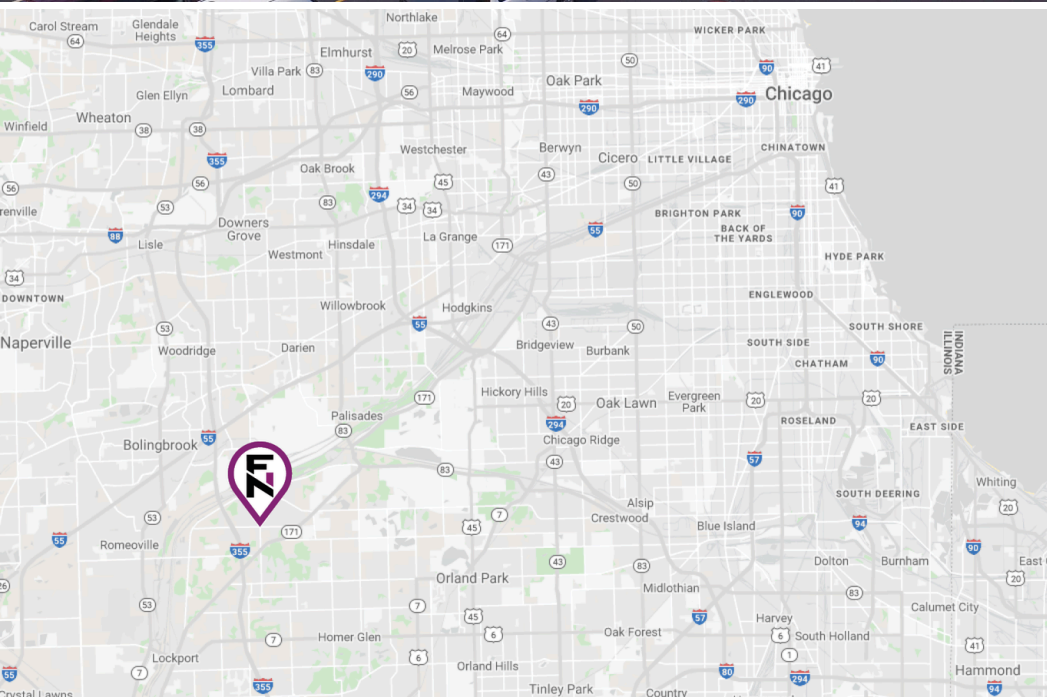


# LEMONT VILLAGE SQUARE

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



## 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



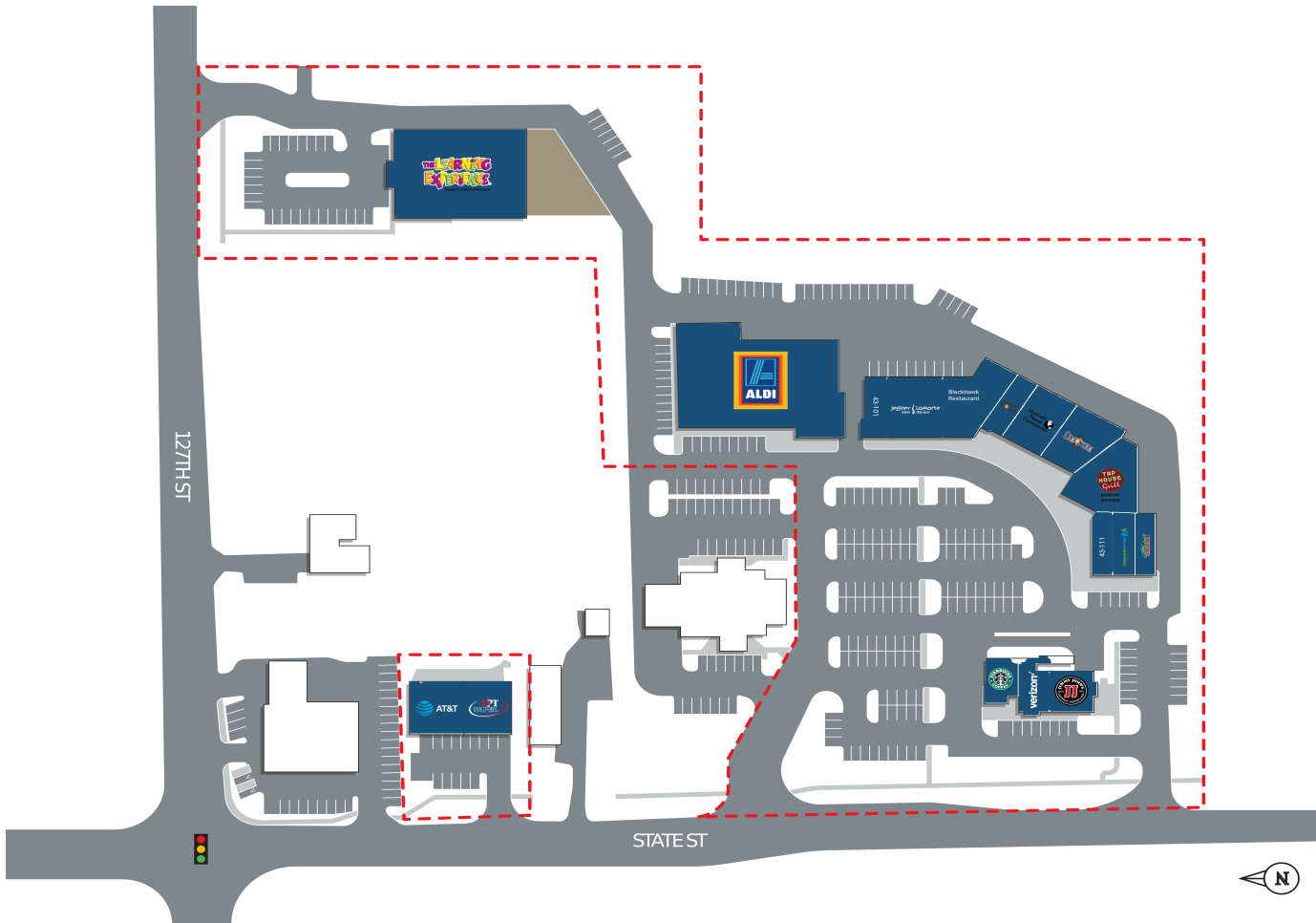
PROPERTY  
WEBSITE

Jeff Kellams | (317) 332-7722 | [jkellams@fnrpusa.com](mailto:jkellams@fnrpusa.com)

[fnrpusa.com](http://fnrpusa.com)

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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
<b>43-106</b>	<b>Stoetzel's Planet Chiropractic</b>	<b>1,850</b>
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

AVAILABLE
  AVAILABLE SOON
  LEASED
  NAP (NOT A PART)



PROPERTY  
WEBSITE

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**FIRST NATIONAL**  
REALTY PARTNERS



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