

121-131 Collins St.
Joliet IL 60432

BAIRD & WARNER
COMMERCIAL REAL ESTATE

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121-131 Collins Street, Joliet, IL 60432

For Sale \$2,150,000

EXECUTIVE SUMMARY

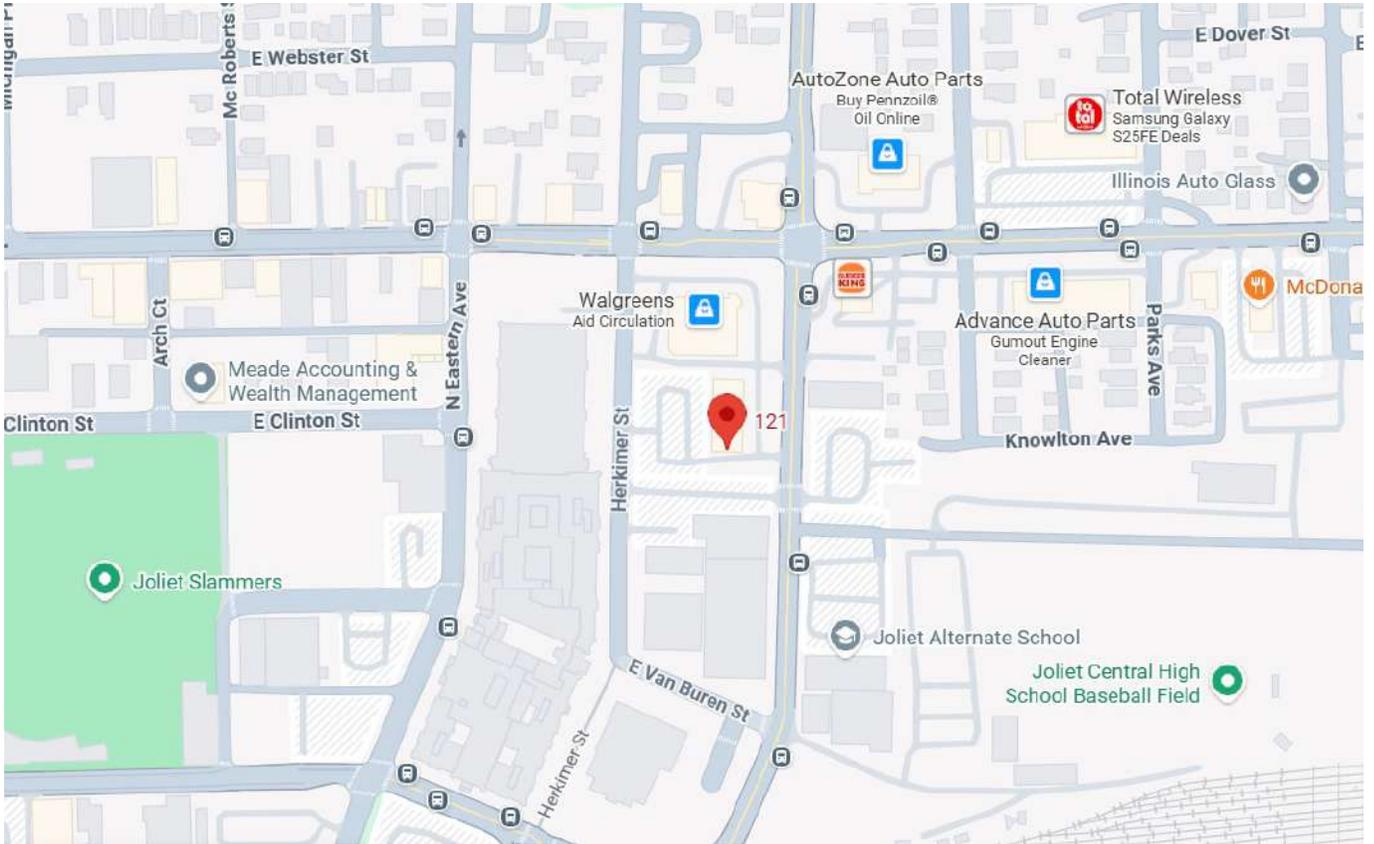
Baird and Warner is proud to present this premier investment opportunity. This well-maintained strip center is situated minutes from the downtown Joliet business district and I-80.

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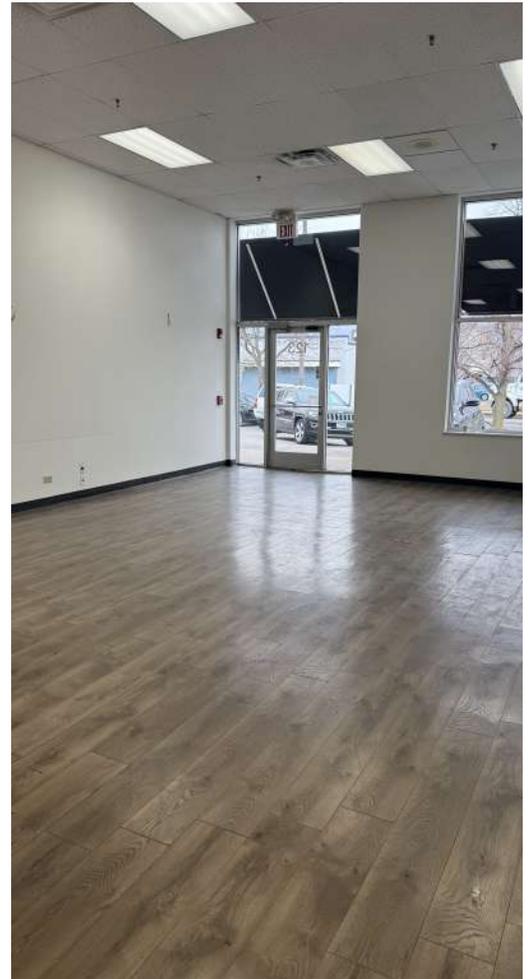
This bustling location benefits from high foot traffic and excellent visibility and surrounded by numerous national brands. The center currently hosts a strong mix of national tenants and established local small businesses, consistently producing an excellent return on investment.

