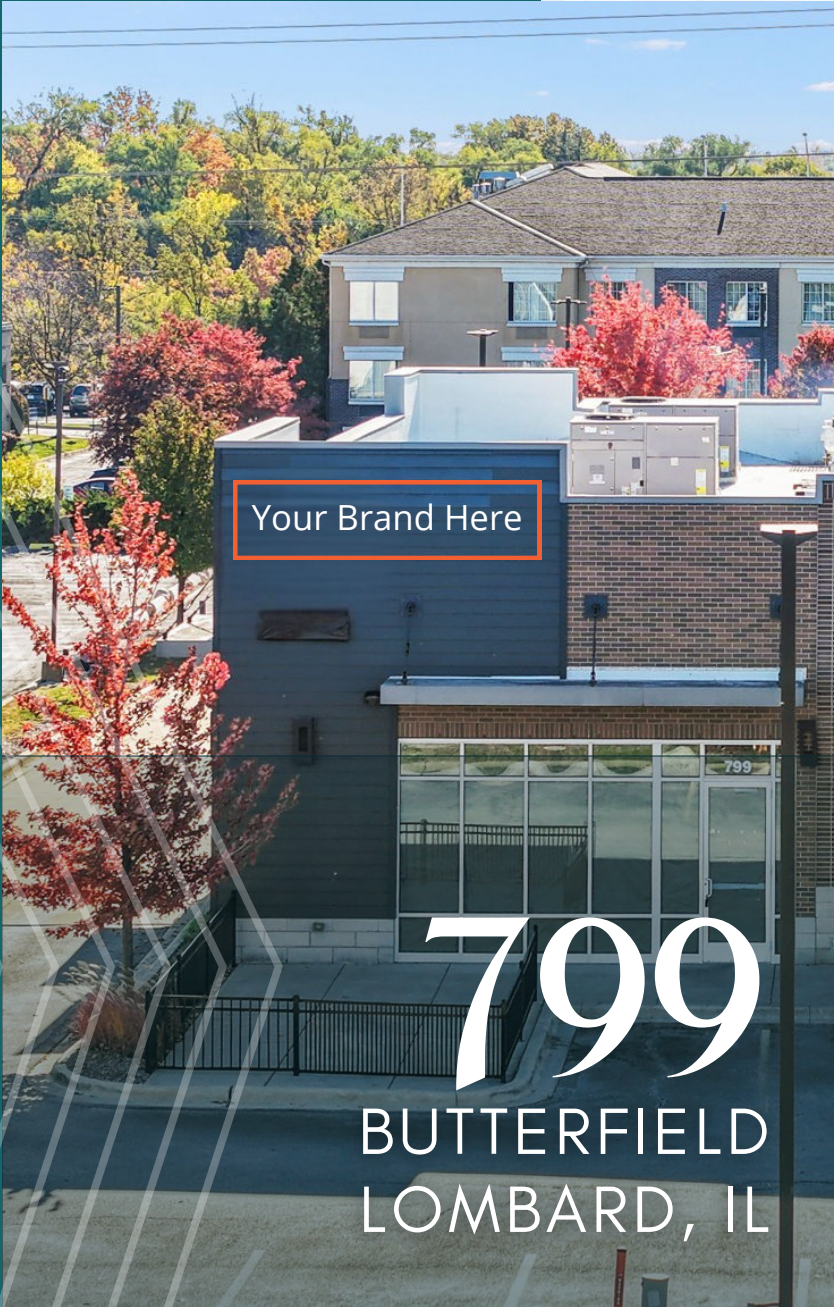




Your Brand Here

799
BUTTERFIELD
LOMBARD, IL

PRIME RETAIL SPACE FOR LEASE

- ✓ Excellent Visibility
- ✓ Monument & Facade Signage
- ✓ Drive-Thru Ready
- ✓ Modern Finishes
- ✓ Patio Sitting Area
- ✓ Above-standard parking



SUBURBAN
REAL ESTATE SERVICES

PROPERTY OVERVIEW

799 Butterfield is a modern retail building built in 2018, ideally positioned along the highly traveled Butterfield Road with exposure to over **41,000 vehicles per day**. Located directly **across from Yorktown Center**, a 1.5-million-square-foot shopping destination attracting more than **8 million visitors annually**, the property benefits from exceptional visibility and constant consumer traffic.

