



FOR LEASE

3,484 SF AVAILABLE IMMEDIATELY

15724 S. IL ROUTE 59, PLAINFIELD, IL 60544



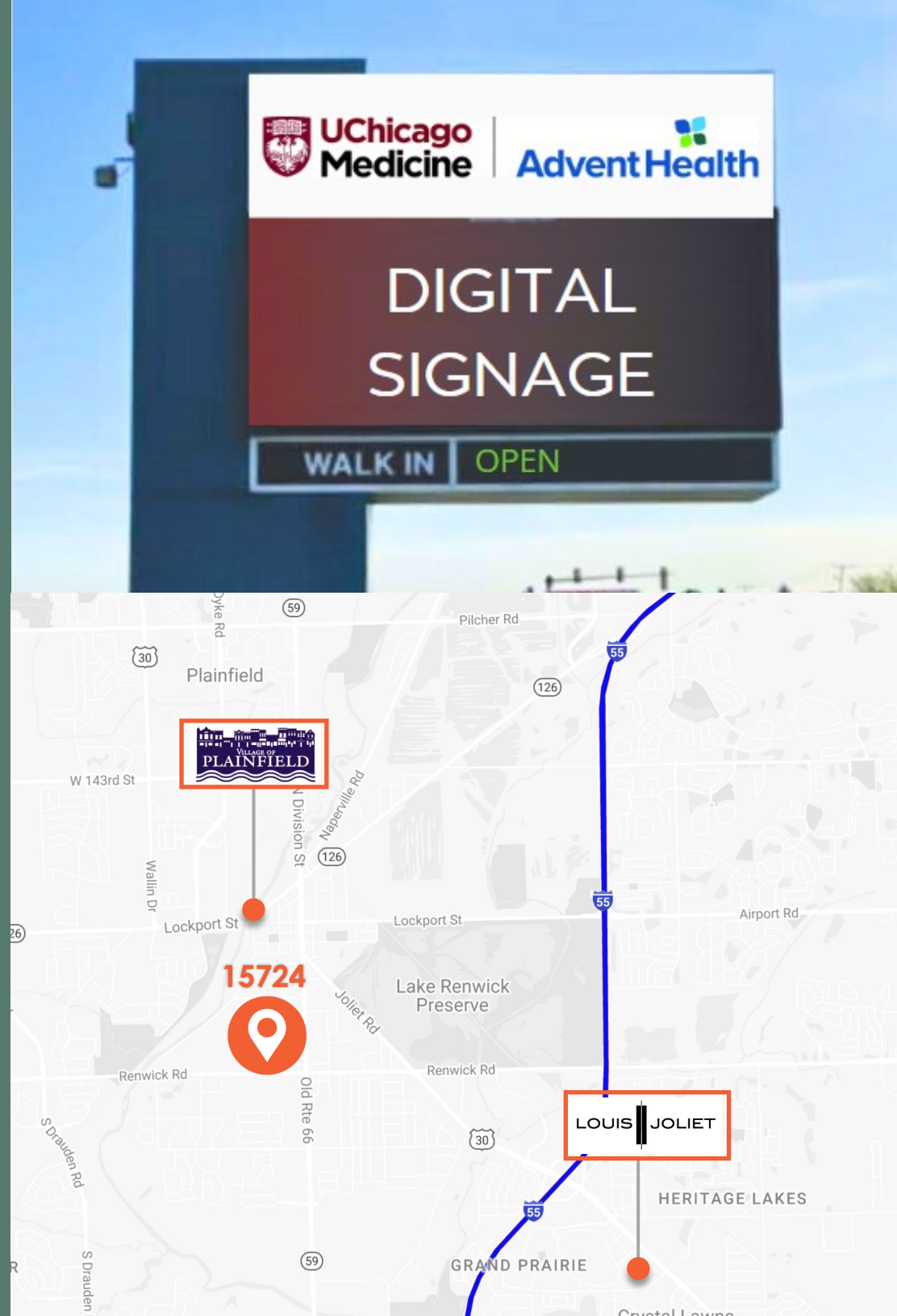
MEDICAL PROFESSIONAL OFFICE SPACE

# LOCATION/BUILDING HIGHLIGHTS

Over the last 20 years, Plainfield has experienced tremendous growth and seen major developments, which include Edward Elmhurst, Duly, Ascension St. Joseph, and Adventist Bolingbrook.

This is a dynamic location just south of downtown Plainfield. Plainfield has seen considerable growth in recent years and continues to be the top performer in both Will County and the state of Illinois for construction and population growth.

