



For Lease

Retail / Healthcare Space

2004 - 2134 W. Jefferson Street, Joliet, IL 60435

\$10.50 - \$18.00 SF/yr (NNN)

Retail leasing opportunity at Marycrest Shopping Center has spaces ranging from 503 to 16,583 square feet, ample parking with a ratio of 3.67 spaces per 1,000 square feet, and excellent visibility with 1000 feet of frontage on Jefferson Street. Benefit from strong demographics, including a population of 147,000 within 5 miles. Co-Tenants include a balanced mix of National and local businesses.

16,583 sf Former Healthcare Facility available!

Contact us:

Brad Belden

Senior Vice President
773 531 6886
Brad.Belden@colliers.com

Scott Reinish

Senior VP
847 444 5727
scott.reinish@colliers.com

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Property Summary

SUITE	TENANT	SQ-FT
110-120-130	POSH SALON SUITES	6,431
140	AVAILABLE	2,320
150	AVAILABLE	2,311
160	AVAILABLE	1,690
2004	POPUS G POPCORN	1,850
2006-08	PAULIE'S PUB	4,590
2010	TOBACCO PLUS	1,210
2012-16	CLAIR BEAUTY MART	13,650
2018	AVAILABLE	3,899
2020-2102	POSH SALON SUITES	2,548
2110A	AVAILABLE	673
2110	AVAILABLE	2,051
2114	AVAILABLE	503
2116	AVAILABLE	1,298
2118	ALL FUR DOGS	718
2120	AVAILABLE	2,413
2126	AVAILABLE	2,942
2128	RENT A CAR	7,436
2130	AVAILABLE	7,425
2132	FORMER HEALTH CARE	16,583
2134C-D-E	LAUNDRY WORLD	8,602
2134	GALLERIA FURNITURE	20,000
2134A	DOLLAR TREE	10,113
2134B	SELF STORAGE	24,000

Property Highlights

- 16,583 sf Healthcare facility available (Provena)
- Property was renovated in 2018
- 1000' of frontage on Jefferson St.
- Location is minutes from I-80 and I-55
- Ample parking on-site
- 401K Residents within a 20-minute drive
- Strong Shopping Regional Corridor
- Traffic Counts of 24K+
- Signalized Intersection
- Pylon Sign

Offering Summary

Lease Rate:	\$10.50 - \$18.00 SF/yr (NNN)
Available SF:	503 - 16,583 SF
Building Size:	170,928 SF
Taxes:	\$1.40 SF/yr
Expenses:	\$1.75 SF/yr
Zoning:	C

