



for lease



JOLIET PLAZA
1351 N Larkin Ave Joliet IL
JOLIET'S RETAIL SWEET SPOT

Located near I-55 and I-80 in Joliet, IL, this well-positioned retail property offers convenience, visibility, and access in a thriving commercial corridor. Situated across from Joliet Catholic Academy and just a block from Hufford Junior High, the location benefits from strong local traffic and a built-in customer base.

- **Prime Visibility & Access:** Close proximity to major expressways and daily exposure to 36K+ vehicles ensures continuous visibility.
- **Retail Rich Environment:** Surrounded by national brands like Burlington, Ross, Hobby Lobby, Walgreens.

Nearby Tenants:



Offering Summary
AVAILABLE SF | 2,530 SF
ASKING PRICE | \$14 SF/YR
CAM & TAX | \$5.45/SF



Traffic Count:
36,000 VPD



Avg HH Income:
\$72,681 (3 MILES)



Population:
91,170 (3 MILES)



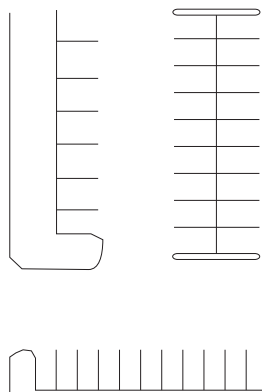
#Households:
33,218 (3 MILES)



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
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ROUTE 7 N. LARKIN AVE.



Tenant

1351	Orthodontic Experts
1353	MH Beauty Supply
1359	Casual Male XL
1385	Joliet Tire & Auto
1385A	AVAILABLE



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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