- Excellent Route 59 visibility - 22,200 VPD
- Improved contiguous medical suites
- Digital signage available
- On-site property management
- Abundant parking, covered sidewalks
- Less than three miles from Interstate 55
- One mile south of downtown Plainfield
- Plainfield #1 in Will Co. in SF housing Permits for the last 4 years



# 15724 S. IL Route 59

**BUILDING SIZE:** 8,331 SF

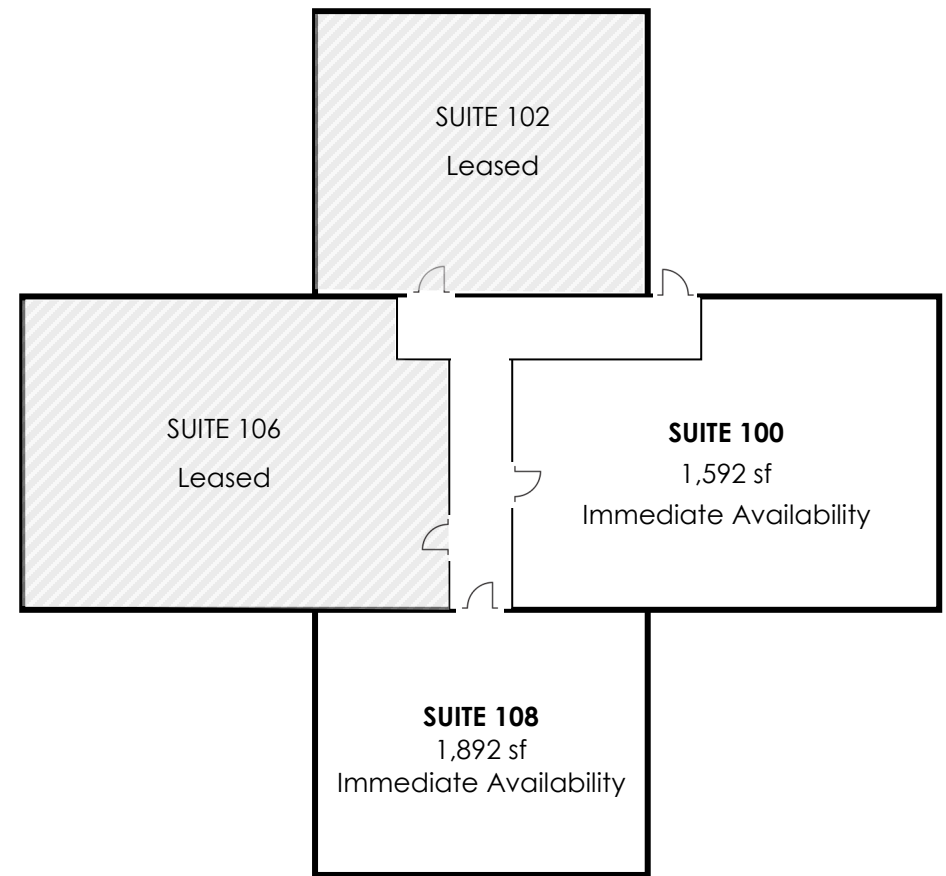
**PARKING:** 60 surface spaces

**LEASE RATE:** \$12.00 /SF NNN

**ADDITIONAL EXPENSES:** \$10.00 /SF

**RESTROOMS:** Located in each suite.

**EXISTING TENANTS:** UChicago Medicine, Advent Health, Wounded Healers Counseling Services, ENT Specialists, Cardiology

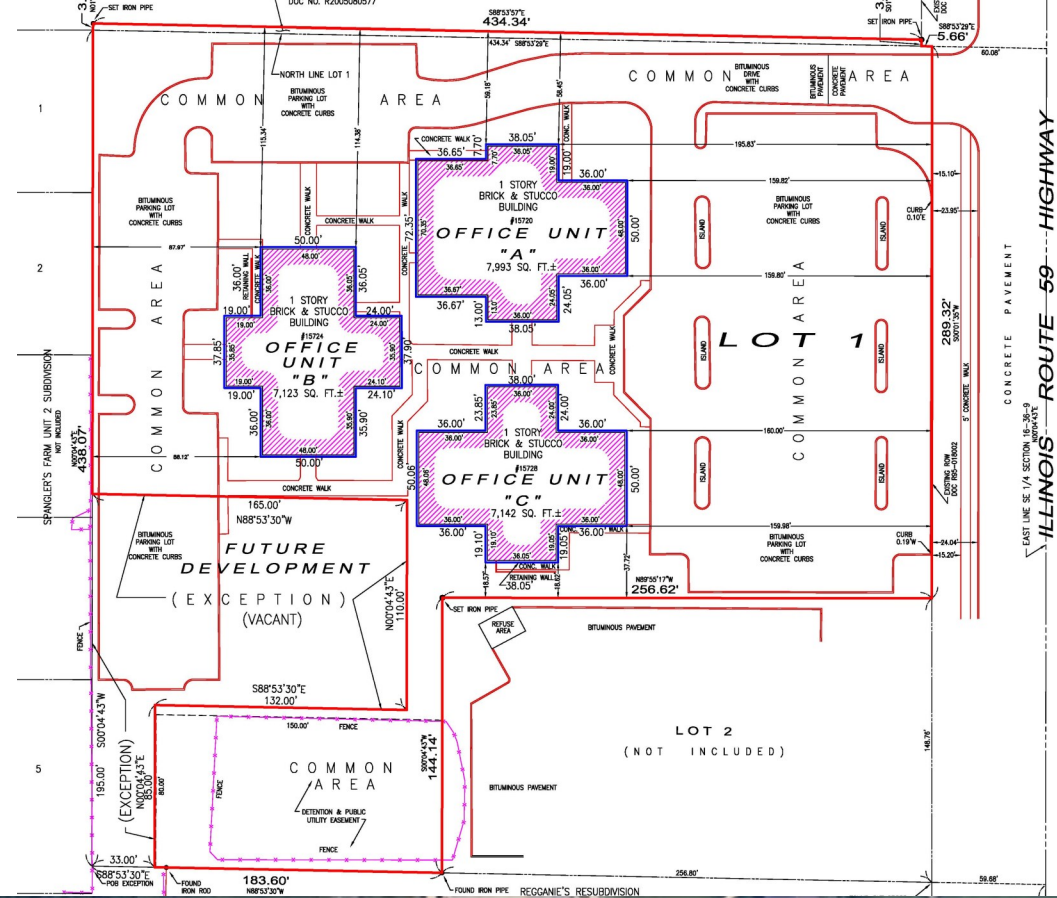


