

# 151 Springfield Ave

Joliet, IL 60435

RETAIL INVESTMENT OPPORTUNITY FOR SALE



john  
green  
COMMERCIAL

# 151 Springfield Ave | Joliet, IL 60435

## RETAIL INVESTMENT OPPORTUNITY FOR SALE

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

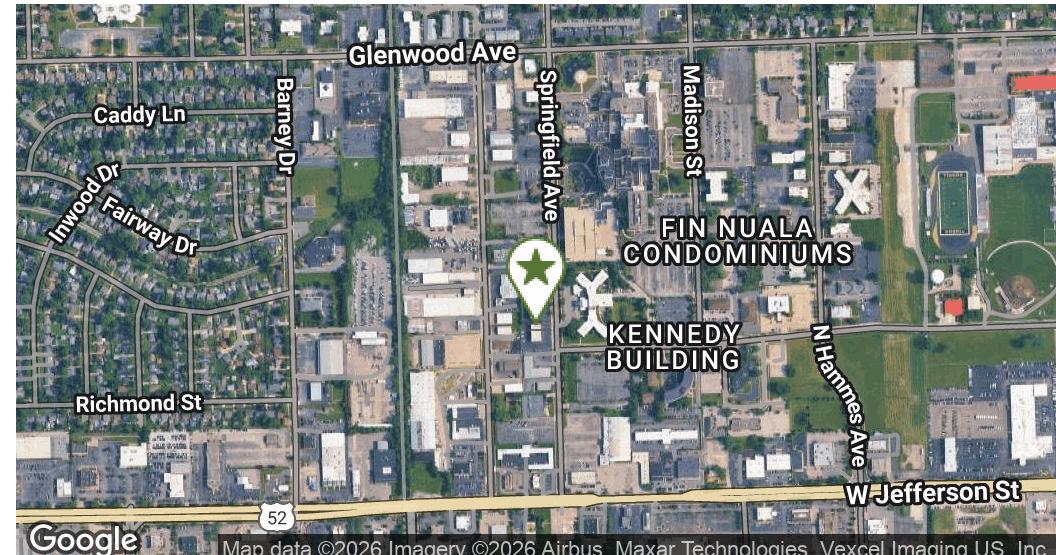
Sale Price:	\$884,900
Lot Size:	0.59 Acres
Year Built:	1974
Building Size:	10,000± SF
Zoning:	B-1, Joliet
Traffic Count:	4,315 (Springfield Ave.)
2024 Taxes:	\$8,795

### Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



### PROPERTY OVERVIEW

Two-story, multi-tenant retail strip center for sale in Joliet, featuring a mix of established tenants. This investment opportunity is fully leased offering strong, stable cash flow. Enjoy excellent visibility and ample parking for customers, all situated amid bustling businesses and restaurants. Easy access to the I-55 and I-80 interchanges.

### PROPERTY HIGHLIGHTS

- Fully Leased
- Established tenant base
- High-traffic area
- Near the I-55 and I-80 interchanges.

john  
green  
COMMERCIAL

# 151 Springfield Ave | Joliet, IL 60435

RETAIL INVESTMENT OPPORTUNITY FOR SALE

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Chris Condon

chriscondon@johngreencommercial.com

815.693.3005

The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john  
green  
COMMERCIAL

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

RENT ROLL							
Unit	Tenant	Lease Start	Lease End	Monthly Rent	Security Deposit	Next Rent Increase	\$ per Unit
A1, B2, C3	Steve Vesely d.b.a. ICON	8/1/25	7/31/27	\$3,375.00	\$500.00	Increase to \$3,476.25 on 8/1/26	\$1,125.00
D4, D5	Dr. David J Casper	1/1/22	12/31/27	\$1,762.76	\$1,615.00	Increase to \$1,815.71 in 2027	\$881.38
F6, G7	Vincent Moore d.b.a. Still Hungry Customs	6/1/25	5/31/26	\$2,000.00	\$3,000.00		\$1,000.00
H8	Eriana Bond	9/17/25	9/30/28	\$1,000.00	\$1,000.00	3% annual increase on 10/1	\$1,000.00
I9, J10	Latesha Turner-Houston	12/16/25	12/16/28	\$2,225.00	\$2,000.00	3% annual increase on 12/16	\$1,112.50

**TOTAL MONTHLY RENT: \$10,362.76**

### INCOME & EXPENSES

#### Income:

Annual Rent: \$124,353.12  
**TOTAL INCOME: \$124,353.12**

#### Expenses:

Taxes: \$8,794.60  
 Utilities: \$4,068.20  
 Repairs: \$12,000.00  
 Insurance: \$10,721.00  
**TOTAL EXPENSES: \$35,583.80**

