

## GALLERIA OF DYER - 3 CONDO OFFICE UNITS



### OFFERING SUMMARY

**Sale Price:** \$220.00/SF

**Lease Rate:** \$14.00-19.00/RSF

**Lease Type:** Mostly Gross

**Expenses:** Utilities/Janitorial

**Lot Size:** 2.31 Acres

**Zoning:** SUD-1

**Parking** 449

### PROPERTY OVERVIEW

Galleria of Dyer is a two-building 92,500 SF mixed use complex of professional and medical offices, retail, and restaurants. Come join current tenants Eco Chic Boutique, Eden Florist, Alyssa Grace Beauty Studio, Pavich Law Group, Law Office of Tim Fesko, Jethroe Smith DDS and Minotti Financial Group along with numerous other tenants. The buildings are sprinklered and have elevators and two common area restrooms per floor. Additional restaurant parking available. Tenants pay utilities and janitorial. Available units are below:

275 Joliet Street Building - Phase I (East)  
 Unit 130 (5,014 USF/5,364 RSF)

425 Joliet Street Building - Phase I (East)  
 Unit 125 (1,575 USF/1,685 RSF)  
 Unit 320 (2,381 USF/2,548 RSF)

### LOCATION OVERVIEW

33 miles SE of Chicago. Located on the north side of Joliet (aka US 30). 2 blocks east of the Illinois Border, 4 miles east of I-394, 9 miles S of I90/94. Amtrack South Shore Commuter rail is 1 mile north. Close proximity to Dyer Town Hall, Franciscan Hospital, Auto Auction, White Rhino, Subway, Texas Roadhouse, Jewel/Osco Shopping anchored shopping center, Starbuck's, Chipotle, Chili's and McDonald's, Gino's Steakhouse among many other restaurants, banks, Walgreen's and stores. Excellent visibility along U.S. Highway 30 with a 2025 traffic count of 31,634 cars daily.



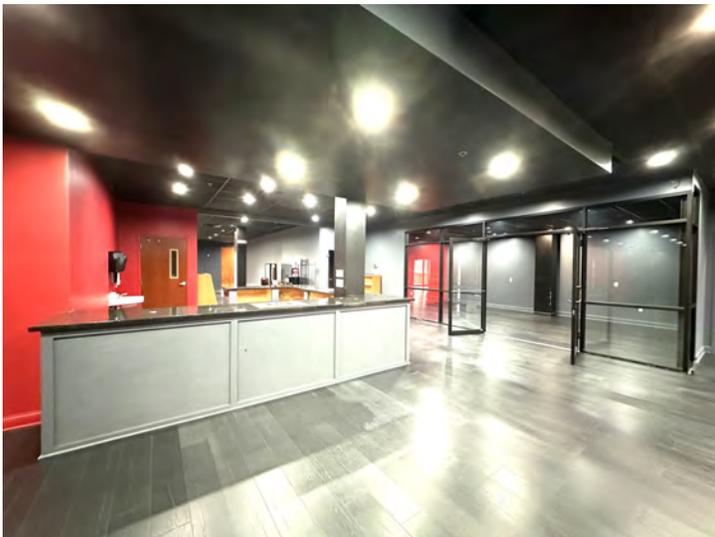
## GALLERIA OF DYER 275 & 425 JOLIET PRICING DECEMBER 9, 2025

| <u>UNIT</u>   | <u>SQUARE FOOT</u> |               | <u>SALE \$/USF</u> | <u>SALE PRICE</u> | <u>RENT \$/RSF</u> |
|---|--------------------|---------------|--------------------|-------------------|--------------------|
|   | <u>RENTABLE</u>    | <u>USABLE</u> |                    |                   |                    |
| 275 - 130   | 5,364 RSF          | 5,014 USF     | \$220.00/USF       | \$1,103,080.00    | \$19.00/RSF        |
| Taxes '24 Pay '25: \$15,462.72  |                    |               |                    |                   |                    |
| Gas and Electric: Separately metered  |                    |               |                    |                   |                    |
| 425 - 125   | 1,685 RSF          | 1,575 USF     | \$220.00/USF       | \$346,500.00      | \$14.00/RSF        |
| Taxes 24' pay 25': \$3,040.66 (57.8%) Total annual RE taxes are \$5,260.82 and were split between |                    |               |                    |                   |                    |
| Suite 125 - 57.8%, Suite 128 - 19.01% and Suite 129 - 23.19%,                                     |                    |               |                    |                   |                    |
| Gas & Electric utilities: Prorated.   |                    |               |                    |                   |                    |
| 425 - 320   | 2,548 RSF          | 2,381 USF     | \$220.00/USF       | \$523,820.00      | \$17.00/RSF        |
| Taxes '24 pay '25: \$4,223.86   |                    |               |                    |                   |                    |
| Gas & Electric utilities: Separately metered.   |                    |               |                    |                   |                    |

