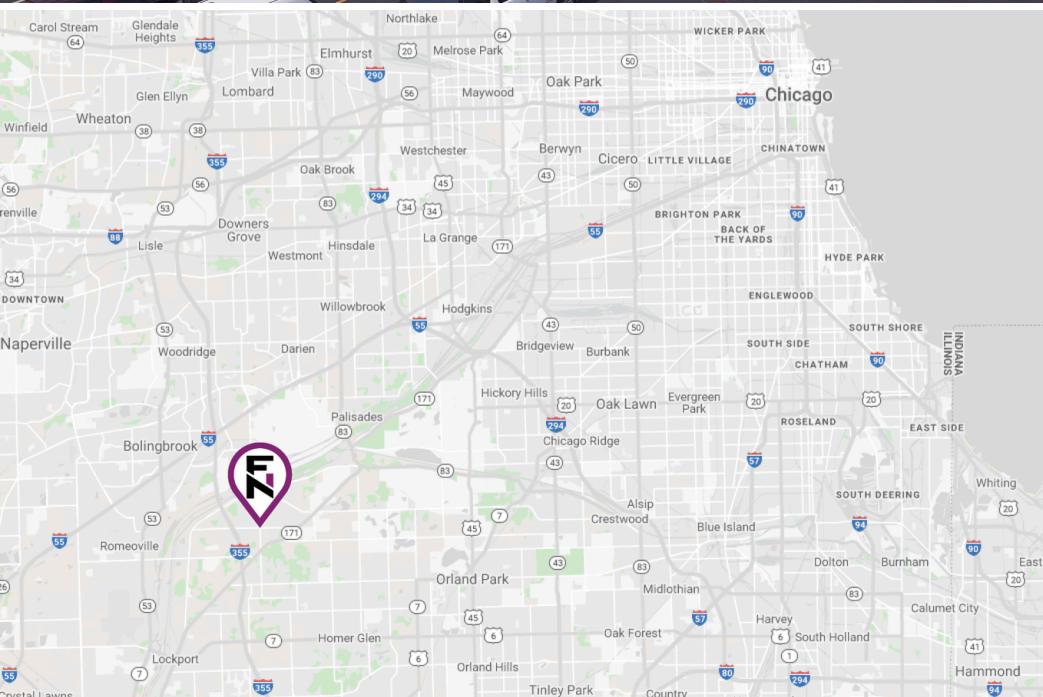


LEMONT VILLAGE SQUARE

East 127th Street and State Street, Lemont, IL 60439

F FIRST NATIONAL
REALTY PARTNERS



HIGHLIGHTS

COUNTY DuPage

GLA 48,890

ACRES 10.14

PARKING 297

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

7,343 27,793 97,715

2,725 10,336 34,435

\$157,296 \$149,772 \$131,995

PROPERTY FEATURES

- Anchored by ALDI Grocery Store
- Prime center of town location on State Street and 127th Street with a traffic count of more than 21,350 vehicles per day
- Internet resistant mix of restaurant, grocery and service-oriented tenants
- Drive-thru Starbucks
- Free standing The Learning Experience Daycare Facility
- Excellent demographics | affluent area
- Convenient transportation location with easy access to I-55, I-355, and Metro train station



