



LEASE

Retail Units Available at Centennial Plaza

1210-1264 STATE STREET

Lemont, IL 60439

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN) NNN/SF \$14.00 (2026)
BUILDING SIZE:	38,500 SF
AVAILABLE SF:	1,000 - 3,000 SF
LOT SIZE:	4.8 Acres
YEAR BUILT:	1997
RENOVATED:	2022
SUBMARKET:	Joliet/Central Will
APN:	22-32-107-014- 0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a leasing opportunity at Centennial Plaza in Lemont, Illinois. Centennial Plaza is in the prime retail corridor along 127th and State Street with high visibility. This 15-unit strip center is shadow-anchored by Jewel-Osco with only 2 units available. Join this multi-tenant mix of National and Local tenants including School of Rock, Hair Cuttery, Anytime Fitness, School of Rock, UPS Store, L.A. Tan, Fork & Spoon Restaurant. The +/-1,000 SF or ±3,000 SF open concept suites have an office and private restroom.

PROPERTY HIGHLIGHTS

- 2 Units Available ±1,000 or 3,000 SF Adjacent to Jewel Osco
- Open Concept | Office | ADA Restroom
- Shadow Anchored by Jewel-Osco
- High Visibility | Monument and Facade Signage
- Prime Retail Corridor | Signalized Entrance

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,000 - 3,000 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

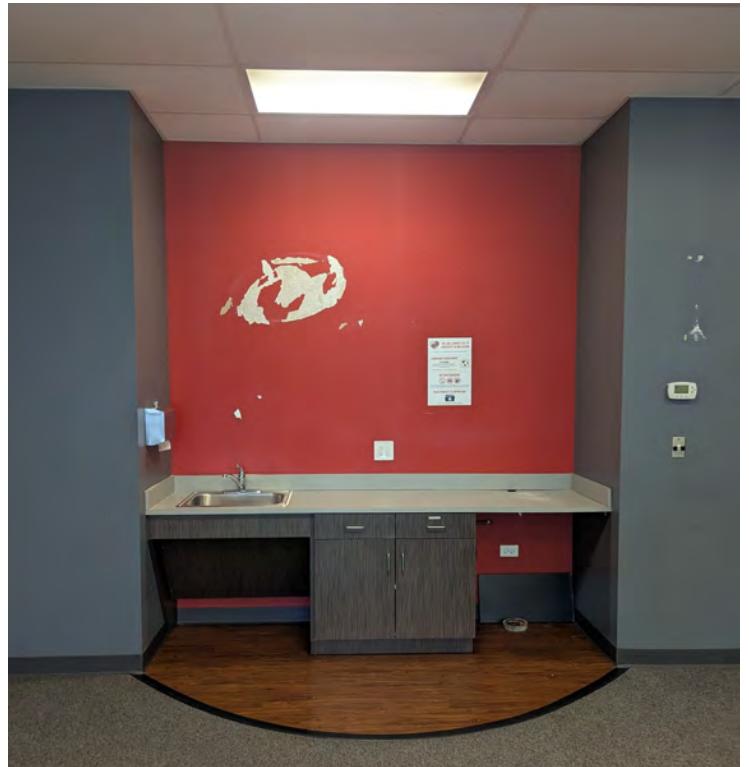
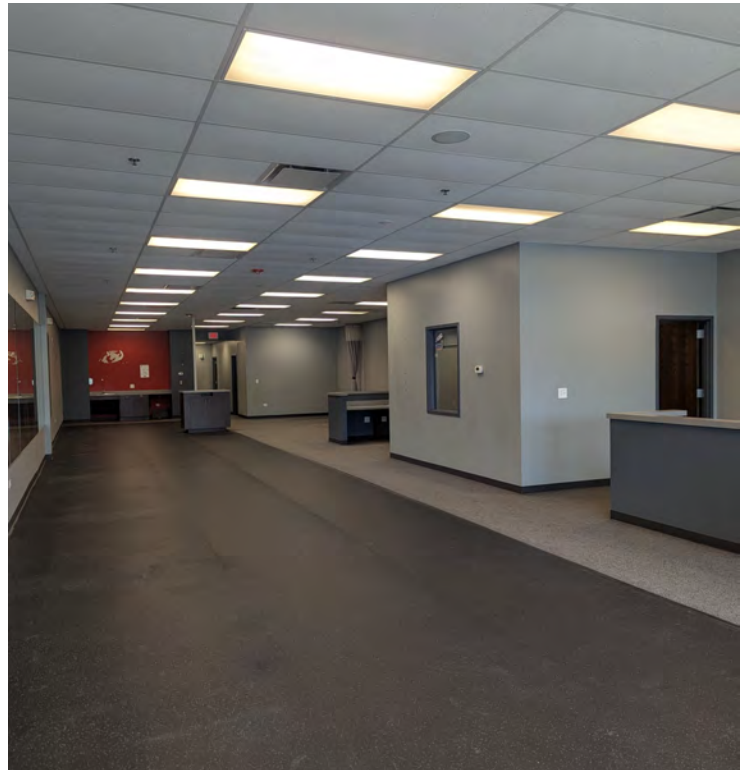
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

