

# 340-358 W. MAPLE ST

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PRIVATE UNITS AVAILABLE |  
SHARED SUITE HUB UNITS IN  
NEW LENOX

New Lenox, IL 60451

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

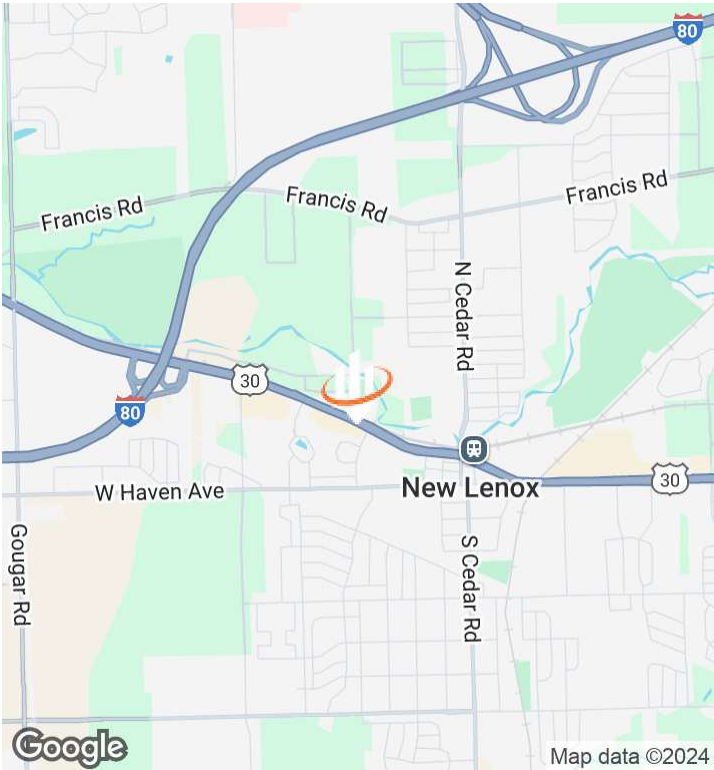
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$950.00 - 1,600.00 per month Gross (Hub Suite)
NUMBER OF UNITS:	20
AVAILABLE SF:	110 - 240 SF
LOT SIZE:	3.7 Acres
BUILDING SIZE:	44,920 SF

PROPERTY DESCRIPTION

SVN is pleased to present availability at Lincoln-Way Center, 340-358 W. Maple Street, New Lenox. Lincoln-Way Center is a neighborhood center anchored by Whitmore Ace Hardware, White Horse Inn Bar, Paisano's Pizza & Restaurant, Vitalife Weight Loss & Wellness, All 4 Paws Pet Grooming, Fleckenstein's Bakery, Route 30 Liquor, Jack of All Fades Salon, Sacred Art Studio, Kings Row Barber Shop, Currency Exchange. Renovations are underway for individual salon and office units ranging from 110 to 240 SF with vanilla box delivery. Close to I-80 and Metra Station. Private +/- 1,850 SF Divisible Unit also available.

PROPERTY HIGHLIGHTS

- Private Units Available | Shared Space
- Vanilla Box Delivery | 18 Individual Units
- Key Card Access | Breakroom
- Plumbing Options per Unit
- High traffic center | Frontage on Rt 30
- Ample Parking | 91% Occupied Center
- Close to Interstate 80 and I-355

