

MARIANO'S

TJ-maxx



HomeGoods

PETSMART

Burlington

HOBBY LOBBY

SHOE CARNIVAL

PartyCity

Stratford Crossing



Gary Avenue & Schick Road
BLOOMINGDALE



Now Open!



Now Open!



View Video



Tenant



CBRE

Ideal Customer Base

TOP ESRI TAPESTRY SEGMENTS

SOCCER MOMS

HOME IMPROVEMENT



COMMON ATTRIBUTES OF THESE CUSTOMERS



AFFLUENT



FAMILY ORIENTED



DOUBLE INCOME WITH KIDS



COLLEGE EDUCATED



NEWER SINGLE FAMILY HOMES



OWNER OCCUPIED

Your Customers are Already Coming Here

ALL THEIR NEEDS AT ONE DESTINATION



GROCERIES



APPAREL & SHOES



FITNESS



HOME DÉCOR



DINING



SPECIALTY RETAIL & SERVICES

Industry Leading Anchors



A Culinary adventure



The largest pet specialty retailer



Now Open



The leading off-price apparel retailer in the U.S. and worldwide



The country's largest privately-owned crafts retailer Stores



One of the largest fitness club franchises in the US.



One of the nation's largest family footwear retailers



Now Open



The leading off-price home fashions retailer in the U.S. and worldwide



The largest retailer of party goods in the United States, Canada and Mexico



The 3rd largest off-price apparel retailer in the U.S.

YOUR CUSTOMERS ARE HERE

- ✕ 3.1 MILLION ANNUAL VISITS
- ✕ 90TH PERCENTILE FOR SC TRAFFIC
- ✕ FREQUENT REPEAT VISITS
- ✕ ONE DESTINATION FOR ALL NEEDS

BROAD EXPOSURE

- ✕ 49,000 VPD TRAFFIC COUNT
- ✕ 2300' OF GARY AVE FRONTAGE
- ✕ FOUR PYLON SIGNS
- ✕ MULTIPLE TRAFFIC LIGHTS

DRAWING POWER

- ✕ 5 MAJOR ANCHORS – TJ MAXX, MARIANOS, HOME GOODS, BURLINGTON & PETSMART
- ✕ 4 JUNIOR ANCHORS – SHOE CARNIVAL, PLANET FITNESS, HOBBY LOBBY & PARTY CITY
- ✕ 30 TENANTS, INCLUDING BUFFALO WILD WINGS, XFINITY, DUNKIN AND OUTBACK STEAKHOUSE
- ✕ OVER 360,000 SQUARE FEET



Team Players

STRATFORD CROSSING SUPPORTS ITS TENANTS IN A NUMBER OF WAYS



SOCIAL MEDIA POSTS



WEBSITE BANNERS



**CUSTOMER
EMAIL BLASTS**



DIRECT MAIL



EVENTS



Market Aerial

MALLARD LAKE

W SCHICK RD

STRATFORD CROSSING

TJ-MAXX

HomeGoods

MARIANO'S

PETSMART

Burlington

SHOE CARNIVAL

HOBBY LOBBY

planet fitness

Party City

Giordano's

OUTBACK STEAKHOUSE

BUFFALO WILD WINGS

xfinity

meijer

23,300 VPD

CHASE

SUPER REGIONAL MARKET

Over 400,000 SF of grocery at intersection

N GARY AVE
28,700 VPD

W SCHICK RD

TACO BELL
McDonald's

DISCOUNT TIRE
Jameson's Charcuterie

WOODMAN'S MARKETS
EMPLOYEE OWNED

KOHL'S



TEXAS

Roomplace

LIFE TIME

Bear Paddle
Northwestern Medicine

SPRINGFIELD DR

ALDI

TOMS-PRICE
Furniture • Rugs • Design

COSTCO WHOLESALE

W ARMY TRAIL RD

33,900 VPD

Jewel-Osco

Auto Zone

LOWE'S

American Sale
Patio • Pools • Spas • Holiday

ALDI

goodwill

BLOOMINGDALE SQUARE

petco

amazon fresh

Michaels

savers

ROSS
DRESS FOR LESS
OLD NAVY
BEST BUY
DOLLAR TREE

DICK'S SPORTING GOODS

CULTA
JOANN

BLOOMINGDALE COURT

Walmart

TARGET

SCHMALE RD

Site Plan



#	TENANT	SF
AA	JC Licht	3,215
A1	TJ Maxx/HomeGoods	49,000
A2	Burlington	27,507
A3	AVAILABLE	18,499
B	Golden Corral	11,067
C1	Planet Fitness	16,801
C2	Party City	15,083
D	Shoe Carnival	14,632
E	Xfinity	4,200
F1	AVAILABLE	2,948
F2	Hotworx	2,052
G	Rockstar Nail	2,971
H	Honey Baked Ham	3,000

#	TENANT	SF
J	Mariano's	69,246
K	Management Office	426
L	Dentist	2,362
M/N	Elements Massage	2,550
O	Cilantro Mexican	1,350
P	AVAILABLE	1,200
Q	Supercuts	1,350
R	Dunkin'	1,200
S	Best Cleaners	1,235
T	The Accounting Network	1,040
U	Milan Laser	1,560
W	AVAILABLE	1,560
X	AVAILABLE	2,080

#	TENANT	SF
1A	AVAILABLE	3,215
1AA	Giordano's Pizza	1,319
1B	Wendy's	2,702
3C	The Joint	1,200
1C	Cafe Zupas	3,460
4A	AVAILABLE GROUND LEASE / BTS	4,200
1D	Buffalo Wild Wings	6,500
2B	AVAILABLE GROUND LEASE / BTS	26,000
2C	PetSmart	25,556
2D	Hobby Lobby	42,012
2E	Outback Steakhouse	6,115

Units W & X may be combined for up to 3,640 SF

DEMOGRAPHICS <

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION				
2020 Population - Current Year Estimate	6,096	40,531	103,306	263,466
2010-2020 Annual Population Growth Rate	0.36%	-0.03%	-0.06%	-0.05%
HOUSEHOLDS				
2020 Households - Current Year Estimate	2,439	14,432	35,913	92,074
2010-2020 Annual Household Growth Rate	0.58%	0.10%	0.05%	0.04%
HOUSEHOLD INCOME				
2020 Average Household Income	\$120,451	\$113,012	\$109,545	\$107,533
2020 Per Capita Income	\$51,368	\$40,129	\$38,201	\$37,550
HOUSING UNITS				
2020 Housing Units	2,493	15,086	37,539	96,789
EDUCATION				
2020 Population 25 and Over	4,569	29,134	73,165	183,986
HS and Associates Degrees	2,401 52.5%	14,937 51.3%	37,909 51.8%	95,453 51.9%
Bachelor's Degree or Higher	2,015 44.1%	11,922 40.9%	28,950 39.6%	69,906 38.0%
PLACE OF WORK				
2020 Businesses	315	1,321	2,833	7,632
2020 Employees	5,331	19,601	40,753	101,309



Stratford Crossing



Gary Avenue & Schick Road
BLOOMINGDALE



JOE PARROTT, CRRP, CRX, CLS

Senior Vice President
+1 312 297 7680
joe.parrott@cbre.com

SEAN MCCOURT

First Vice President
+1 312 297 7688
sean.mccourt@cbre.com

RILEY MCCARRON

Associate
+1 312 334 7165
riley.mccarron@cbre.com

321 North Clark Street, Suite 3400 | Chicago, IL 60654

CBRE

©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_Aug_2020