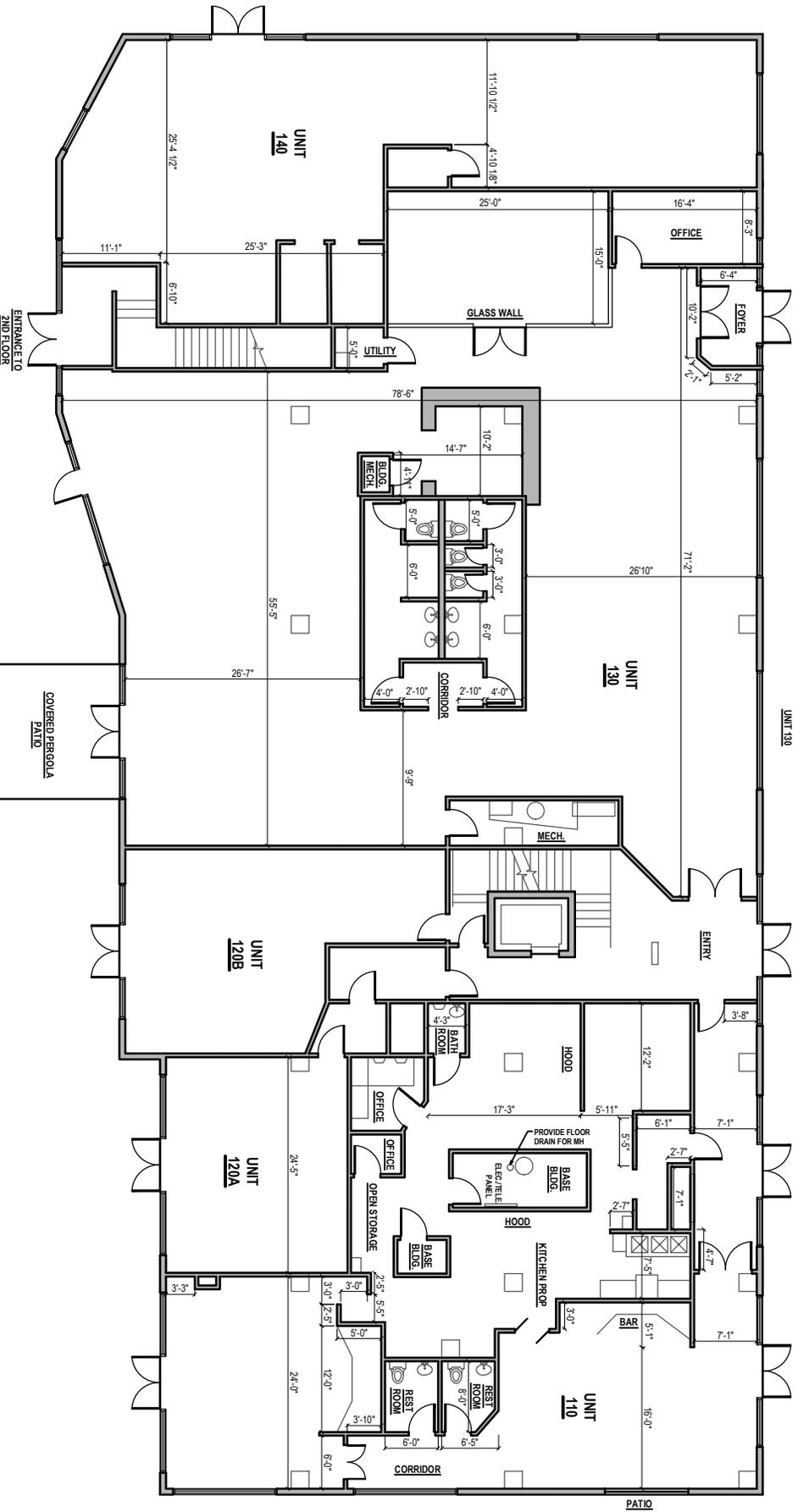
2025 POA Budget for Owner/Occupant \$4.09/USF