Less than **three miles west of Oakbrook Center**, a premier 2-million-square-foot luxury retail destination, this location sits at the core of the vibrant Butterfield retail corridor. The surrounding area features top national tenants such as Target, Dick's Sporting Goods, Kohl's, Best Buy, DSW, H&M, T-Mobile, Michaels, Chick-fil-A, and FedEx, ensuring **strong co-tenancy** and sustained **retail synergy**.

262,008⁺

POPULATION

329,587⁺

DAYTIME POPULATION

\$116,333⁺

MEDIAN HH INCOME

41,000⁺

VEHICLES PER DAY

42

MEDIAN AGE

Demographics based on a 5-mile radius from subject property. Information contained herein is subject to verification, modification and withdrawal without notice.



AERIAL VIEWS

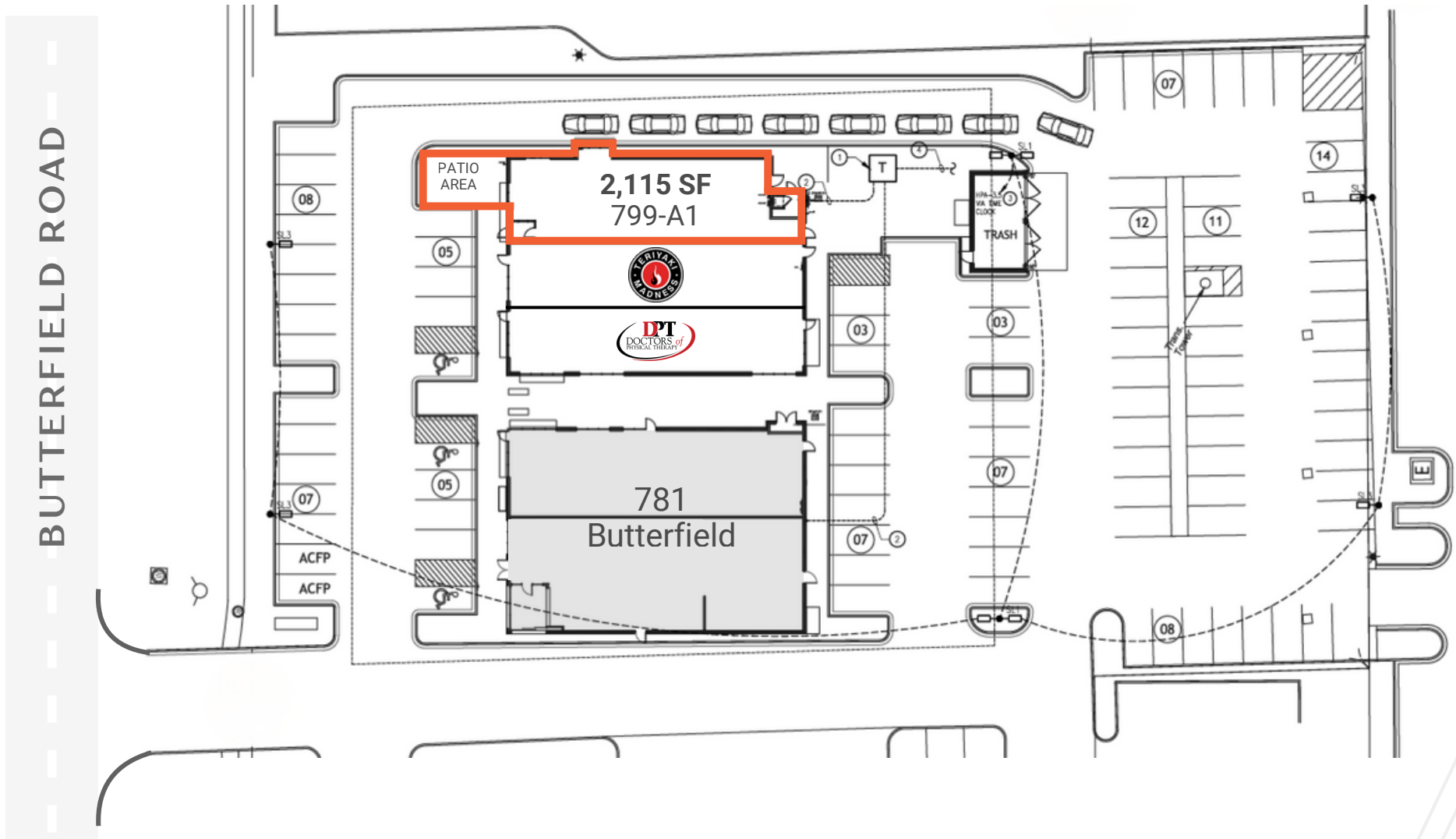
LOOKING WEST