Contact me for more information.

Area map



Property photos



Joliet Illinois

Joliet, Illinois, stands as a vibrant, booming "City of Stone" that has evolved into a powerhouse of economic growth and opportunity in the Midwest. Located just 45 miles south of Chicago, this energetic city—the third largest in Illinois—combines the convenience of a suburban lifestyle with the commercial velocity of a global logistics hub, offering a prime environment for both expanding businesses and thriving families.

A Thriving Economic Powerhouse

Joliet's economic strength is built on its unrivaled position as the "Crossroads of Mid-America".

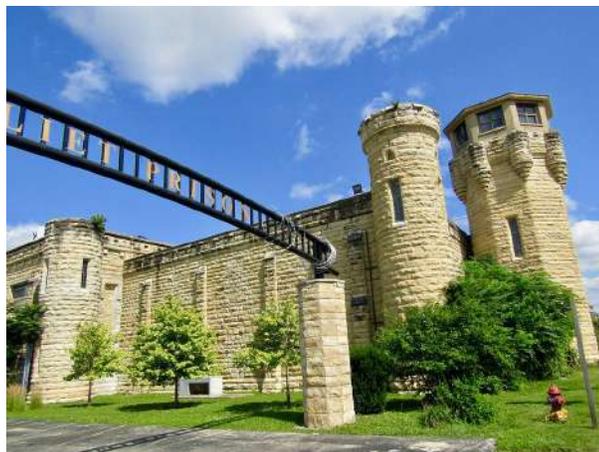
The Third Coast Logistics Hub: As home to the nation's largest inland port and the CenterPoint Intermodal Center, Joliet connects global commerce with unparalleled ease.

Diverse Business Ecosystem: Beyond logistics, the economy is supported by a robust retail base, a major petroleum refinery (ExxonMobil), and a growing service-based workforce.

Rapid Job Growth: Will County, led by Joliet, has been a state leader in job growth since 2019, adding thousands of new positions.

Affordable Quality Living: Joliet has been ranked among the most affordable U.S. suburbs, with a cost of living over 23% lower than Chicago, enabling families to live well within their means. The city has seen a 53.5% increase in high-income households between 2023 and 2024, demonstrating its rising status as a destination for upward mobility.

With a population of 150,000 that continues to grow, Joliet is a city that brings people together. Its unique blend of industrial strength, educational opportunities, and family-friendly amenities makes it a standout choice for those looking to build a business or raise a family in a dynamic, rapidly progressing community.



A blurred background image showing several people in a meeting or office setting. The focus is on the text, with the background elements being out of focus. The scene appears to be indoors with large windows in the background, showing greenery outside.

Rent roll and financials



121-131 Collins St Joliet IL 60432

8464 SF Strip Center

PROFORMA

UNIT	Tenant	Total Rent
121	Subway	\$ 37,800.00
123	Tenant	\$ 31,347.00
125	Tio Donuts	\$ 32,244.00
127-131	Rise Up for Autism	\$ 108,514.00
TOTAL		\$ 209,905.00
Vacancy Allowance		\$10,495
Effective Rent		\$ 199,410.00

EXPENSES

Property Tax	\$ 27,054.00
Insurance	\$ 5,233.00
Utilities	\$ 8,985.00
Lawn/Snow	\$ 7,000.00
Scavenger	\$ 2,580.00
Repair/Maint	\$ 5,000.00
TOTAL	\$ 55,852.00

NOI \$ 143,558.00

RTT PROPERTIES LLC. RENT ROLL

UNIT	TENANT	LEASETYPE	SECURITY DEPOSIT	RENT	CAM	TOTAL RENT	GROSS RENT	SQ. FT.
121	SLR of Illinois - Subway	RENEWAL	\$ 1,375.25	\$ 2,457.00	\$ 693.04	\$ 3,150.04	\$ 37,800.48	1,103
123	Vacant	ORIGINAL	\$ -	\$ -	\$ -	\$ -	\$ -	1,161
125	Tio Donuts	ORIGINAL	\$ 5,374.00	\$ 1,960.00	\$ 827.00	\$ 2,687.00	\$ 32,244.00	1,200
127-131	Rise Up For Autism	ORIGINAL	\$ 16,250.00	\$ 6,751.13	\$ 2,291.67	\$ 9,042.80	\$ 108,513.60	5,000
							\$ 178,558.08	8,464

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