

EXECUTIVE SUMMARY

RETAIL UNIT FOR LEASE: 1119 JOLIET



OFFERING SUMMARY

Available SF:	900 SF
Unit 1119 :	\$1,800.00/mo)
Lot Size:	1.88 Acres
Year Built:	2007
Building Size:	19,336
Zoning:	Commercial

PROPERTY OVERVIEW

Modified Net Lease: Tenant is responsible for Rent, NIPSCO and Insurance

LOCATION OVERVIEW

Currently used as a barber shop/permanent makeup parlor and offers a reception area, open floor area, office/ exam room, a large washroom and a conference area OR can be restored to an open space to suit your needs. Located in the heart of Dyer, Indiana! Approximately 900sf of usable space. Just blocks away from the intersection of Route 30 & Indianapolis Blvd. Heavy traffic counts and only 35 minutes away to downtown Chicago.

Excellent Location
 Low Indiana Taxes
 Fantastic Demographics

PROPERTY HIGHLIGHTS

- High Growth Area
- Great Tenant Mix

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RETAILER MAP

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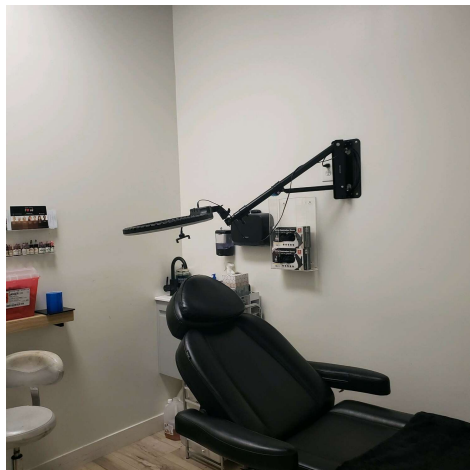
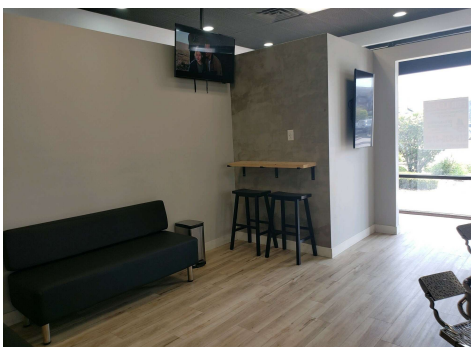
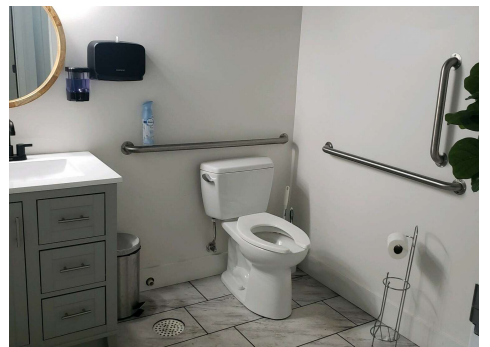
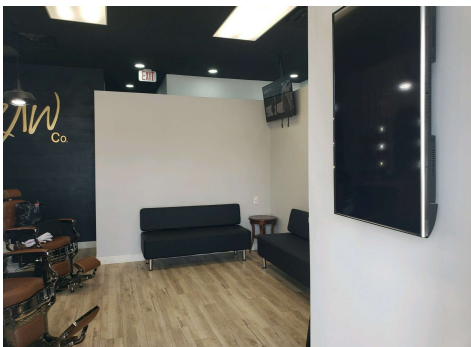
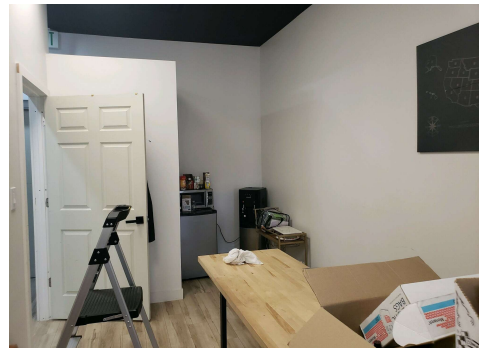
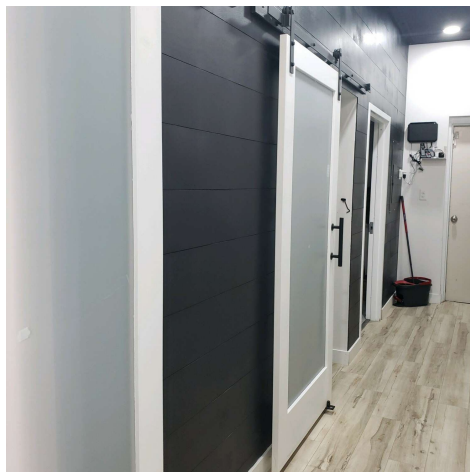
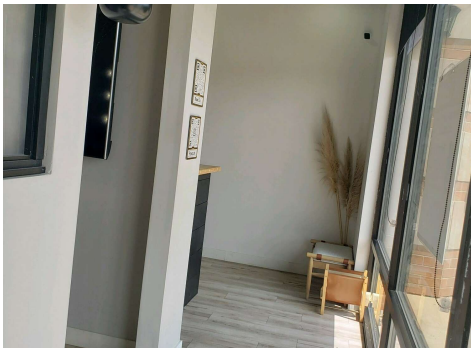
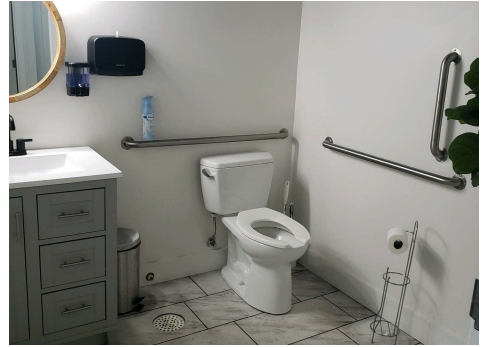
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ADDITIONAL PHOTOS