1210	Available	3,000 SF	NNN	\$22.00 SF/yr	1 Unit Available ±3,000 SF Adjacent to Jewel Osco Open Concept 2 Offices 2 ADA Restrooms Break/Utility Room with Washer/Dryer Hookup Shadow Anchored by Jewel-Osco 92% Occupancy High Visibility Monument and Facade Signage Prime Retail Corridor Signalized Entrance
1226	Available	1,000 SF	NNN	\$22.00 SF/yr	+/- 1,000 SF Available Open Concept Private Restroom Office Storage Area Plenty of Parking High Visibility Monument and Facade Signage

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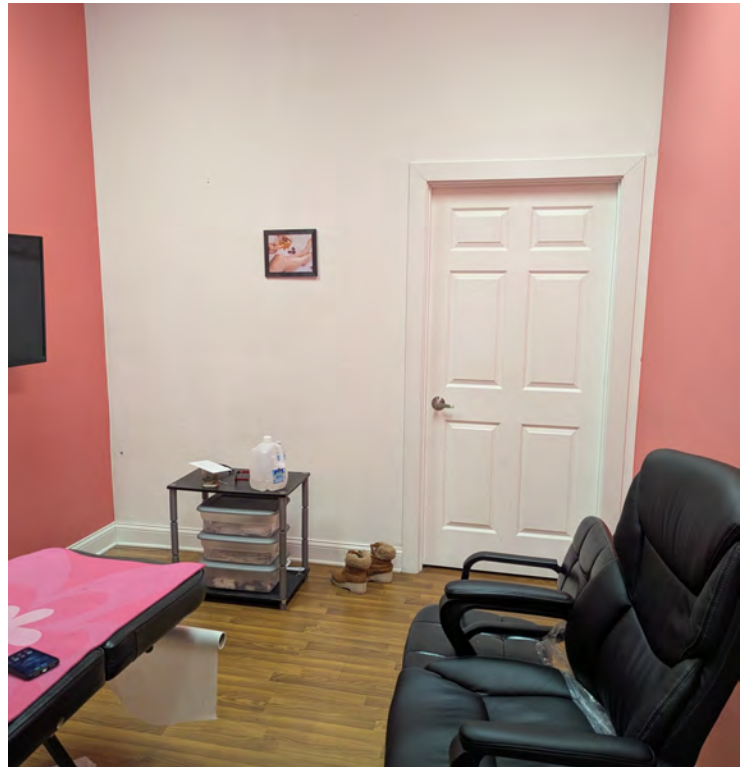
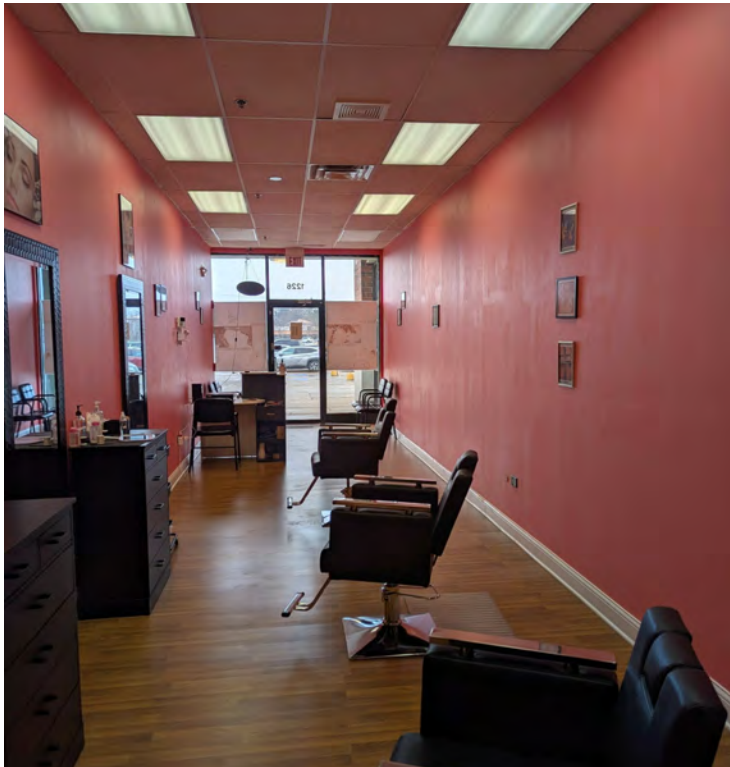
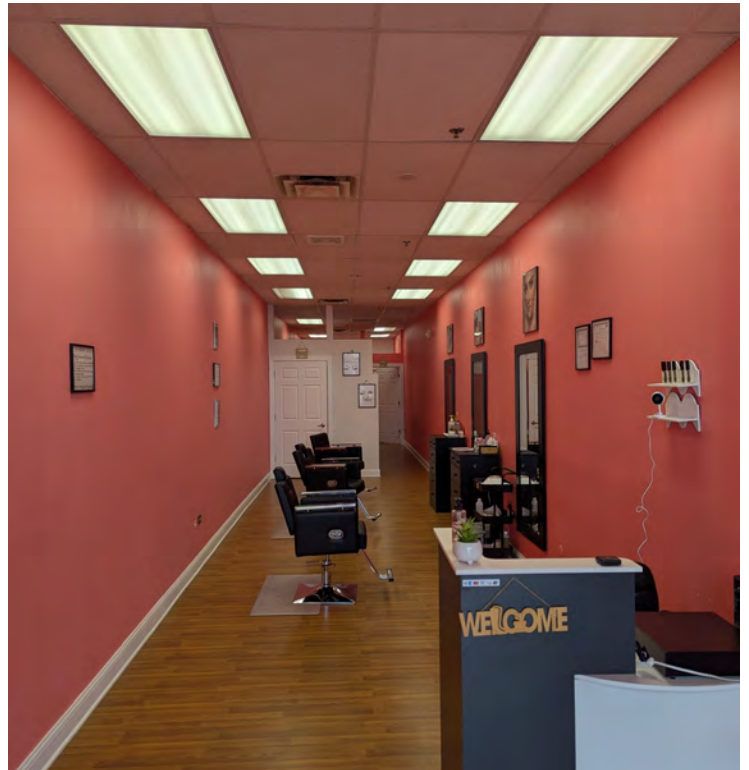
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1210: INTERIOR PHOTOS