Galleria/425 Pricing 12.9.25

## 275 JOLIET - UNIT 130



|                 |               |
|-----------------|---------------|
| DATE            | SUBMITTED FOR |
|                 |               |
| DATE ISSUED FOR |               |
|                 |               |
|                 |               |
|                 |               |



**GALLERIA OF DYER**

275 EAST JOLIET STREET (AKA U.S. HIGHWAY 30)  
DYER, INDIANA 46311

UNIT 130  
5,014 U.S.F.  
5,364 R.S.F.



PROJECT  
**FLOOR PLAN**  
SCALE : NTS

DATE :  
PROJECT NUMBER :  
DRAWN BY :  
CHECKED BY :  
PERMIT SET  
SHEET :  
**A-1.0**  
FILE NAME :

## 275 JOLIET - ADDITIONAL PHOTOS



## OUTDOOR PATIO



**Galleria Phase 2**  
275 Joliet St. Dyer, IN.

46311

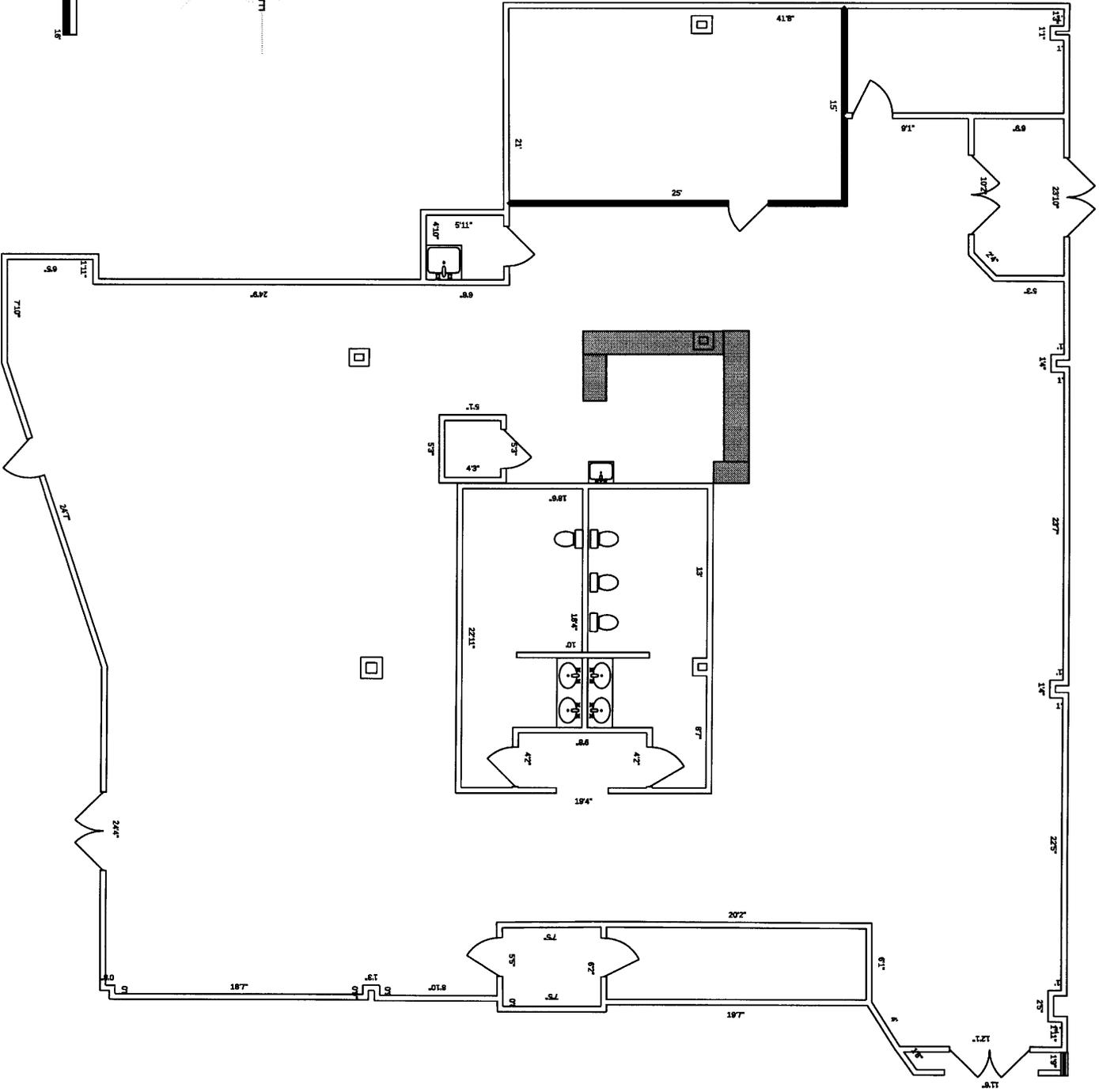
(5,000 Sq. Ft.)

