

Site 2



Total Acres: 3.5
 Zoning: ORI, Office Research and Light Industrial
 Sanitary Sewer Service: DuPage County
 Water Supply: Village of Woodridge
 Electrical: ComEd
 Natural Gas: NICOR
 Telecommunications: SBC or Comcast
 Average Daily Traffic: 71,250 vehicles

PINs: 08-23-115-005

The site consists of two parcels. There is an existing 4,200 square foot Krispy Kreme with a drive thru and a separate outlot to the south. Both sites have excellent visibility off of Route 53. The sites have the opportunity to be developed jointly or separately.
 Ideal reuse of the existing building is a restaurant to serve the Seven Bridges mixed use development which includes an IMAX theater, Edwards Health and Fitness Center, Seven Bridges Ice Arena and retail shopping.

Contact: Mario Melone
 CB Richard Ellis
 700 Commerce Drive, Suite 550
 Oak Brook, IL 60523
 (630) 573-7112

