

456 NELSON ROAD NEW LENOX



 **LEE &
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COMMERCIAL REAL ESTATE SERVICES
HEALTHCARE

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PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS:	456 Nelson Road, New Lenox, IL
PROPERTY TYPE:	Freestanding medical office
BUILDING SIZE:	9,397 SF
LEASE RATE:	Negotiable
LEASE STRUCTURE:	NNN

PROPERTY DESCRIPTION:

The building was originally designed for a pain management practice and is equipped with infrastructure that supports today's healthcare demands. With robust electrical capacity, extensive plumbing, and upgraded HVAC systems, the property is well suited for high intensity medical use. The existing improvements provide a seamless transition for pain management, physical therapy, orthopedic, vascular, regenerative medicine, primary care, or many other medical uses.

The property has been significantly enhanced from the parking lot through the mechanical systems and interior buildout. The site features convenient ingress and egress along with ample parking for patients and staff. The exterior delivers strong curb appeal with professional architectural elements, clear sight lines from the roadway, and prominent signage opportunities that reinforce brand identity.

Inside, the layout reflects thoughtful planning around patient flow, privacy, and operational functionality. The existing buildout allows for immediate occupancy with minimal downtime, substantially reducing startup costs and construction timelines.

456 Nelson Rd offers a true plug and play medical opportunity in a highly visible New Lenox Location.



PROPERTY HIGHLIGHTS:

- Standalone medical office building for lease
- Infrastructure tailored for medical use with sufficient power, plumbing, and HVAC
- High visibility location on a major thoroughfare
- Excellent signage and branding opportunity
- Ample onsite parking with easy access
- Strong surrounding trade area and established commercial corridor
- Significant interior and exterior improvements

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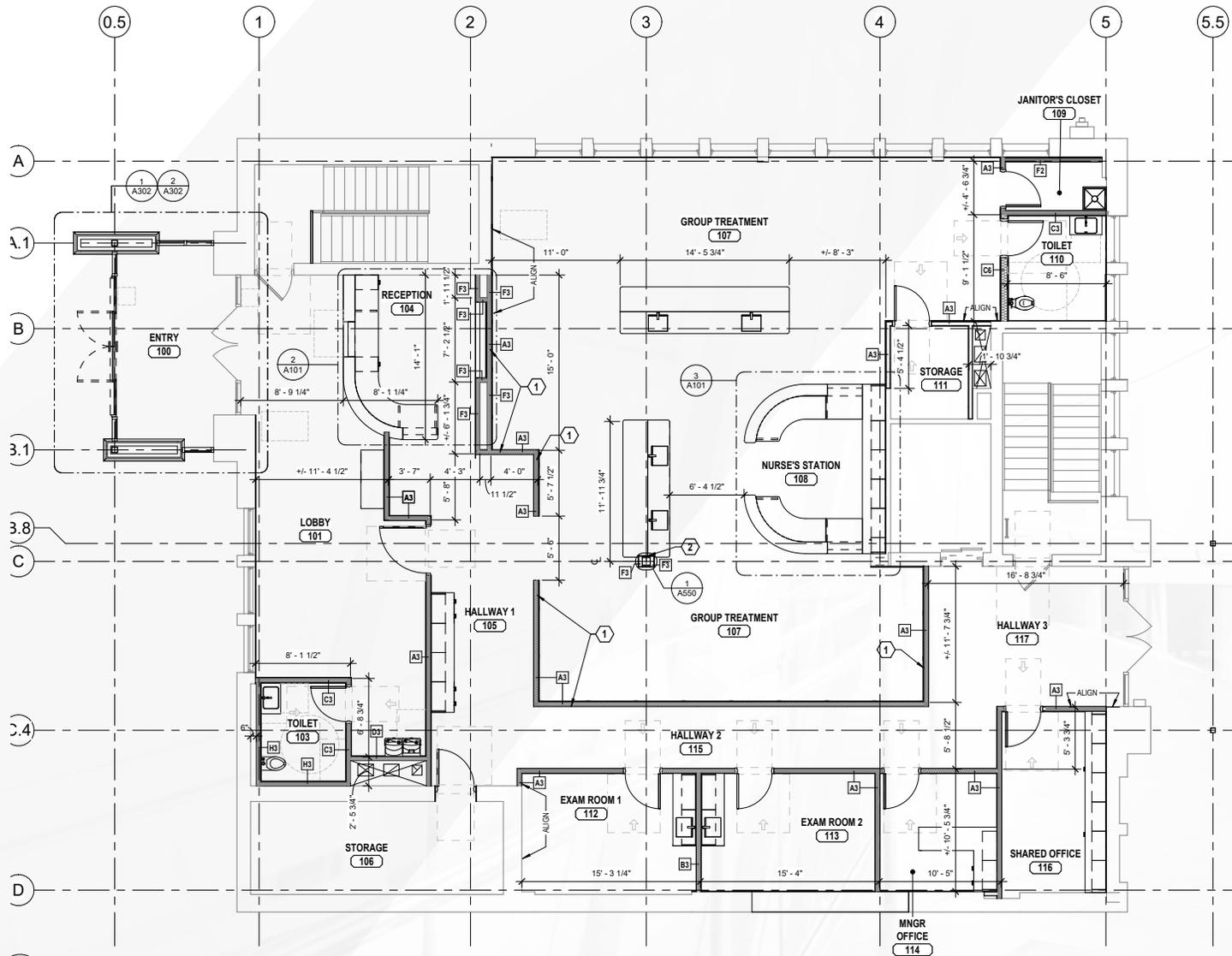
PROPERTY PHOTOS