**Suite 130**

Total linear feet of new walls  
40 ft.

**Symbols Guide**

- New Walls
- New Counter



**Construction Plan**

## 425 JOLIET - UNIT 125



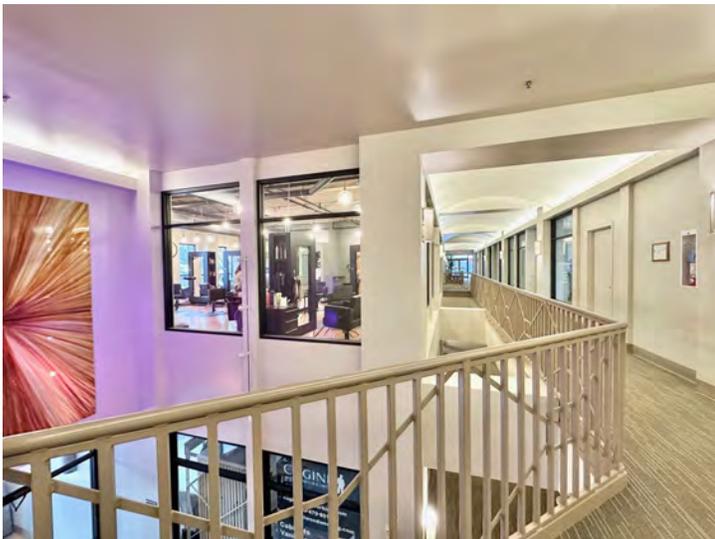


## 425 JOLIET - UNIT 320





## COMMON AREAS



BEAN ME UP  
ROADSTER  
KITAR  
RESTAURANT  
ROSEBUD  
STEAKHOUSE  
HR

Lansing  
Municipal  
Airport

South Shore  
Line Munster  
Dyer Station

**SUBJECT PROPERTY**  
257 & 425 JOLIET ST  
DYER, IN

ILLINOIS  
INDIANA

Northgate  
Community  
Park

Centennial Park

ROGAN  
DOLLAR TREE  
Wendy's  
Kendall  
Dinner  
Special

Franciscan  
HEALTH  
CVS  
FIREWORKS

LYNWOOD  
RECYCLING CENTER

COBALT  
DYER  
40

Calumet Ave  
Symphony  
Sedgwick  
Dyer  
TEXAS

30  
DQ  
PET SUPPLIES PLUS  
BURGER KING  
Jewel  
Osco  
Starbucks  
Cold Stone  
M

ALDI  
MENARDS  
ZAMC  
DUNKIN'  
Rainbow  
Cone  
Stavbridge  
Suites  
Honey  
Dew  
Rainbow  
Cone  
Harbor  
Freight

41  
30  
Hampden  
the Y  
LOWE'S

popshelf  
DUNKIN'  
POPEYES  
maurices  
Walmart  
CROSSROADS  
Northwest  
CANCER CENTERS  
CVS

Up Your  
SKY ZONE  
Planet  
Fitness  
BIGLOTS!  
JOANN  
PETSMART

THE TIDY  
DROPT  
MENARDS

ROSS  
DICK'S  
Marshall's  
WHOLE  
FOODS  
DSW  
rack

Target  
Michaels  
KOHLS  
FIVE BELOW  
macy's  
Party City  
BEST  
BUY  
ASHLEY

meijer  
Gordon  
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MADE  
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## EXTERIOR SIGNAGE



