

EXECUTIVE SUMMARY

Retail

2340 E. Lincoln Hwy
New Lenox, IL 60451

CROSSTOWN
COMMERCIAL

Mainstream Boutique



Retail Unit
Sub-Lease

OFFERING SUMMARY

PROPERTY OVERVIEW

LEASE RATE: \$26.29 PSF NNN

TAX/CAM: \$11.16 PSF

SUBLEASE EXPIRATION: 09/30/2025

AVAILABLE SF: 1.828 SF

PARKING AMPLE

VPD: Route 30: 27,300

Contact us today to discover more about our rental and suite options and secure your spot in this space.

CROSSTOWN COMMERCIAL

13246 Illinois Rte. 59 Unit 106
Plainfield, IL 60585



LAUREN GRIGUS

Commercial Managing Broker
O: (815) 407-7139
laurengrigus@gmail.com

KRISTIAN LEE

Senior Commercial Broker
O: 815.954.1749
klee@commercialmns.com

SUITE PHOTOS

Retail

2340 E. Lincoln Hwy.
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2340:

- 1,828 SF
- 1 Washroom
- Back Office Space
- 4 Changing Rooms
- Located in Middle Unit
- Possible Monument Signage
- Target/Lowes/Portillos Anchors
- Possible Long Term Lease Available



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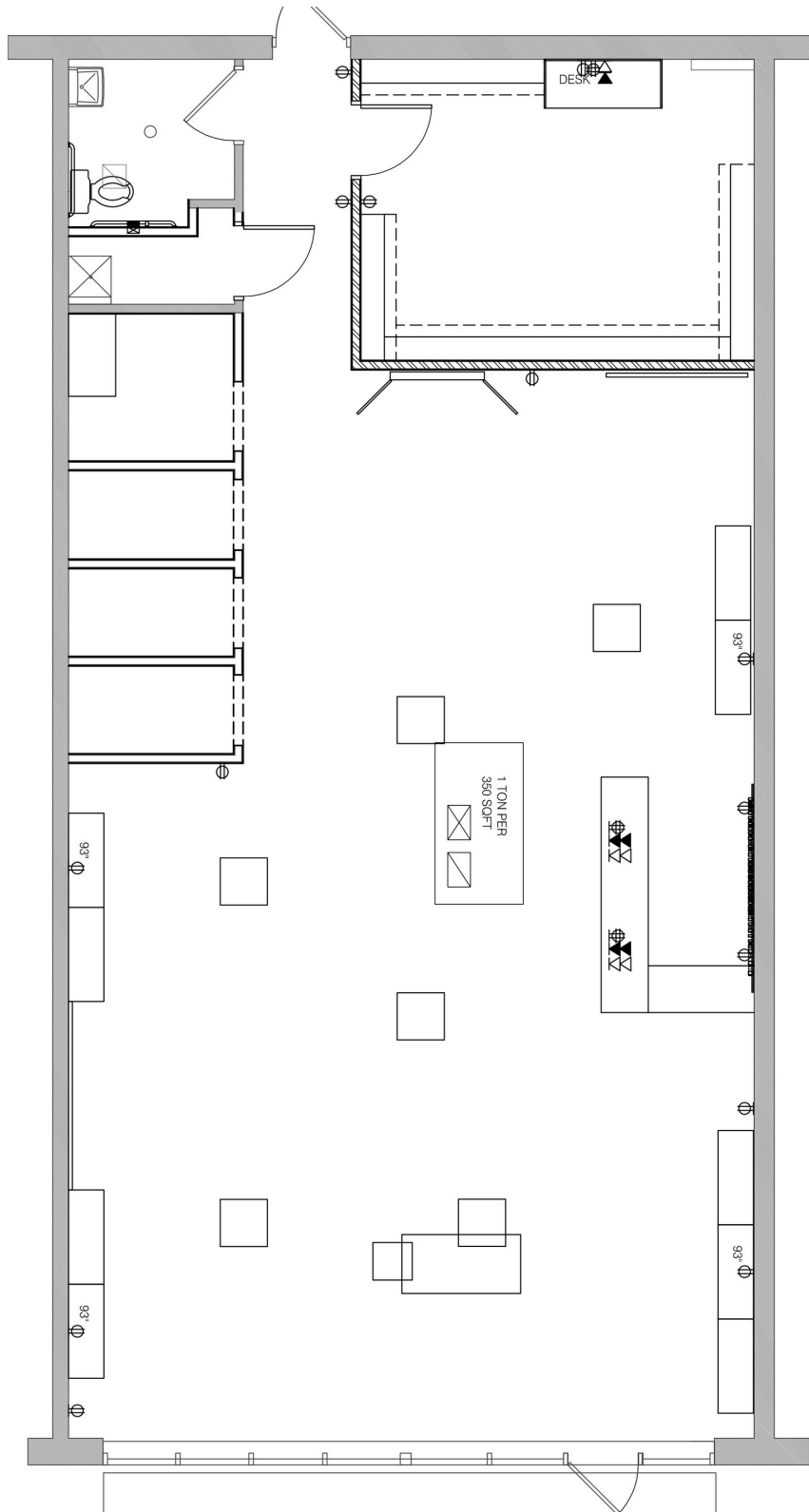
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FLOOR PLAN

