPD Brook Forest Ave (IL Route 59)  
20,300 VPD West Jefferson

**Access:** Access from W Jefferson Street and Brook Forest Ave (IL Route 59)

**Signage:** Large pylon sign on W Jefferson Street and Brook Forest Ave





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## Market and Property Summary

Brook Forest Plaza is located in the high growth southwest suburb of Shorewood, IL.

Brook Forest Plaza is anchored by the very busy Jewel Osco. Other area retailers include Target, Wal-Mart, Chase, Mariano's and Starbucks. Brook Forest Plaza is minutes away from the Interstate 55 interchange and benefits from the high traffic counts on both Brook Forest Ave/ IL Route 59 (26,800 VPD) and W Jefferson Street (20,300 VPD)

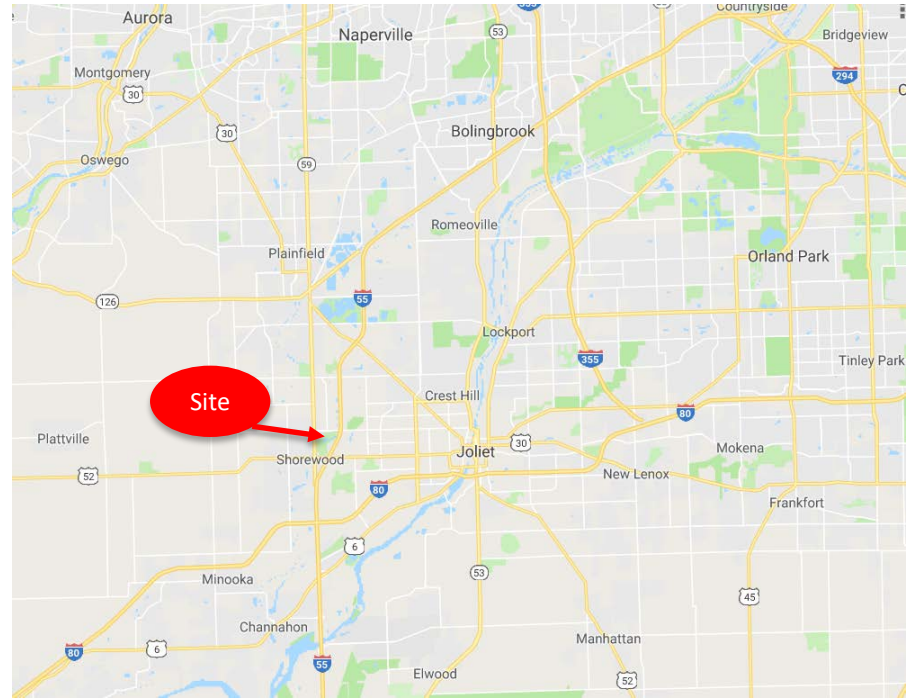
Brook Forest Plaza is ideal for medical office, fitness center, office use, sandwich shop, cell phone store and other retail that benefit from the highly foot traffic location.

### Contact Information:

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### Demographics:

	3 Mile	5 Mile	7 Mile
Population:	58,546	140,364	232,031
Total Household:	20,080	48,613	77,323
Avg. HH Income:	\$102,822	\$92,359	\$87,137