

EXECUTIVE SUMMARY

Retail Space For Lease
2290 East Division Street, Diamond, IL 60416



Retail Space | For Lease

OFFERING SUMMARY

LEASE RATE:	\$14 PSF MODIFIED GROSS
AVAILABLE SF:	1,750 SF
PARKING:	14+ SPACES
ZONING:	B-1
VPD:	EAST DIVISION ST (Rt 113): 10,100 VPD

We obtained the information provided from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY OVERVIEW

If you are looking for a location where you can easily create and design the perfect space for your business, we have the spot for you!

Extensive interior and exterior renovations are currently underway to create a newly updated retail space that will be available for lease in Diamond! This space is perfect for a variety of business possibilities, including retail, office, restaurant, bar, deli, boutique, coffee shop, and much more! As you enter, the main area of the unit will be wide open allowing you to customize the space for your business. There will also be a new mechanical room, bathrooms, and storage room area that could be transformed to a small kitchen/utility space.

Plus, the building is located in a prime location right on Rt. 113 with interstate 55 just a few miles away and the town of Coal City just right next door. This area is also home to many established businesses including Diamond Indoor Trap and Pistol Range, Whistle Stop Restaurant, Domino's Pizza, and much more. Plus, Jewel will be opening just one block east during the Fall of 2024.

Located in the building unit next door is Diamond Suites, where they are offering an extensive range of beauty services in privately leased salon suite rooms. This is a wonderful opportunity where each business has the potential to attract a wide range of customers and clientele for even more visibility and traffic potential! Don't wait, contact us today to schedule a showing!

CROSSTOWN COMMERCIAL
13246 Illinois Rte. 59 Unit 106
Plainfield, IL 60585



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PROPOSED BUILDING CONCEPT



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Architectural Photo Renderings

The photos provided are intended for concept only and the business residing here is not limited to this concept.



Diamond Suites (Left)

Retail Space Available (Right)



Restaurant Concept



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CONSTRUCTION PHOTOS



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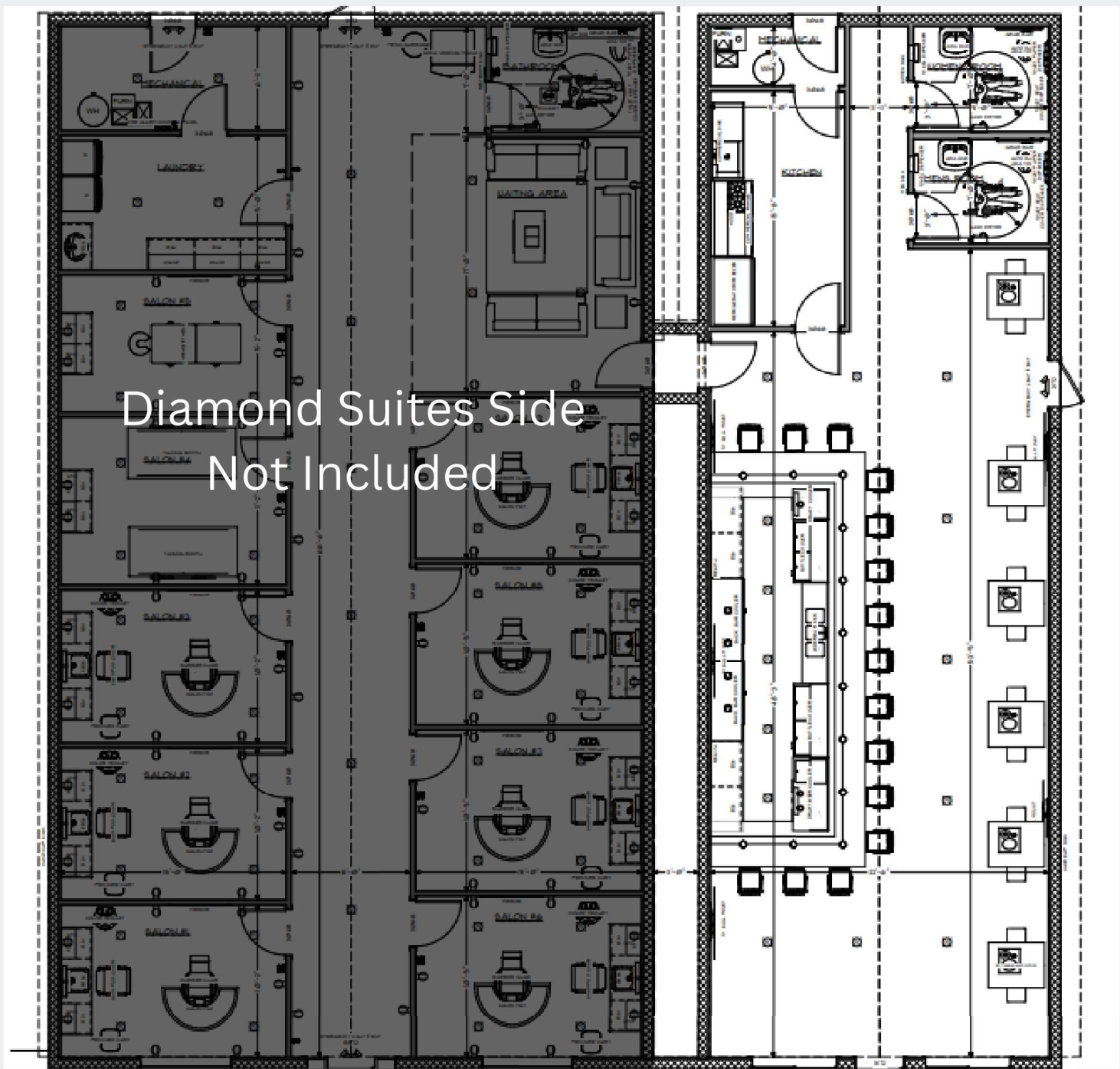
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LAYOUT

