

**Retail Building for Lease at Diamond Point**  
Rt. 113 Division Street (Rt. 113)  
Diamond IL 60461



# RETAIL BUILDING FOR LEASE AT DIAMOND POINT

**Rt. 113 Division Street (Rt. 113)**  
**Diamond IL 60461**

**For more information contact:**

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Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



**County:** Will  
**Township:** Wilmington  
**Gross Land Area:** 1.25 Ac Retail Lot for 7200 SF Retail Center  
**Property Type:** Commercial retail building  
**Possible Uses:** Retail Leasing  
**Buildings:** 7200 Square Foot Retail Center in 1200 SF partitions. Drive through option  
**Utilities:** All utilities available at the site  
**Zoning:** B-3 General Business District



**FOR LEASE:**

- 7200 total square feet
- 1200 square foot minimum unit size
- End unit drive up window optional
- Easy access to Rt. 113 (Division St.)
- Located in the commercial/retail corridor of Diamond/Coal City/Braidwood/Wilmington
- Only 3/4 of a mile to busy I-55 with over 30,000 VPD.
- Low Will County taxes
- Part of the Diamond Point Commercial center
- Located in the middle of an under served population of 40,000
- Taco Bell/KFC is having incredible success at this location.
- Two more national companies are looking at the outlot to the west of this building
- Diamond is the home of the first ever indoor skeet & trap shooting range
- The 15 minute drive time market GAP is over \$85,800,000
- Demographic reports available upon request



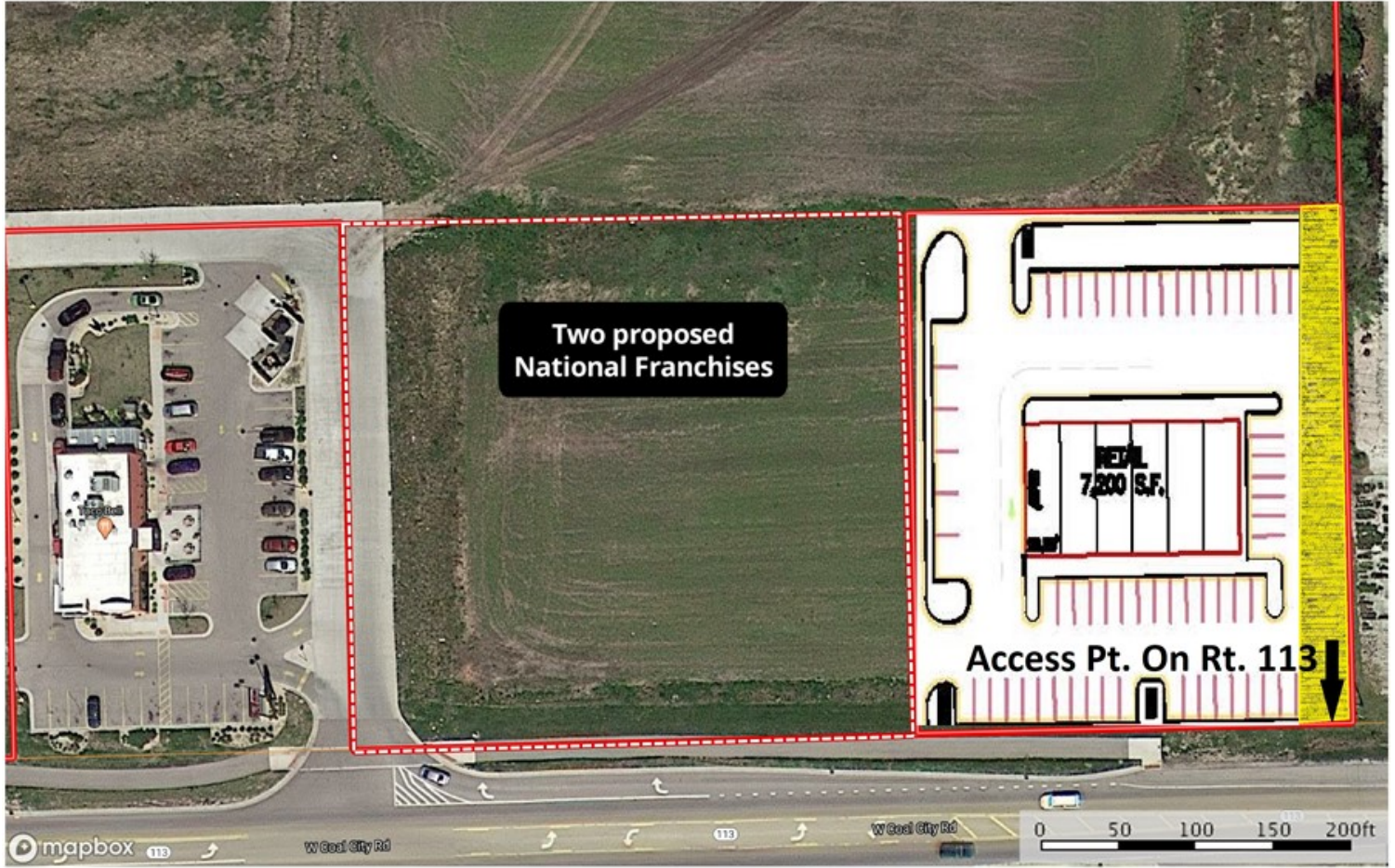
**Mark Goodwin**  
**Phone: 815-741-2226**  
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PROPOSED RETAIL BUILDING AT DIAMOND POINT