For Information Contact:

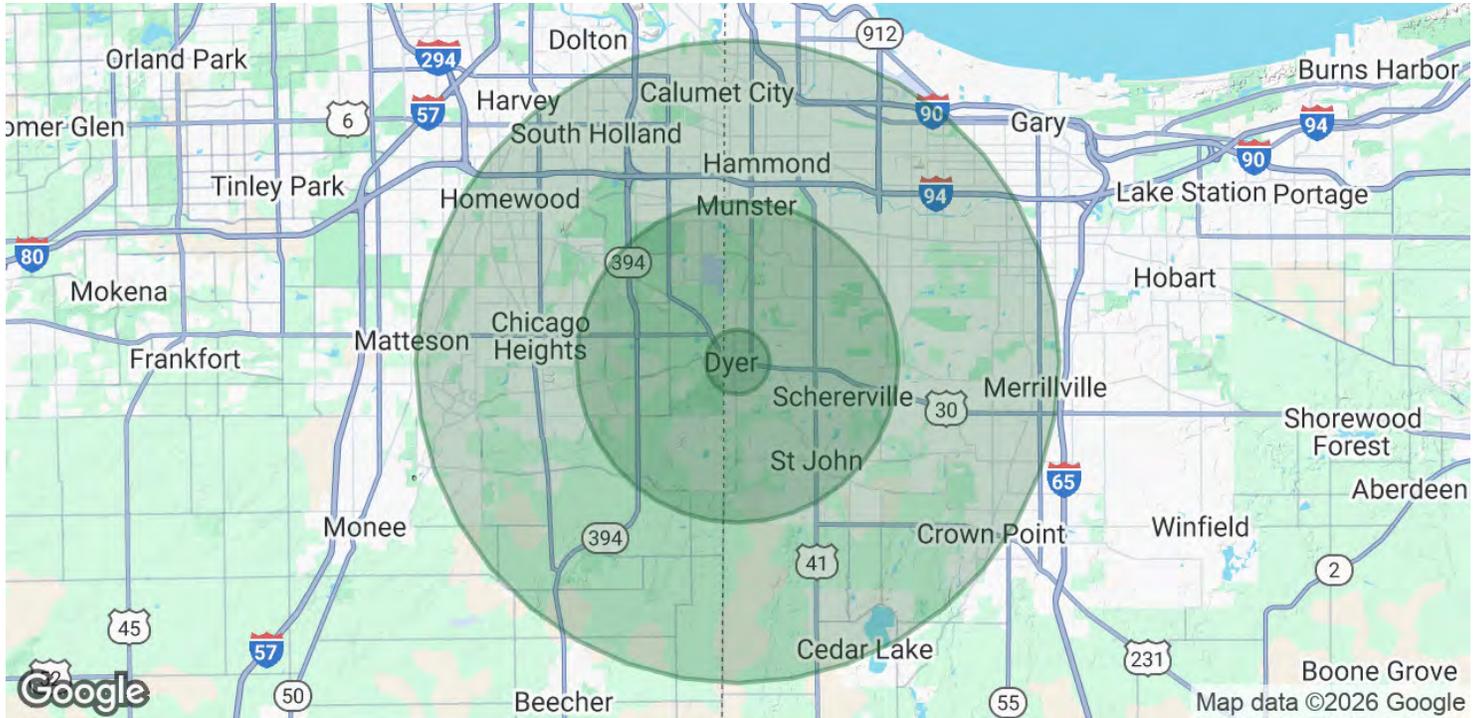
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## DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 7,111         | 119,921        | 573,022         |
| Average Age          | 42            | 43             | 41              |
| Average Age (Male)   | 41            | 42             | 39              |
| Average Age (Female) | 43            | 45             | 42              |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 2,734         | 47,135         | 221,900         |
| # of Persons per HH            | 2.6           | 2.5            | 2.6             |
| Average HH Income              | \$107,752     | \$115,283      | \$91,762        |
| Average House Value            | \$293,578     | \$315,317      | \$236,775       |

*Demographics data derived from AlphaMap*