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LEASE SPACES

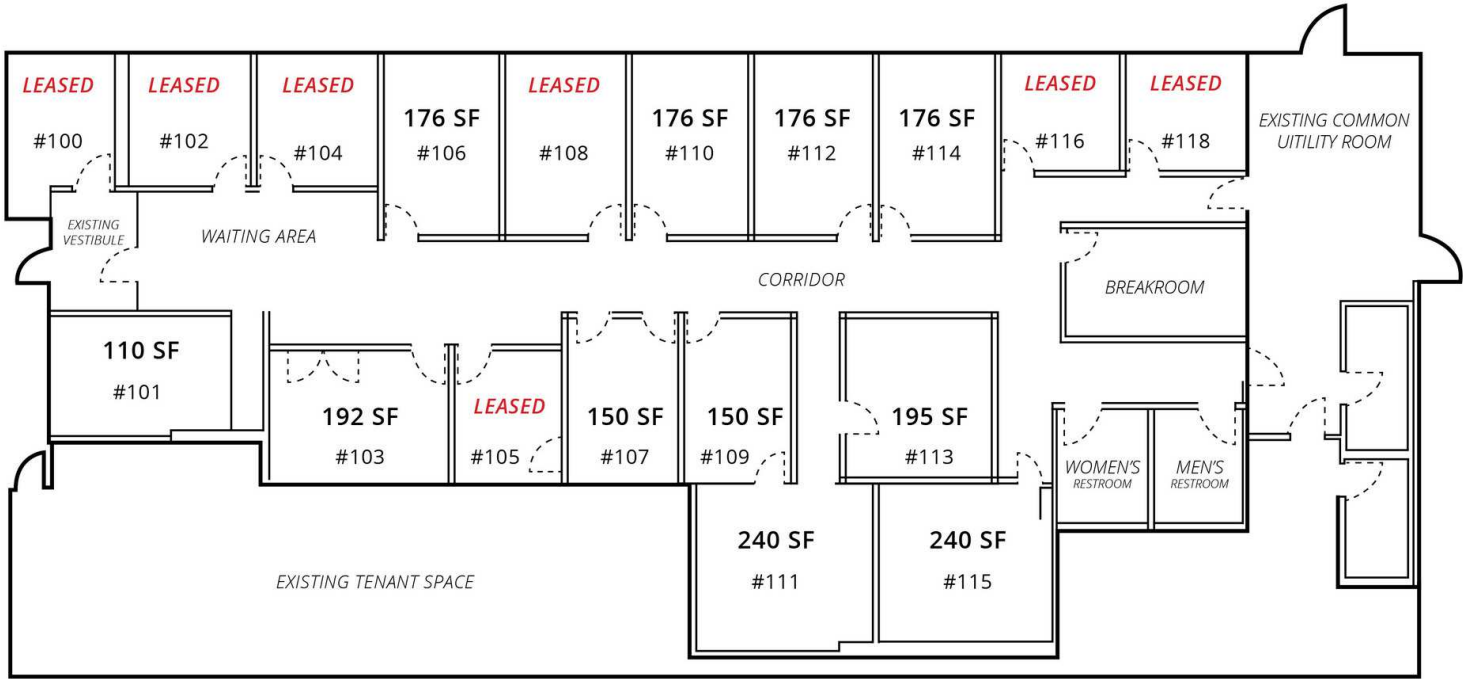
LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	12 months
TOTAL SPACE:	110 - 240 SF	LEASE RATE:	\$950.00 - \$1,600.00 per month

AVAILABLE SPACES				
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
101	Available	110 SF	Gross	\$1,600 per month
103	Available	192 SF	Gross	\$1,200 per month
106	Available	176 SF	Gross	\$1,100 per month
107	Available	150 SF	Gross	\$950 per month
109	Available	150 SF	Gross	\$950 per month
110	Available	176 SF	Gross	\$1,100 per month
111	Available	240 SF	Gross	\$1,500 per month
112	Available	176 SF	Gross	\$1,100 per month
113	Available	195 SF	Gross	\$1,300 per month
114	Available	176 SF	Gross	\$1,100 per month
115	Available	240 SF	Gross	\$1,500 per month