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1226: INTERIOR PHOTOS



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PLAZA PHOTOS



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AERIAL PHOTO



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RETAILER AERIAL



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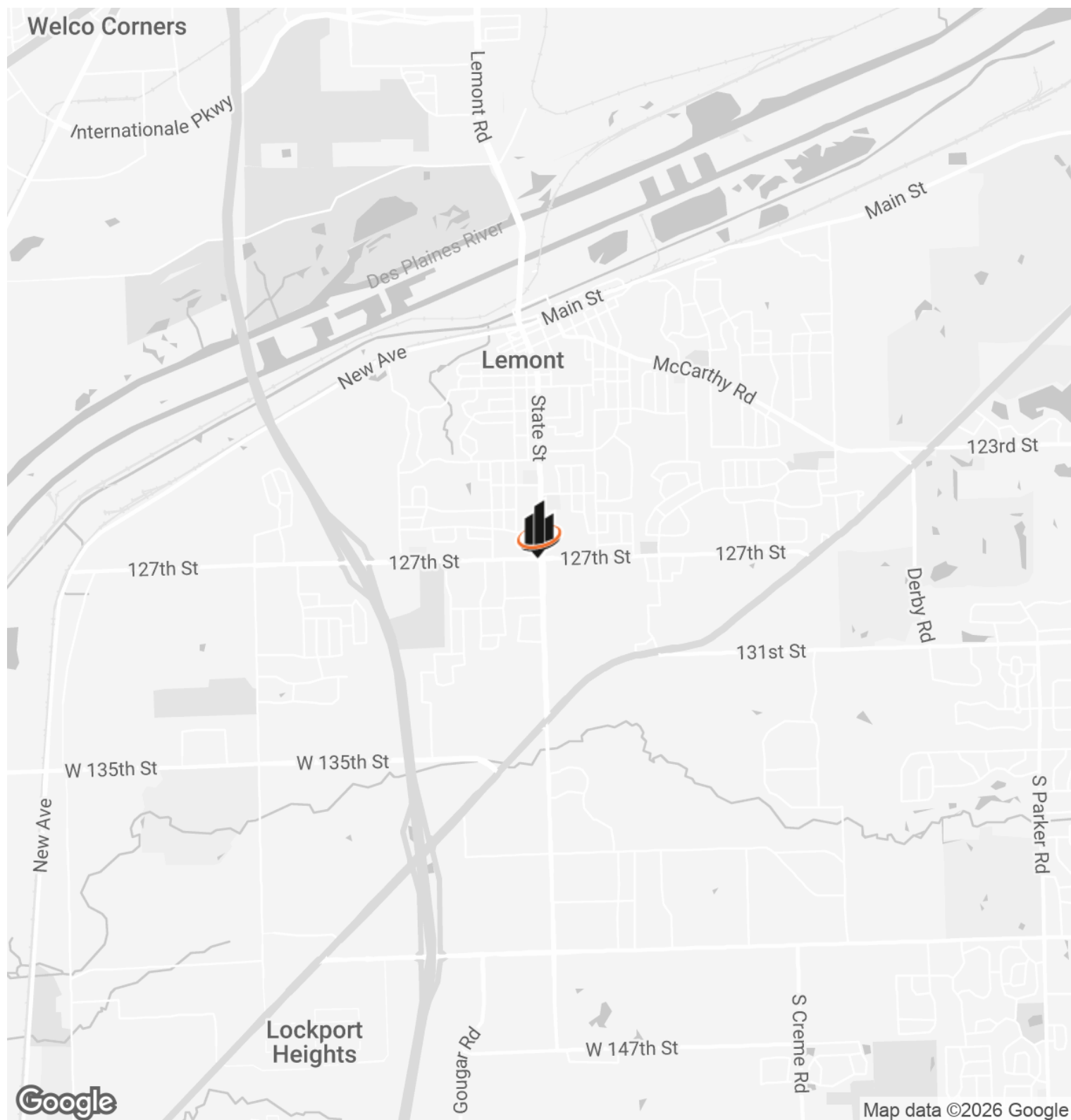
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LOCATION MAP