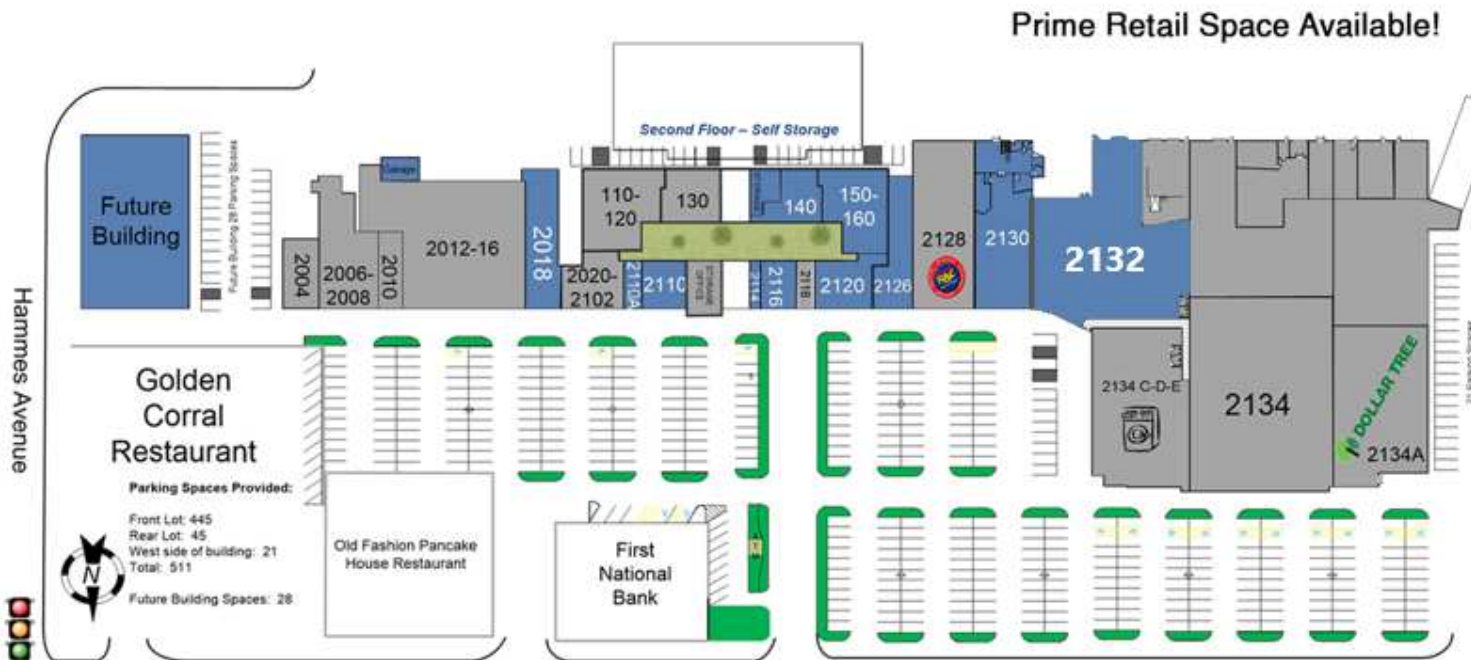
Spaces	Lease Rate	Opex	Space Size
2018 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	3,897 SF
2110A W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	673 SF
2110 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	2,051 SF
2114 W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	503 SF
2116 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	1,298 SF
2120 W. Jefferson St. (copy)	\$14.50 SF/yr	\$3.15 SF/yr	2,413 SF
2126 W. Jefferson St.	\$13.00 SF/yr	\$3.15 SF/yr	2,942 SF
2130 W. Jefferson St.	\$16.00 SF/yr		7,425 SF
2132 W. Jefferson St. (copy)	\$15.00 SF/yr		16,583 SF

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 Senior Vice President
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Site Plan

