

# EXECUTIVE SUMMARY

Diamond Suites

2290 East Division Street,  
Diamond, IL 60416



## Salon Suites For Lease

### OFFERING SUMMARY

LEASE RATE:	\$800 - \$1,600 MONTHLY GROSS
UTILITIES INCLUDED:	WATER, ELECTRICITY, Wi-Fi & HEAT
SUITES AVAILABLE:	7+ SUITES
AVAILABLE SF:	SUITE SIZES VARY
PARKING	~14 SPACES
VPD:	EAST DIVISION ST (Rt 113): 10,100 VPD

### PROPERTY OVERVIEW

Welcome to our exclusive salon suite opportunity with Diamond Suites! Are you a talented beautician looking for a stunning space to call your own? We are thrilled to announce that extensive renovations are underway to create a fresh, new, and undeniably beautiful environment for aspiring beauticians like yourself at Diamond Suites in Diamond! There are multiple suites available for individual use, offering you the chance to have your very own salon without the burden of extra building expenses. Each spacious suite is thoughtfully designed to meet your needs, potentially complete with roughed in plumbing--allowing you to hit the ground running! Plus, there may potentially be a shared waiting area for clients to use, a breakroom, and a coin laundry room.

Whether you specialize in lash extensions, barber, massage therapy, make-up application, nail artistry, hair styling, or any other beauty services, Diamond Suites is the perfect canvas to serve your clients and allow you to customize the space to reflect your unique style and brand!

By expressing your interest now, you can secure your place in this eagerly anticipated salon space before it's fully booked. Contact us today to discover more about our rental and suite options and secure your spot in this extraordinary salon space. Get ready to embark on an incredible journey of success and fulfillment at Diamond Suites!

We obtained the information provided from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### CROSSTOWN COMMERCIAL

13246 Illinois Rte. 59 Unit 106  
Plainfield, IL 60585



#### LAUREN GRIGUS

Commercial Managing Broker

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# PROPOSED BUILDING LAYOUT

*Diamond Suites*

2290 East Division Street,  
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## *Individual Suites*



All photos and information provided are "proposed building design/layout" and are intended only to provide concept. Final layout, design, and plans may be different than what has been provided.

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## Shared Waiting Area



## Laundry Room



## Waiting Area and Suite Hallway



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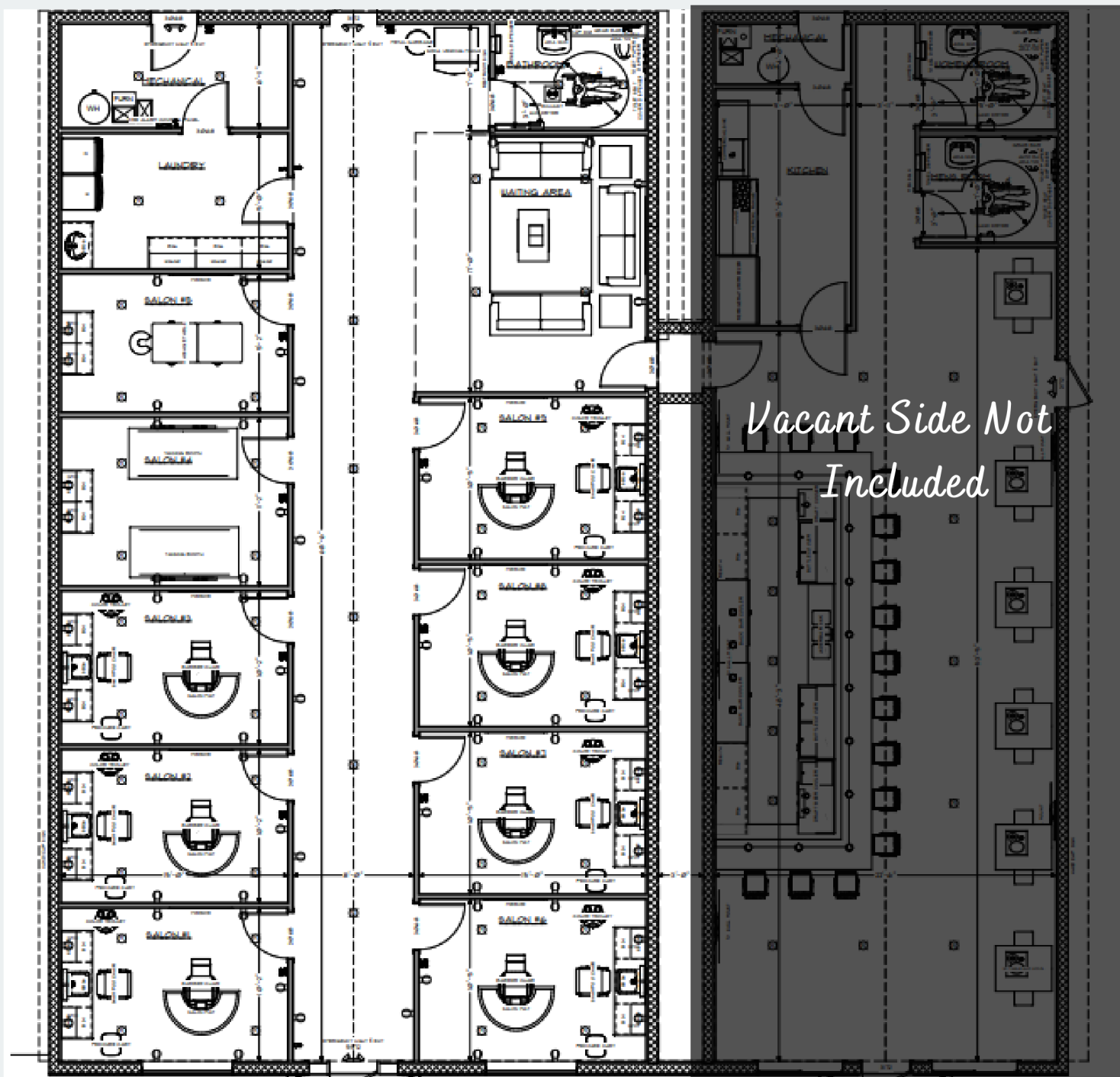
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# FLOOR LAYOUT