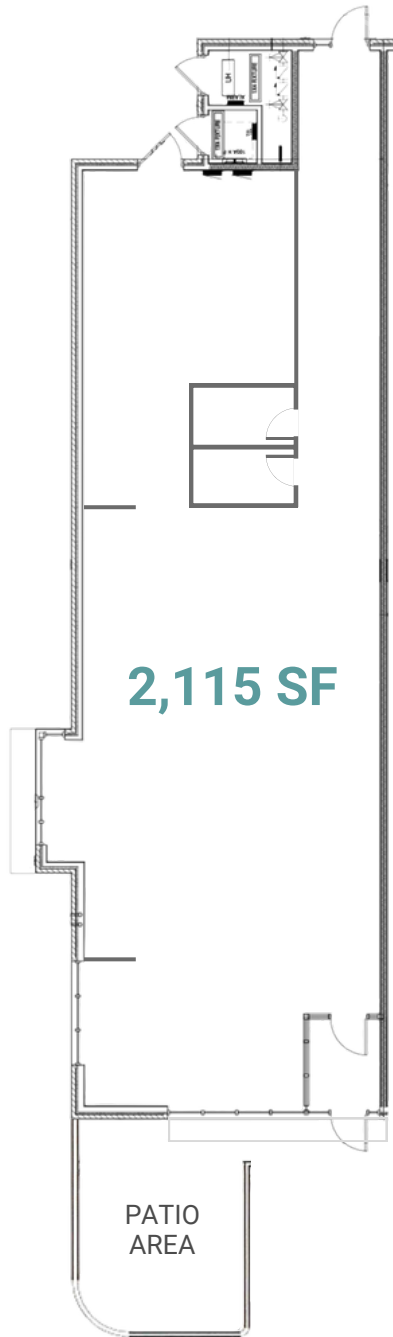
LOOKING EAST



SITE PLAN | 799 BUTTERFIELD



FLOOR PLAN | 799-A1 BUTTERFIELD



✓ Modern Finishes

✓ Drive-Thru

✓ Patio Area

✓ Two Restrooms

✓ HVAC: Two (2) 7.5 Ton Units

✓ Power: 400amps

✓ FF&E: Negotiable

✓ Available: TBD





799
BUTTERFIELD
LOMBARD, IL

RENTAL RATE /SF

LEASE TYPE:	Net
BASE RATE:	\$60.00
REAL ESTATE TAXES: (2026 Budget Est.)	\$4.00
OPERATING EXPENSES: (2026 Budget Est.)	\$10.00*
GROSS RATE:	\$74.00**

*Operating expenses includes Scavenger.

**Tenant pays electric, natural gas, water & sewer, and suite janitorial.

CONTACT

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Designated Managing Broker

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630-487-2111



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