- ▶ View Online
- ▶ View Video
- ▶ Take A Tour



West Jefferson Street - US Route #52

24,561 VPD

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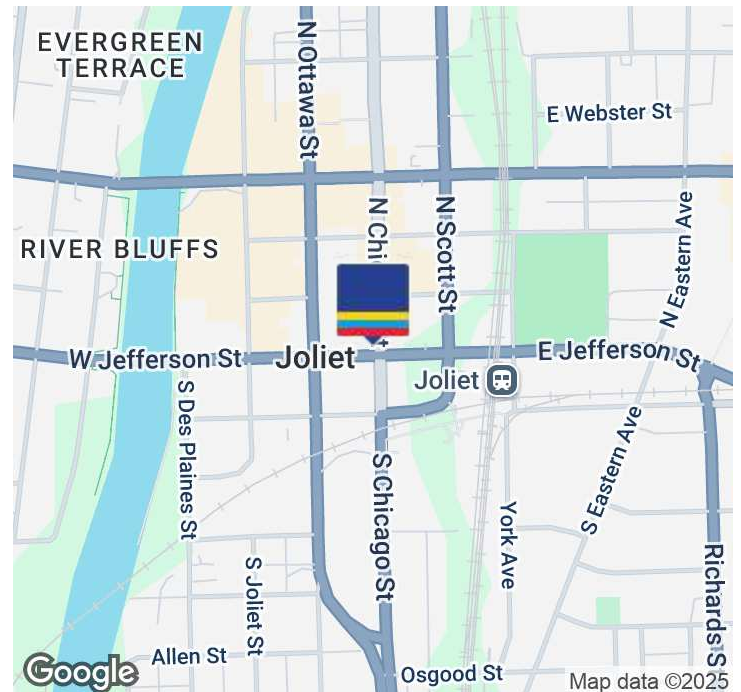
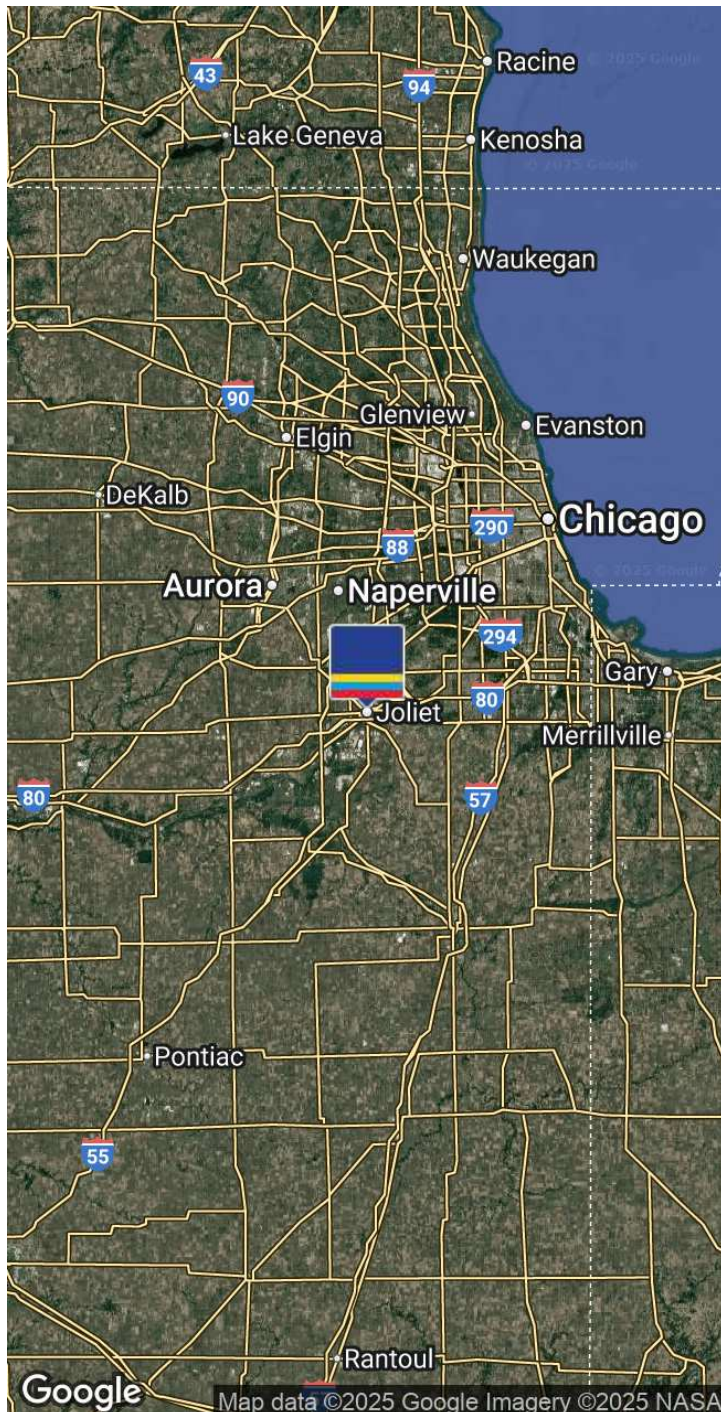
Area Tenants