PROPERTY PHOTOS

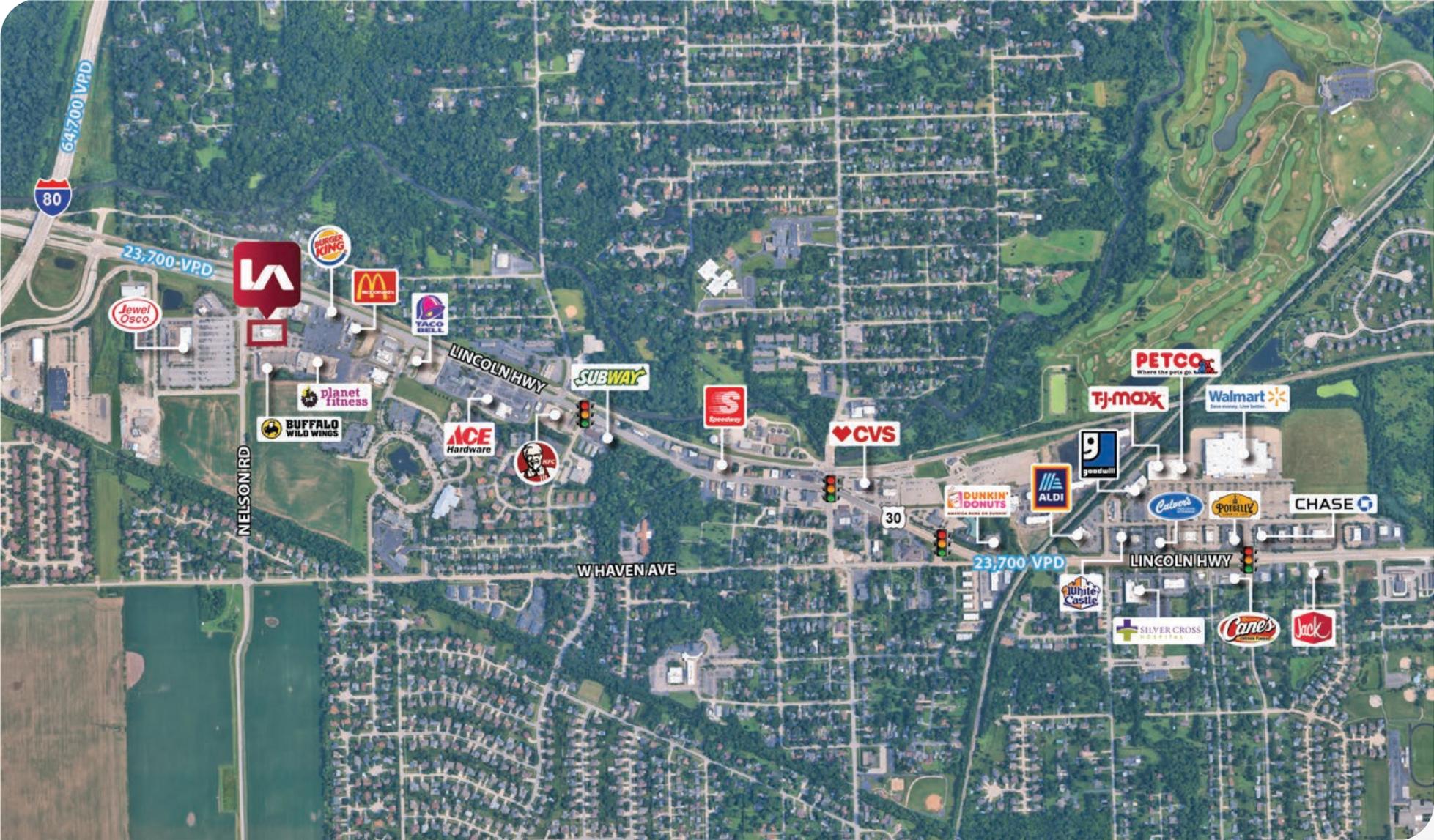


SITE PLAN



[CLICK HERE TO VIEW FULL SITE PLAN](#)

RETAILER AERIAL



LOCATION OVERVIEW

Positioned along one of New Lenox's primary commercial corridors, 456 Nelson Rd presents a rare opportunity to lease a fully improved medical facility in a dominant trade area. This standalone asset offers exceptional visibility, convenient access, and strong daily traffic counts, making it ideal for medical users seeking both operational efficiency and brand presence.

Located within a strong retail and medical corridor in New Lenox, the property benefits from established neighboring businesses, dense residential rooftops, and consistent traffic patterns. The standalone configuration provides operational independence, enhanced signage control, and a professional healthcare setting that supports long term growth.