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UNITS AVAILABLE: SUITE HUB



EXISTING FLOOR PLAN - RENOVATED | 340 W MAPLE, NEW LENOX, IL



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INTERIOR PHOTOS: SUITE HUB



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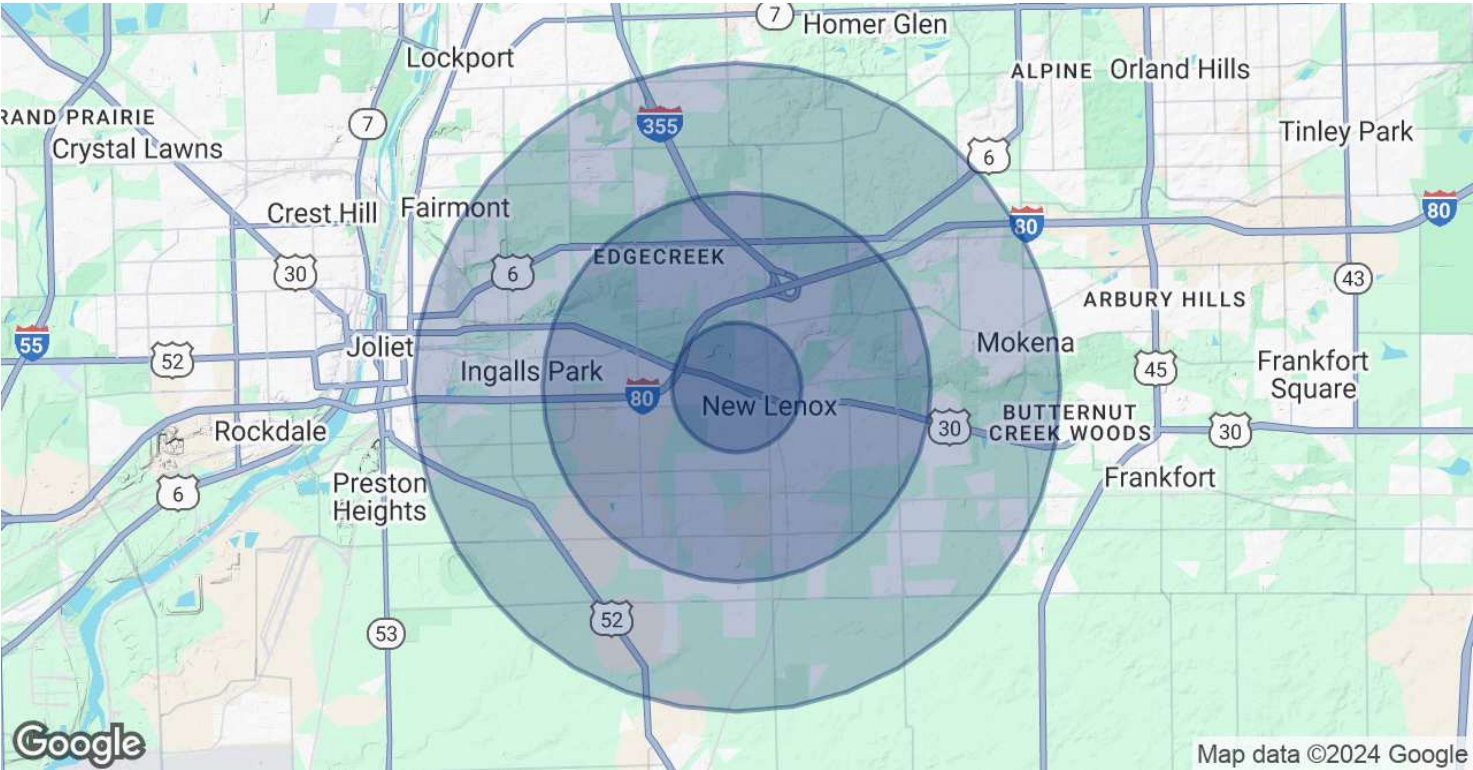
AREA AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,256	32,808	81,011
AVERAGE AGE	41.8	36.9	35.2
AVERAGE AGE (MALE)	41.8	36.9	34.5
AVERAGE AGE (FEMALE)	42.1	36.9	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,337	10,750	26,080
# OF PERSONS PER HH	2.7	3.1	3.1
AVERAGE HH INCOME	\$90,460	\$97,572	\$92,753
AVERAGE HOUSE VALUE	\$293,127	\$295,427	\$294,501

2020 American Community Survey [ACS]

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