### LOCATION OF THE DIAMOND POINT RETAIL CENTER

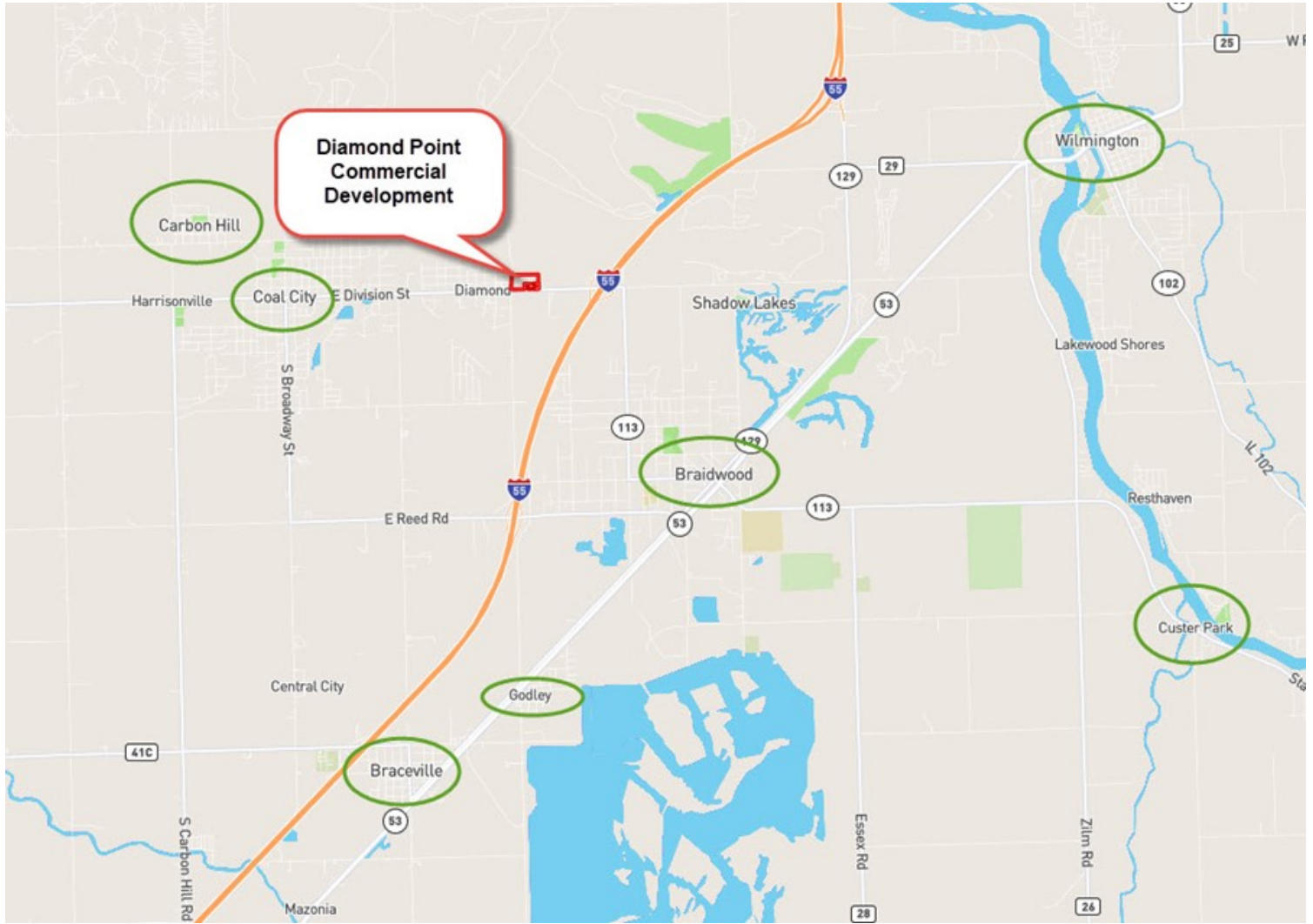
#### D) Retail Center Outline Will County, Illinois, 1 AC +/-