NEW LENOX

New Lenox is a well established community in Will County community located approximately 36 miles southwest of Downtown Chicago with a population of approximately 27,000 residents. Known for its strong residential neighborhoods and highly regarded school districts, the Village blends small-town charm with modern suburban living - offering a peaceful residential atmosphere while still providing access to big-city amenities. New Lenox benefits from excellent regional connectivity via the Metra Rock Island District commuter rail line, providing direct access to downtown Chicago and surrounding south and southwest suburbs. The Village is also well positioned near major transportation corridors including I-80 & I-355, enhancing accessibility for residents and businesses alike. Strong household incomes, long-term residency, and consistent demand for healthcare and service-oriented uses contribute to the area's long-term stability and overall investment appeal.



DEMOGRAPHICS

1 MILE

3,887
Estimated Population

1,611
Number of Households

\$130,893
Household Income

\$11.6M
Annual Healthcare Expenditure

3 MILES

36,637
Estimated Population

13,056
Number of Households

\$145,960
Household Income

\$90.1M
Annual Healthcare Expenditure

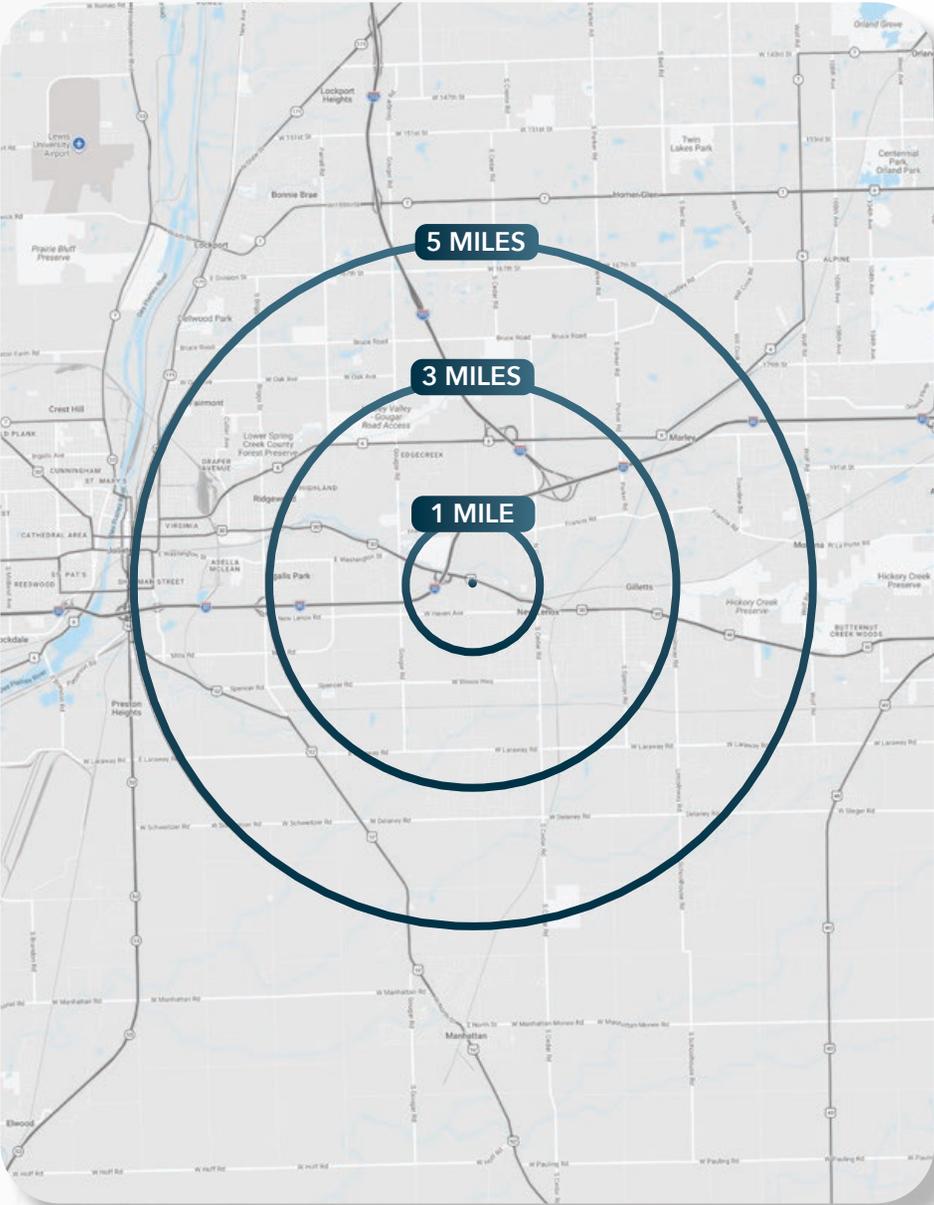
5 MILES

101,317
Estimated Population

34,592
Number of Households

\$141,308
Household Income

\$237M
Annual Healthcare Expenditure



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