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**CROSSTOWN**  
COMMERCIAL



*FRONT OF BUILDING*

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# DEMOGRAPHICS



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## Coal City

2022 Income (Esri):  
Median Household  
Income  
**\$84,273**

2022 Age: 5 Year  
Increments (Esri):  
Median Age  
**38.0**

2022 Key Demographic  
Indicators (Esri):  
Total Population  
**9,324**

2022 Tapestry Market Segmentation  
(Households):  
1st Dominant Segment  
**Middleburg**

### Consumer Segmentation

#### Life Mode

What are the  
people like that  
live in this  
area?

#### Family Landscapes

Successful young families in their  
first homes

#### Urbanization

Where do  
people like this  
usually live?

#### Semirural

The most affordable housing—in smaller towns and communities  
located throughout the country

### Top Tapestry Segments

	Middleburg	Workday Drive	Down the Road	Green Acres	Midlife Constants
% of Households	1,720 (46.7%)	669 (18.2%)	594 (16.1%)	336 (9.1%)	335 (9.1%)
% of Grundy County	4,207 (20.8%)	758 (3.7%)	594 (2.9%)	2,785 (13.8%)	335 (1.7%)
Lifestyle Group	Family Landscapes	Family Landscapes	Rustic Outposts	Cozy Country Living	GenXurban
Urbanization Group	Semirural	Suburban Periphery	Semirural	Rural	Suburban Periphery
Residence Type	Single Family	Single Family	Mobile Homes; Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples Without Kids
Average Household Size	2.7	2.89	2.71	2.66	2.31
Median Age	37	37.4	35.8	44.8	47.8
Diversity Index	58.6	61.3	79.1	36.4	47.1
Median Household Income	\$76,600	\$108,300	\$50,700	\$94,600	\$64,700
Median Net Worth	\$177,100	\$360,800	\$83,500	\$347,000	\$191,700
Median Home Value	\$239,300	\$327,500	\$133,800	\$300,900	\$199,700
Homeownership	75.7 %	85.4 %	66.9 %	87.9 %	74.9 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	High School Diploma	Bachelor's Degree	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Place importance on preserving time- honored customs . Go hunting, fishing.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Sociable, church- going residents . Enjoy movies at home, reading, fishing and golf.
Financial	Carry some debt; invest for future	Well insured, invest in a range of funds, high debt	Shop at Walmart Supercenters, Walgreens and dollar stores	Comfortable with debt, and investments.	42% receive Social Security, 27% also receive retirement income
Media	TV and magazines provide entertainment and information	Connected, with a host of wireless devices	Use the Internet to stay connected, listen to radio at work	Provided by satellite service, radio and television	After TV, Radio and newspapers are medias of choice

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