# CAMPUS SURVEY

3+ ACRES

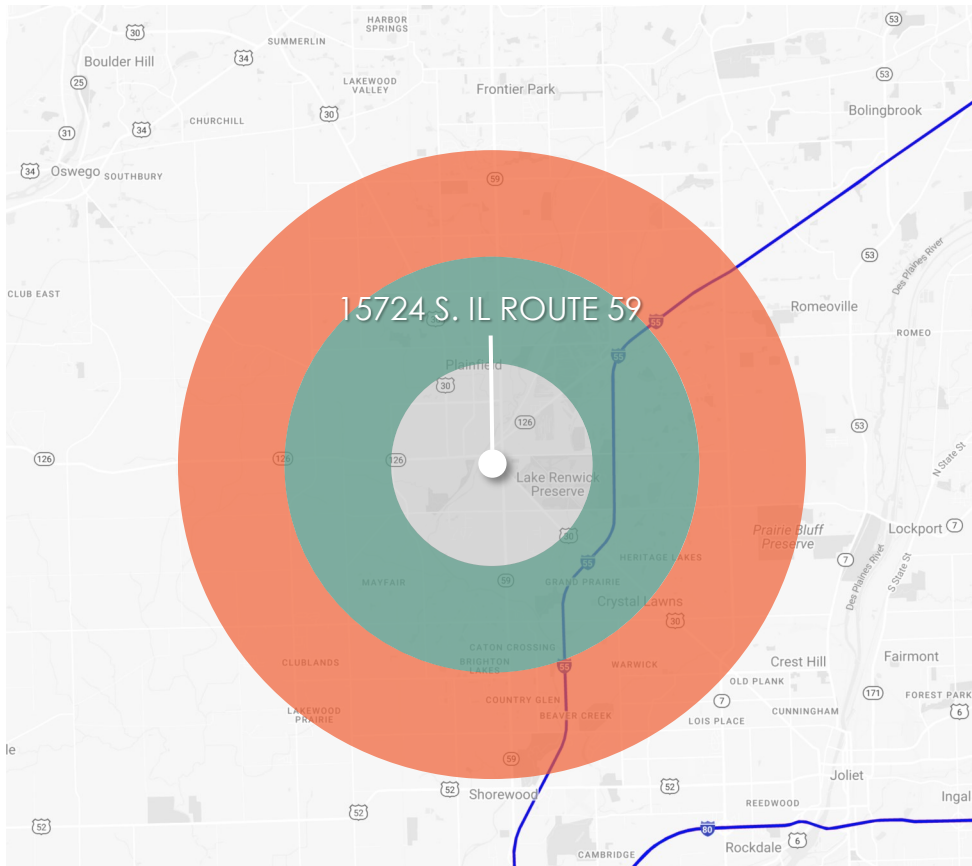
Additional documentation available

PART OF SW1/4 SECTION 16, TOWNSHIP 36N,  
R 9E OF THE 3RD OM, PLAINFIELD TWP., WILL CO., IL.



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	6,654	57,041	164,926
2023 HOUSEHOLDS	2,252	17,683	52,911
AVG HOUSEHOLD SIZE	2.9	3.2	3.1
AVG AGE	40.6	37.3	37.6
AVG HOUSEHOLD INCOME	\$127,141	\$122,102	\$116,299
TOTAL CONSUMER SPENDING	\$92m	\$724m	\$2b
DAYTIME EMPLOYEES	3,457	16,017	37,191
TOTAL BUSINESSES	503	1,842	4,678



# CONTACT



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