

116-120 9TH STREET

116-120 E 9th St | Lockport, IL

FOR LEASE



Michael Klimek
Pillar Realty LLC
Designated Managing Broker
(708) 997-4852
mike@pillarealty.com
471.020834

Concept Photo

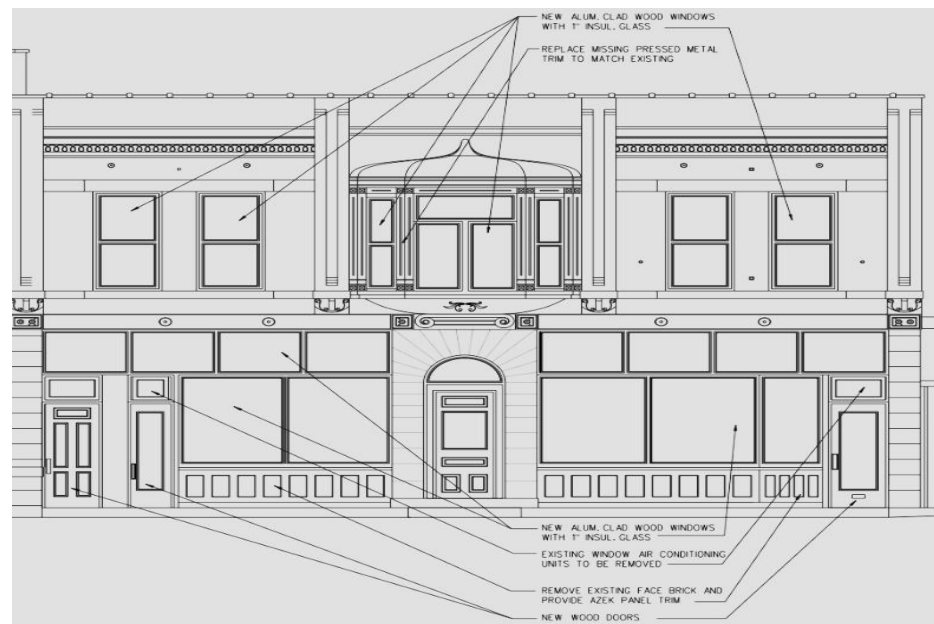
PILLAR
REALTY

THE SPACE

Location	116-120 E 9th St Lockport, IL 60441
County	Will
APN	11-04-23-324-022-0000
Traffic Count	13700
Size	2,750 SF
Space	116-120
Lease Rate	\$25.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- 2,750sf retail space in downtown Lockport (Will County)
- Space is currently in shell condition
- Full space available or may be demised
- Basement below allows for infrastructure access
- Positioned in a walkable downtown Lockport setting
- Close proximity to public parking
- Strong exposure with approximately 13,700 AADT per IDOT 2025 traffic counts
- Ideal for retail, restaurant, café, and other retail concepts
- TI Allowance available
- Asking \$25/sf NNN



