

OFFICE/MEDICAL SPACE FOR LEASE

120 BATSON CT

NEW LENOX, IL 60451



First In Realty Executives, Inc is pleased to offer for lease vanilla shell medical or professional office space for lease in booming New Lenox.

Highlights include:

- Conveniently positioned off Cedar Rd and Route 30
- Minutes away from I355, I80, I55, Metra train station and Silver Cross Hospital
- Suites Available:
 - Two +/- 1,452 SQ FT 1st floor professional office suites
 - +/- 1,350 SQ FT 1st floor professional office suite
- 2 Newly completed restrooms in each unit
- Newer mechanicals in each unit
- Pylon Signage on Cedar Rd.
- Ample Parking
- Ideal for a wide range of professional services or medical tenants.
- Contact Agent for Additional Details



Demographics (2019 Est.):

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	6,501	34,894	89,455
HH Avg. Inc.	\$115,708	\$122,668	\$112,307
#HH's	2,315	10,685	26,471

Traffic Counts:

- +/- 12,200 VPD Cedar Road
- +/- 19,500 VPD Lincoln Highway

Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



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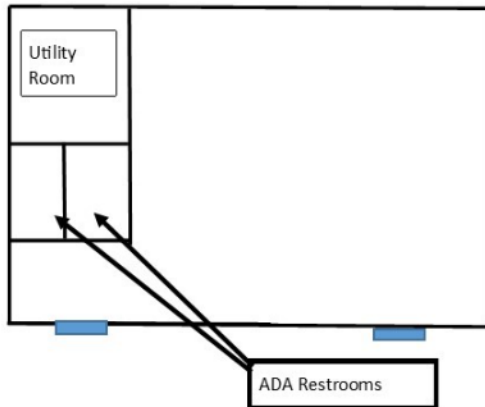
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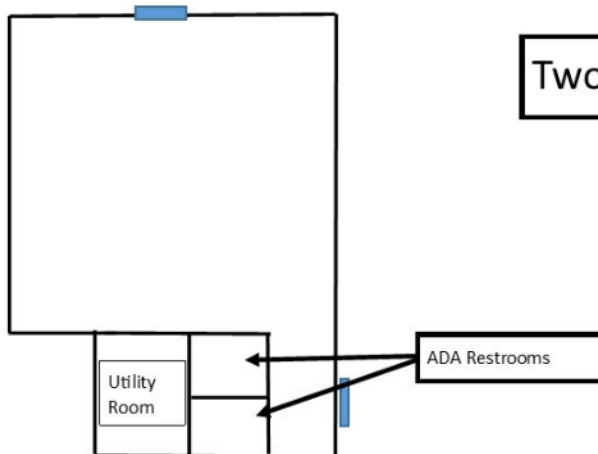
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+/- 1,350 SQ FT unit on 1st floor



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