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Location Map



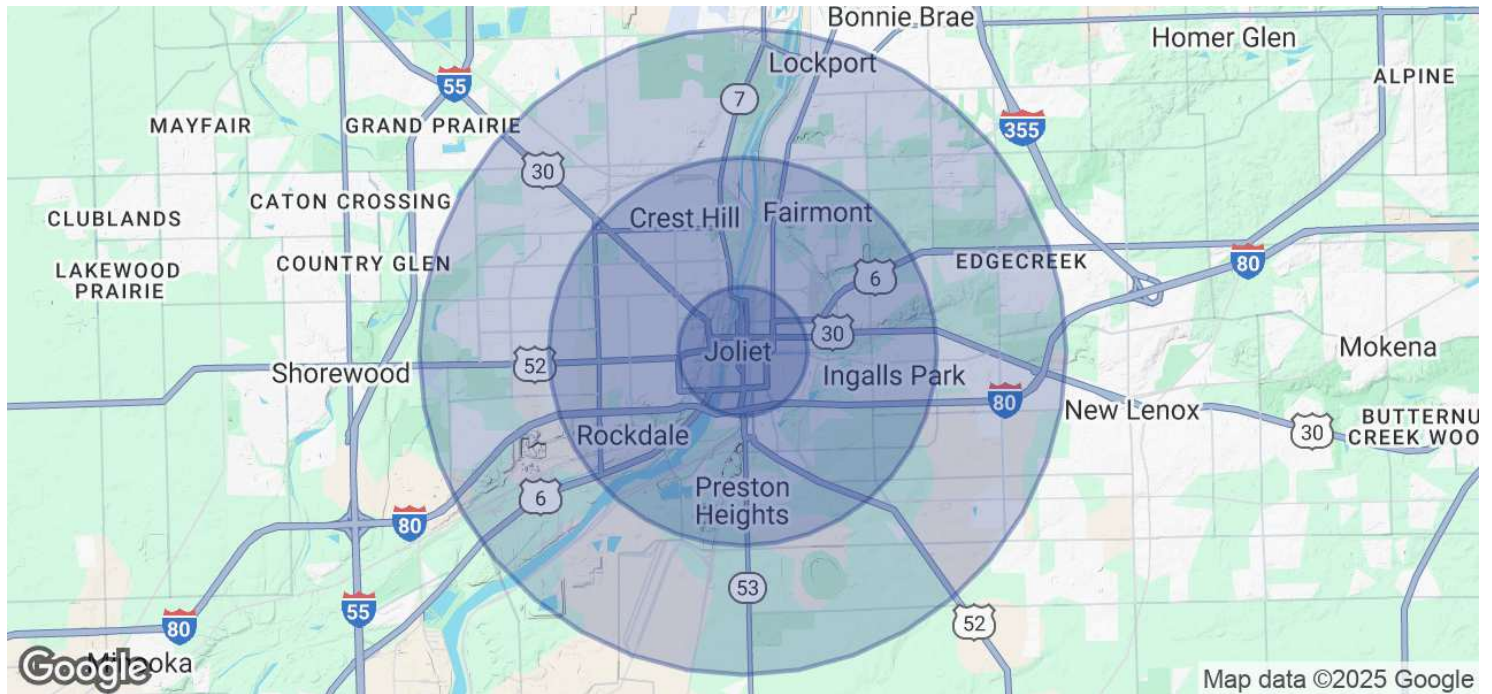
Location Overview

Joliet, Illinois, a vibrant city southwest of Chicago, offers a rich history, stunning architecture, and a diverse economy. Enjoy outdoor activities along the Des Plaines River, thrilling entertainment at the Chicagoland Speedway and Route 66 Raceway, and a lively arts scene. With convenient transportation and a range of amenities, Joliet is an ideal place to live, work, and visit. Explore the historic downtown, experience cultural events, and take advantage of the city's strong industrial sectors, including manufacturing, healthcare, education, and logistics. Whether it's nature, entertainment, or economic opportunities, Joliet has something for everyone.

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Demographics Map & Demos BB



Population	1 Mile	3 Miles	5 Miles
Total Population	19,957	85,418	146,898
Average Age	35	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,736	30,823	53,329
# of Persons per HH	3	2.8	2.8
Average HH Income	\$63,009	\$72,738	\$89,360
Average House Value	\$179,351	\$195,864	\$235,887

Demographics data derived from AlphaMap

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