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**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

LOCATION OF DIAMOND AND SURROUNDING TOWNS





AERIAL MAP OF DIAMOND POINT COMMERCIAL DEVELOPMENT



TAPESTRY REPORT

## TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Learn more...	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	9.9%	0
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	3,859	33.91%	7.5%	453
GenKurban (L5)	2,918	25.64%	11.4%	226
Cozy Country Living (L6)	3,012	26.47%	12.0%	221
Ethnic Enclaves (L7)	0	0.00%	7.1%	0
Middle Ground (L8)	279	2.45%	10.9%	23
Senior Styles (L9)	0	0.00%	5.8%	0
Rustic Outposts (L10)	1,312	11.53%	8.2%	140
Midtown Singles (L11)	0	0.00%	6.2%	0
Hometown (L12)	0	0.00%	6.1%	0
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

### Key Facts

**\$189,026**  
Median Home Value

**\$69,929**  
Median HH Income

**2.7**  
Home Value to Income Ratio

**40.6**  
Median Age

**11,380**  
Households

### Education

**6%** No HS Diploma

**42%** HS Graduate

**37%** Some College

**15%** Degree or Higher

### Age Profile

Dots show comparison to Grundy County

### Households By Income

The largest group: \$100,000 - \$149,999 (20.1%)  
 The smallest group: \$200,000+ (3.9%)

Indicator	Value	Difference
<\$15,000	8.4%	+0.5%
\$15,000 - \$24,999	7.6%	-1.8%
\$25,000 - \$34,999	6.8%	-0.4%
\$35,000 - \$49,999	10.5%	+0.4%
\$50,000 - \$74,999	19.6%	+2.0%
\$75,000 - \$99,999	15.7%	-0.7%
\$100,000 - \$149,999	20.1%	+0.4%
\$150,000 - \$199,999	7.5%	-1.9%
\$200,000+	3.9%	-1.6%

