



RETAIL SPACE AVAILABLE

+/- 1,200–1,600 SF AVAILABLE

2410 W JEFFERSON ST. JOLIET, IL 60434



**FIRST IN
REALTY**
INCORPORATED



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Exceptional retail opportunity strategically positioned at a high-traffic hard corner adjacent to Walmart and Menards outlets. Two available units—1,200 SF and 1,600 SF—offer excellent accessibility, ample parking, and maximum visibility along heavily traveled Jefferson Street. The retail center features a strong and diverse tenant mix, including Panda Express, Wingstop, Penny's, and Dental Smiles, driving consistent daily traffic. Located just minutes from Hollywood Casino and Hotel, the property benefits from a steady flow of local and regional customers. With immediate access to major highways, including I-80 and I-55, the site provides outstanding regional connectivity. This is a prime opportunity to position your business within a thriving, high-exposure retail corridor.

2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | www.firstinrealty.com

Information contained herein has been obtained by sources deemed reliable. First In Realty, 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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EXTERIOR PHOTOS



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AERIAL CONCENTRATION



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JOLIET VILLAGE OVERVIEW

Joliet, often referred to as the "City of Steel and Stone," is a thriving community nestled in Will and Kendall counties in Illinois, southwest of Chicago. Renowned for its diverse and rich industrial heritage, the city combines urban and suburban elements to provide residents and visitors with a unique blend of residential, commercial, and recreational opportunities. Joliet's history dates back to the 19th century, where it played a pivotal role in the region's development, particularly through its significant contributions to industry and transportation.

While historically recognized for its steel mills and manufacturing, Joliet has evolved its economy over time to include a range of industries such as healthcare, education, and logistics. The city is proud to host cultural attractions like the Rialto Square Theatre, a beautifully preserved historic venue, along with museums and parks that showcase its history and natural beauty.

Education is a priority in Joliet, with several schools and higher education institutions contributing to the development of a well-educated community. The city's strategic location ensures easy access to major transportation routes, including interstates and railroads, highlighting its historical significance as a transportation hub.

Residents and visitors alike can enjoy a variety of recreational opportunities in Joliet, thanks to its parks, sports facilities, and outdoor spaces. As the city continues to grow and evolve, Joliet remains a dynamic and welcoming destination, inviting individuals to explore its history, culture, and vibrant community spirit.



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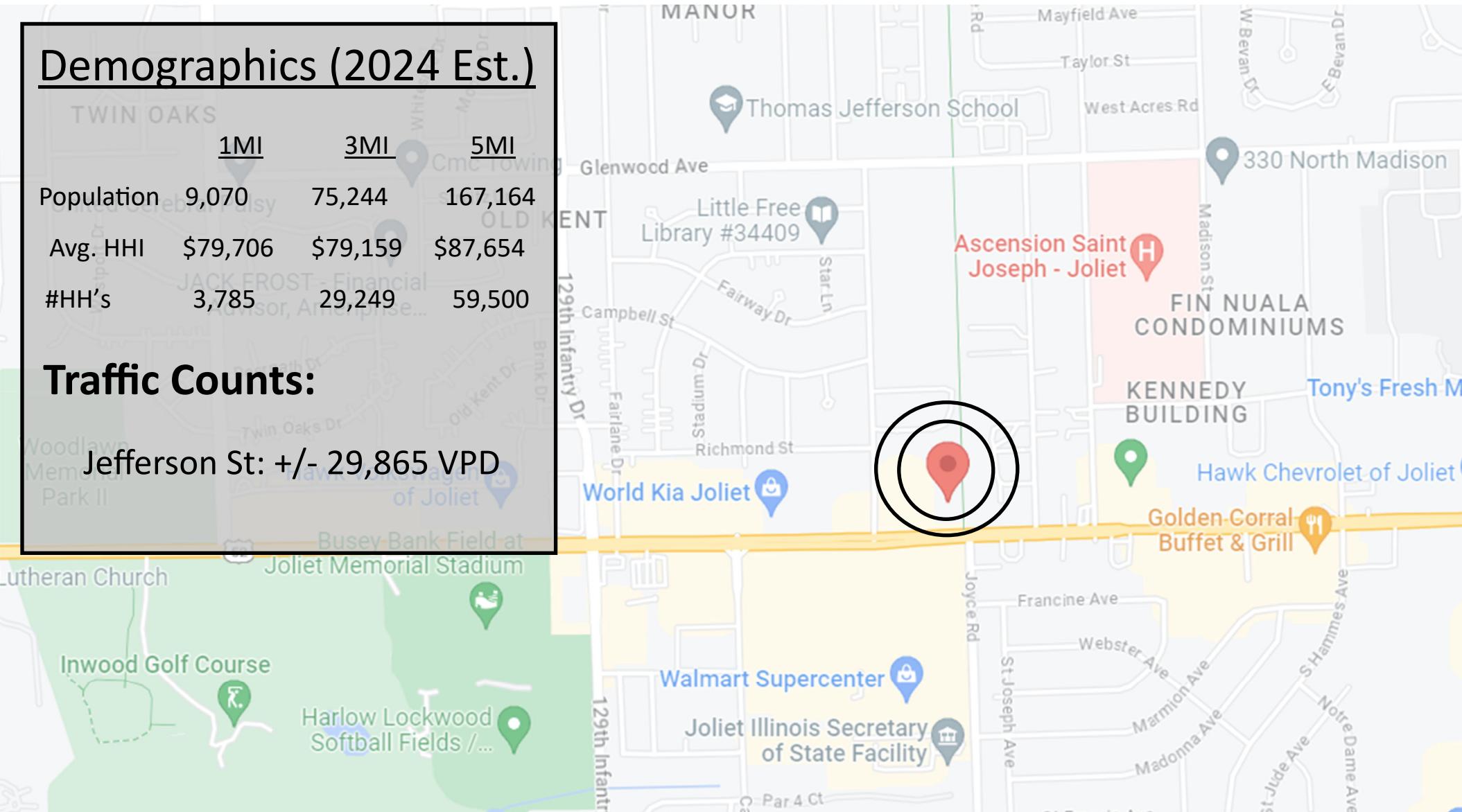
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Demographics (2024 Est.)

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	9,070	75,244	167,164
Avg. HHI	\$79,706	\$79,159	\$87,654
#HH's	3,785	29,249	59,500

Traffic Counts:

Jefferson St: +/- 29,865 VPD



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