POPULATION

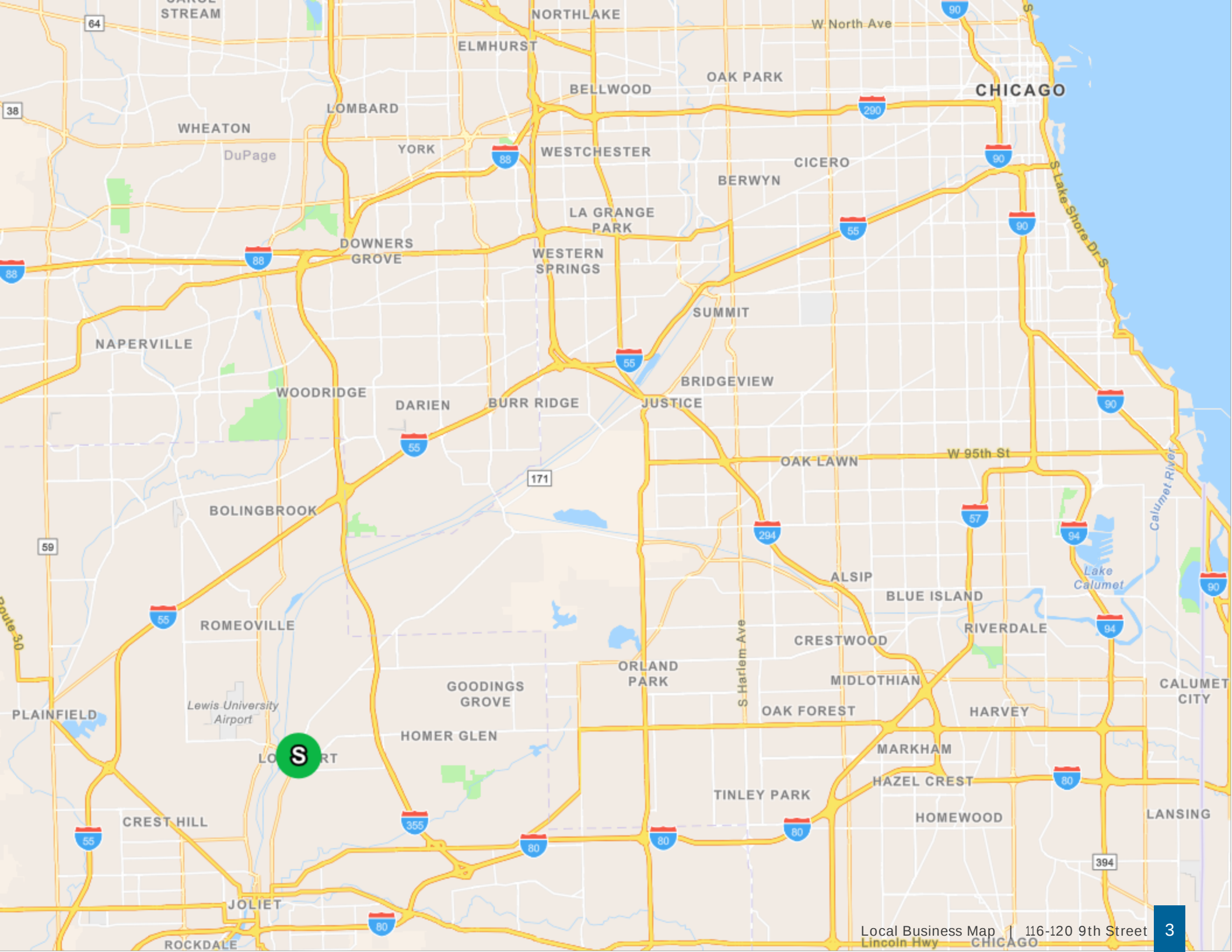
1.00 MILE	3.00 MILE	5.00 MILE
7,367	36,684	146,508

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,265	\$120,721	\$107,793

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,319	13,032	53,468





Michael Klimek
Designated Managing Broker

Michael Klimek is the Founder and Designated Managing Broker of Pillar Realty LLC, a commercial real estate brokerage built on results, integrity, and a bold vision for growth. Since 2006, Michael has worked with business owners and investors to deliver strategic guidance, structured deals, and high-performance outcomes.

He began his career in the commercial insurance industry, earning his Commercial Lines Coverage Specialist (CLCS) designation and co-founding Pillar Corporation, an independent firm focused on protecting business and real estate assets. That background sharpened his ability to assess risk, build lasting relationships, and understand investor needs — a foundation that continues to influence his leadership in brokerage.

In 2016, Michael shifted full-time into commercial real estate, working across Multi-Family, Mixed-Use, Industrial, Retail, Office, and Land. His expertise spans investment sales, new development, and tenant/buyer representation. He's known for leveraging technology, creative marketing, and strategic planning to deliver results.

Today, Michael leads Pillar Realty with a vision to become a global leader in the commercial real estate industry — building a values-driven organization known for integrity, results, and empowering people to grow.

116-120 9th Street

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pillar Realty LLC and it should not be made available to any other person or entity without the written consent of Pillar Realty LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pillar Realty LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pillar Realty LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Pillar Realty LLC has not verified, and will not verify, any of the information contained herein, nor has Pillar Realty LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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Brokerage License No.: 481.013663
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