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Diamond Suites Side
Not Included

Front Entrance

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Coal City

2022 Income (Esri):
Median Household
Income
\$84,273

2022 Age: 5 Year
Increments (Esri):
Median Age
38.0

2022 Key Demographic
Indicators (Esri):
Total Population
9,324

2022 Tapestry Market Segmentation
(Households):
1st Dominant Segment
Middleburg

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Family Landscapes

Successful young families in their first homes

Urbanization

Where do people like this usually live?

Semirural

The most affordable housing—in smaller towns and communities located throughout the country

Top Tapestry Segments

	Middleburg	Workday Drive	Down the Road	Green Acres	Midlife Constants
% of Households	1,720 (46.7%)	669 (18.2%)	594 (16.1%)	336 (9.1%)	335 (9.1%)
% of Grundy County	4,207 (20.8%)	758 (3.7%)	594 (2.9%)	2,785 (13.8%)	335 (1.7%)
Lifestyle Group	Family Landscapes	Family Landscapes	Rustic Outposts	Cozy Country Living	GenXurban
Urbanization Group	Semirural	Suburban Periphery	Semirural	Rural	Suburban Periphery
Residence Type	Single Family	Single Family	Mobile Homes; Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples Without Kids
Average Household Size	2.7	2.89	2.71	2.66	2.31
Median Age	37	37.4	35.8	44.8	47.8
Diversity Index	58.6	61.3	79.1	36.4	47.1
Median Household Income	\$76,600	\$108,300	\$50,700	\$94,600	\$64,700
Median Net Worth	\$177,100	\$360,800	\$83,500	\$347,000	\$191,700
Median Home Value	\$239,300	\$327,500	\$133,800	\$300,900	\$199,700
Homeownership	75.7 %	85.4 %	66.9 %	87.9 %	74.9 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	High School Diploma	Bachelor's Degree	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Place importance on preserving time-honored customs . Go hunting, fishing.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.
Financial	Carry some debt, invest for future	Well insured, invest in a range of funds, high debt	Shop at Walmart Supercenters, Walgreens and dollar stores	Comfortable with debt, and investments.	42% receive Social Security, 27% also receive retirement income
Media	TV and magazines provide entertainment and information	Connected, with a host of wireless devices	Use the Internet to stay connected, listen to radio at work	Provided by satellite service, radio and television	After TV, Radio and newspapers are medias of choice