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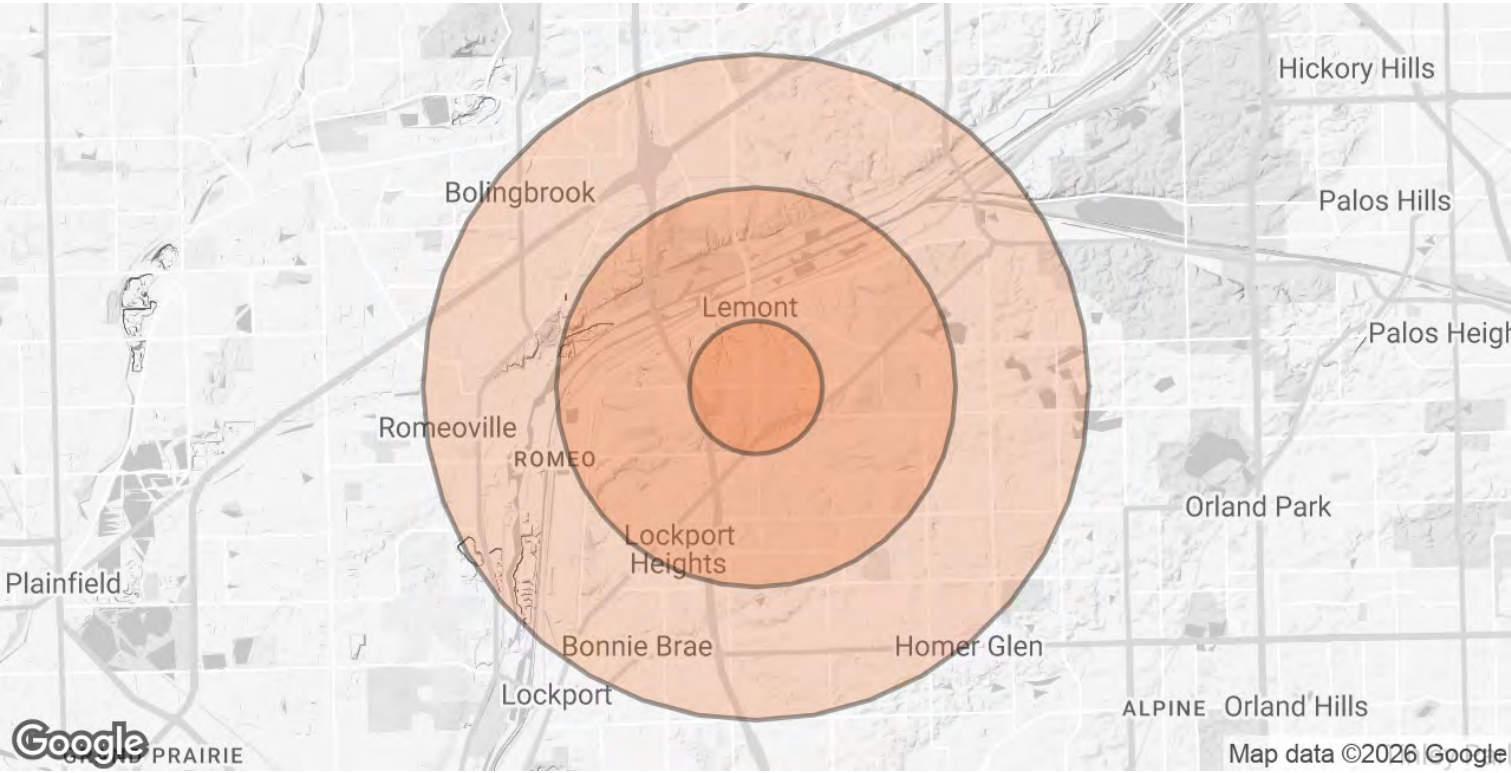
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,349	27,853	79,525
AVERAGE AGE	40.5	40.0	37.8
AVERAGE AGE (MALE)	40.9	39.9	36.9
AVERAGE AGE (FEMALE)	40.5	40.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,770	9,374	26,490
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$109,091	\$101,871	\$94,958
AVERAGE HOUSE VALUE	\$385,404	\$403,257	\$378,962

* Demographic data derived from 2020 ACS - US Census

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