PROPERTY
WEBSITE

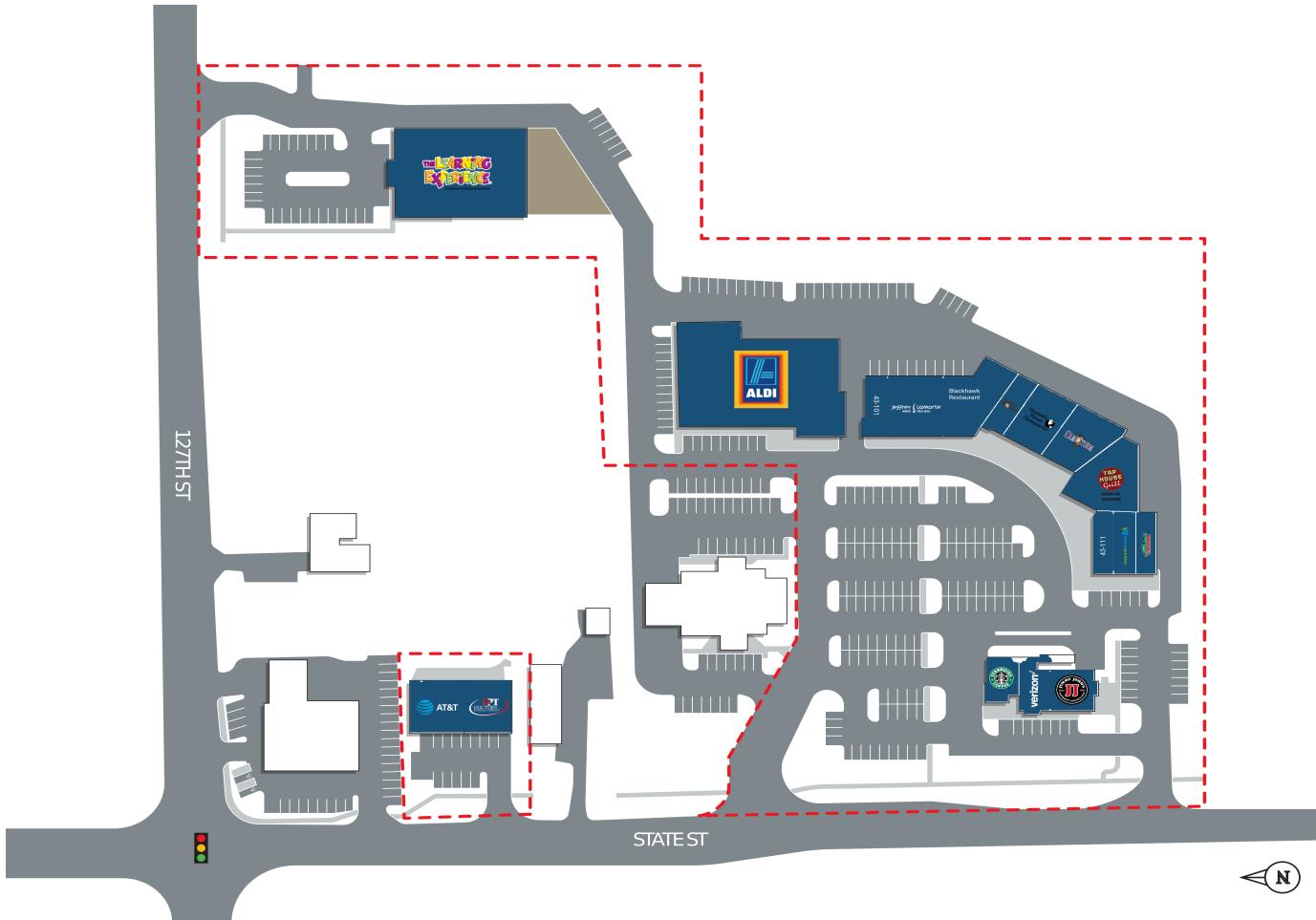
Jeff Kellams | (317) 332-7722 | jkellams@fnrpusa.com

fnrpusa.com

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■ AVAILABLE □ AVAILABLE SOON ■ LEASED □ NAP (NOT A PART)

SUITE	TENANT NAME	SF
17-D1	Drs of Physical Therapy	3,408
17-D2	AT&T	1,104
37-A1	Aldi	17,875
43-101	Wisemen Barbershop	1,050
43-102	Jeffrey La Morte Salon	3,480
43-104	Blackhawk Restaurant	1,900
43-105	Simply Yoga	2,114
43-106	Stoetzel's Planet Chiropractic	1,850
43-107	Gamestorm	2,301
43-109	Tap House	5,300
43-111	Capri Express	1,530
43-112	Neves Nutrition	1,100
43-113	Rosati's Pizza	1,318
51-101	Starbucks	1,802
51-102	Verizon	1,296
53-103	Jimmy John's	1,456
15434	The Learning Experience	11,070



PROPERTY
WEBSITE

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