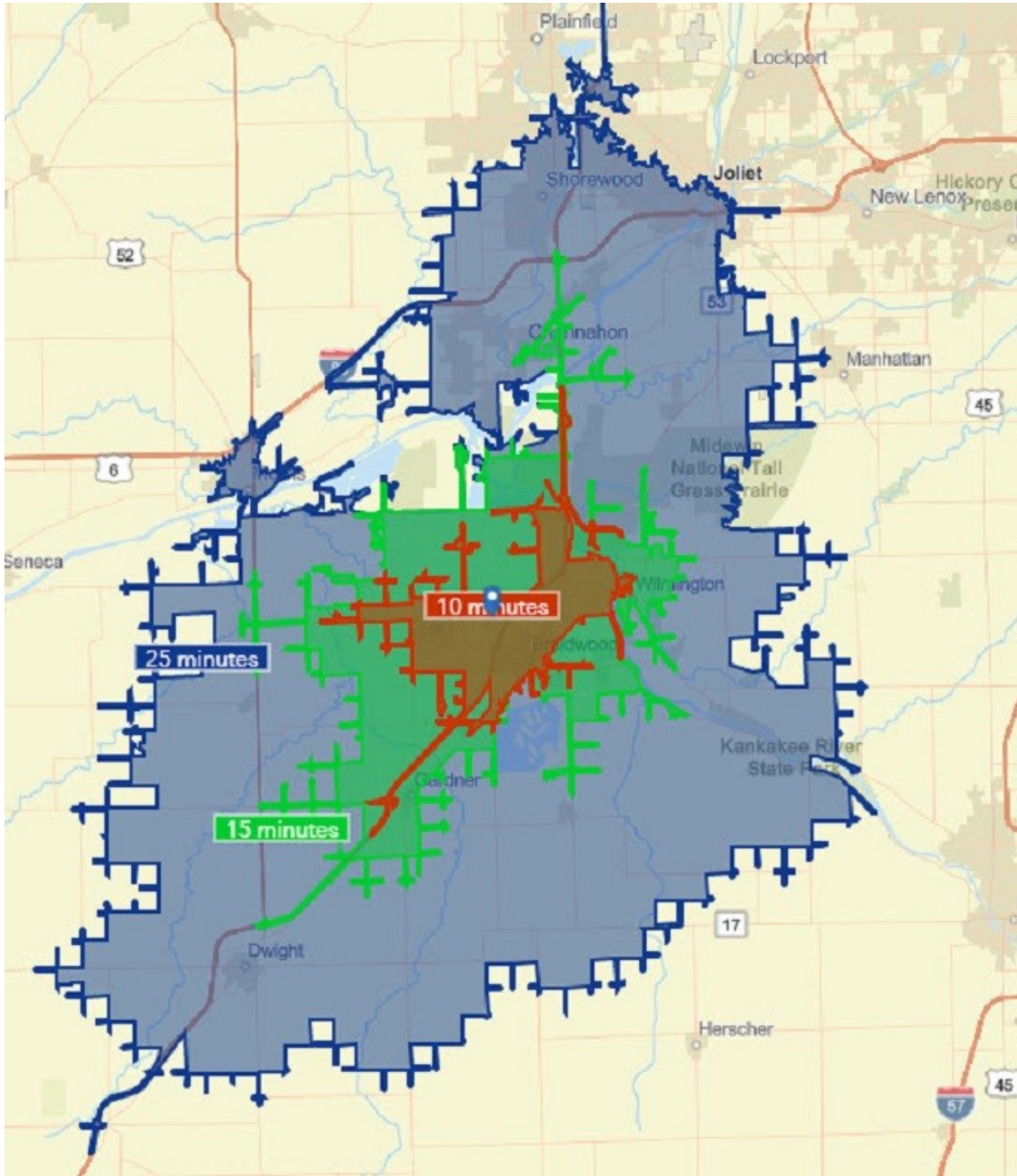
Bars show deviation from Grundy County

### E Division St

### Tapestry Segments

<b>4C</b> Middleburg	3,149 households	<b>27.7%</b> of Households
<b>5D</b> Rustbelt Traditions	1,384 households	<b>13.9%</b> of Households
<b>6E</b> Salt of the Earth	1,140 households	<b>10.0%</b> of Households

15 MINUTE DRIVE TIME MAP FOR DIAMOND POINT COMMERCIAL RETAIL CENTER



## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



## AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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