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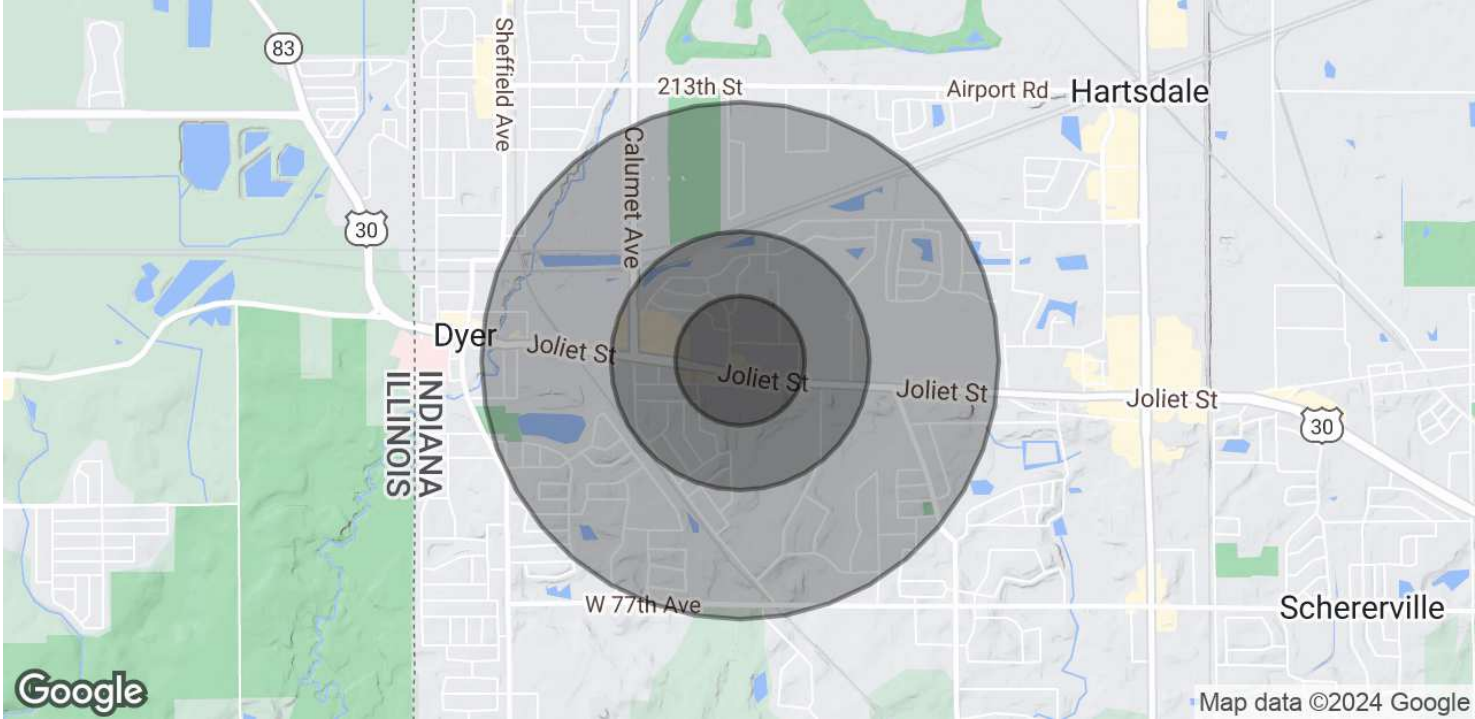
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	651	2,588	8,283
Average Age	42.9	43.6	45.5
Average Age (Male)	34.6	34.6	41.3
Average Age (Female)	45.1	45.8	47.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	898	3,316
# of Persons per HH	2.9	2.9	2.5
Average HH Income	\$121,345	\$118,877	\$102,307
Average House Value	\$250,675	\$248,957	\$229,038

2020 American Community Survey (ACS)

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