



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:

HOBBY LOBBY

ROSS
DRESS FOR LESS

SALLY
BEAUTY SUPPLY

Habitat
for Humanity

OfficeMax

Burlington

Walgreens

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)



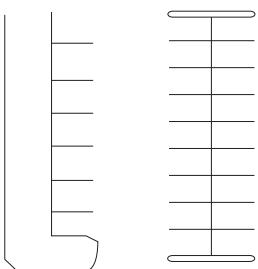
MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
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TERRI COX

312-977-2028

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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



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