**NOI: \$88,769.32**

**Chris Condon**

chriscondon@johngreenecommercial.com

815.693.3005

The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

# 151 Springfield Ave | Joliet, IL 60435

## RETAIL INVESTMENT OPPORTUNITY FOR SALE

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john  
green  
COMMERCIAL

# 151 Springfield Ave | Joliet, IL 60435

## RETAIL INVESTMENT OPPORTUNITY FOR SALE

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

### POPULATION

#### 0.5 MILES 1 MILE 1.5 MILES

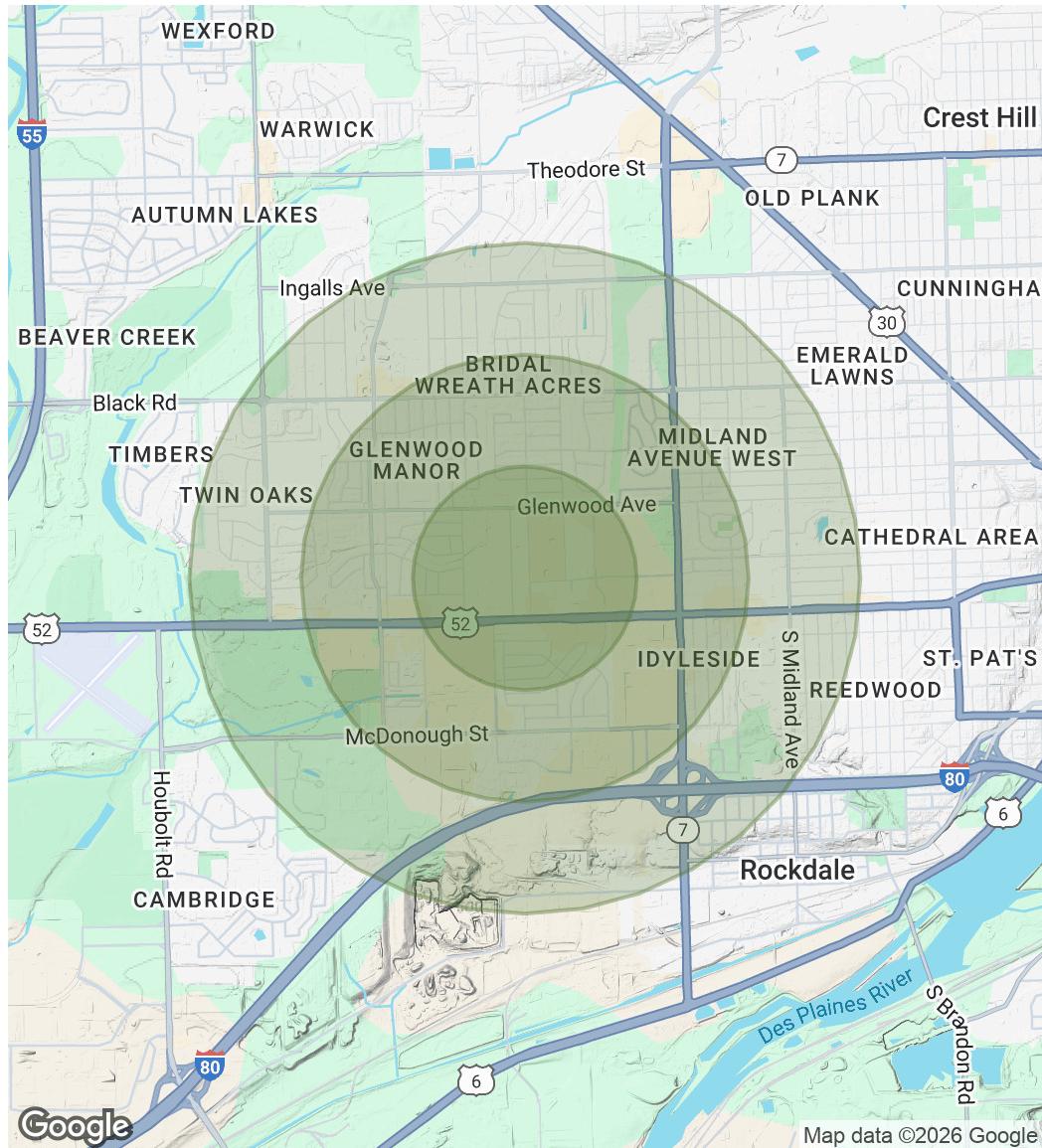
	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,031	11,351	25,159
Average Age	45	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	45	43

### HOUSEHOLDS & INCOME

#### 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,294	4,767	10,526
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,920	\$82,183	\$85,325
Average House Value	\$208,633	\$235,395	\$249,662

Demographics data derived from AlphaMap



Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john  
green  
COMMERCIAL