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Front of Suite

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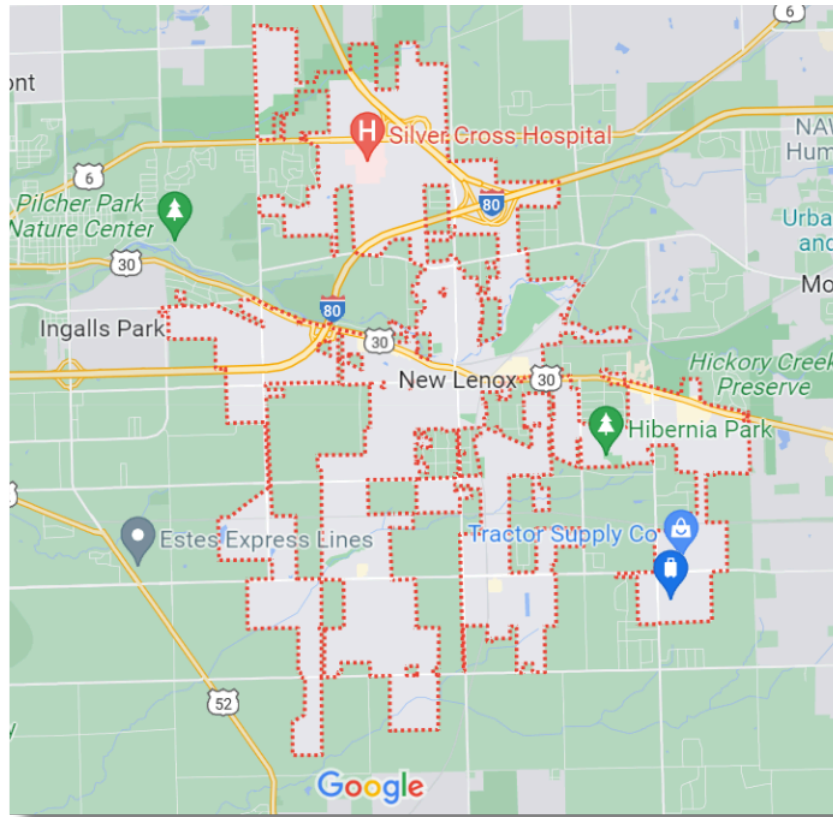
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,792	14,720	33,155	Median	\$89,973	\$95,550	\$93,866
Female	1,931	15,215	33,056	< \$15,000	N/A	173	437
Total Population	3,723	29,935	66,211	\$15,000-\$24,999	89	445	845
				\$25,000-\$34,999	9	473	1,017
				\$35,000-\$49,999	169	976	1,993
				\$50,000-\$74,999	193	1,700	3,755
				\$75,000-\$99,999	242	2,012	4,077
				\$100,000-\$149,999	293	2,575	5,802
				\$150,000-\$199,999	124	1,020	2,252
				> \$200,000	97	555	1,536
				Housing	1 Mile	3 Miles	5 Miles
				Total Units	1,170	10,138	22,106
				Occupied	1,133	9,836	21,364
				Owner Occupied	1,078	8,899	19,557
				Renter Occupied	55	937	1,807
				Vacant	37	302	742
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	952	6,469	14,252				
Ages 15-24	643	4,898	10,742				
Ages 55-64	325	3,603	8,202				
Ages 65+	413	3,550	8,901				
Race	1 Mile	3 Miles	5 Miles				
White	3,664	29,580	63,991				
Black	N/A	25	999				
Am In/AK Nat	N/A	5	10				
Hawaiian	N/A	N/A	N/A				
Hispanic	231	1,118	3,322				
Multi-Racial	78	544	1,952				

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