



SITE

W Monee Manhattan Rd

ILLINOIS
6

16,200 VPD

amazon

SIMPLESOULCBD

MEDIGUS
TECH

Red Roof

bp

Pilot FLYING J

Calver's

BURGER KING

DUNKIN'

Super 8

Lamels
Advanced Auto Parts
State

INTERSTATE
57

amazon

athens
PAPER • PACKAGING • WIDE FORMAT

FOR LEASE

Gas Station Restaurant Space

25201 S Ridgeland Ave | Monee, IL

SRS

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Executive Summary

25201 S Ridgeland Ave | Monee, IL 60449



2,600 SF
Available

Contact
Broker
Lease Rate

ABOUT THE PROPERTY

- Ideal QSR restaurant space available in Thortons along West Monee Manhattan Road near Interstate 57.
- Cold dark shell with drive-thru possibility and 24-hour operation.
- Just 35 miles south of Chicago's Loop, this area is home to businesses like Amazon, Triton Manufacturing, Whiting Corporation, Will County, Enterprise Zone, and many more.
- Monee is well-positioned to continue its dynamic industrial and commercial growth.

JOIN THESE RETAILERS

THORNTONS



DUNKIN'

amazon



**Advance
Auto Parts**

TRAFFIC COUNTS

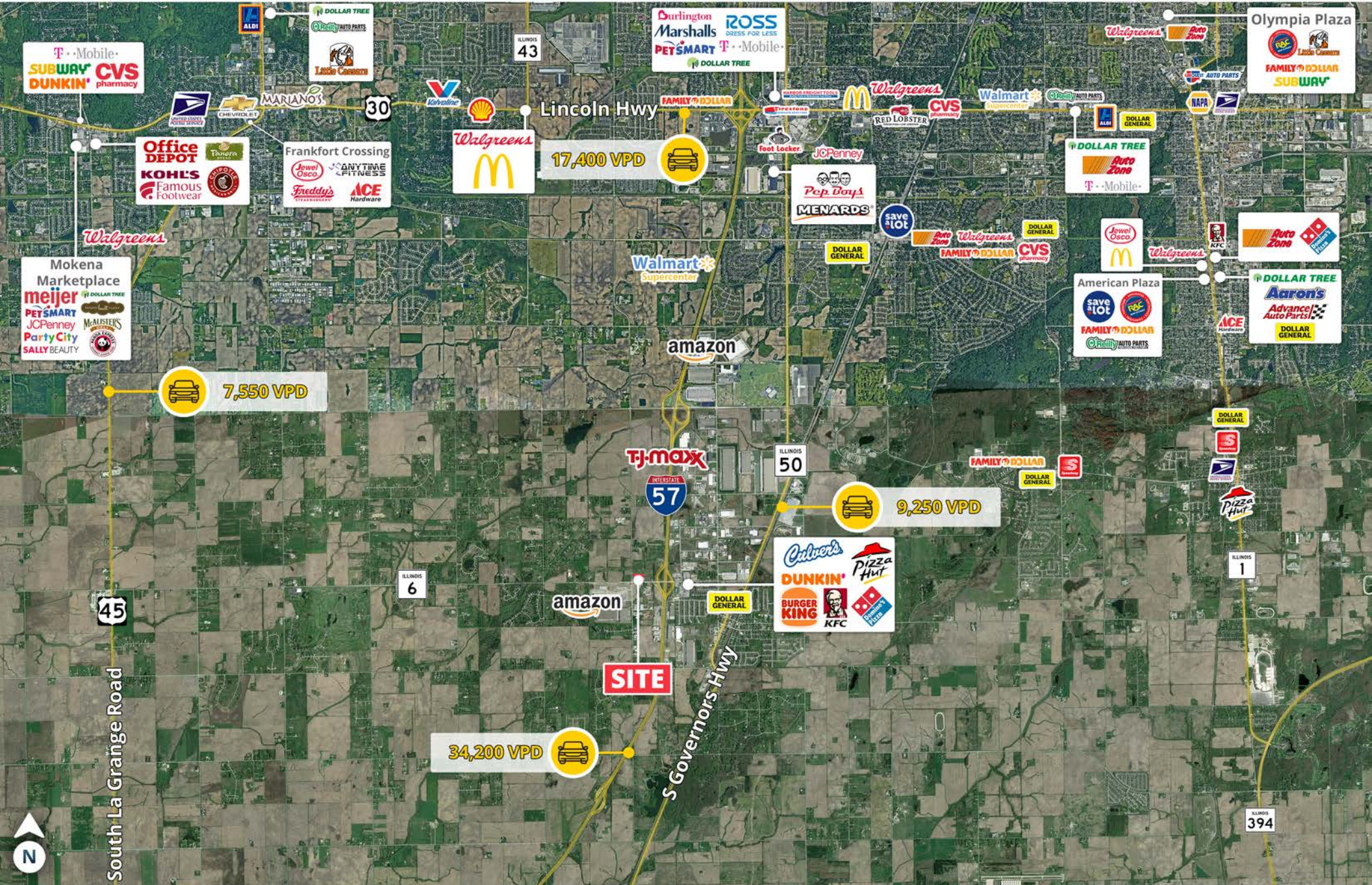
W Monee Manhattan Rd
I-57

16,200 VPD
34,200 VPD

Year: 2023 | Source: IDOT

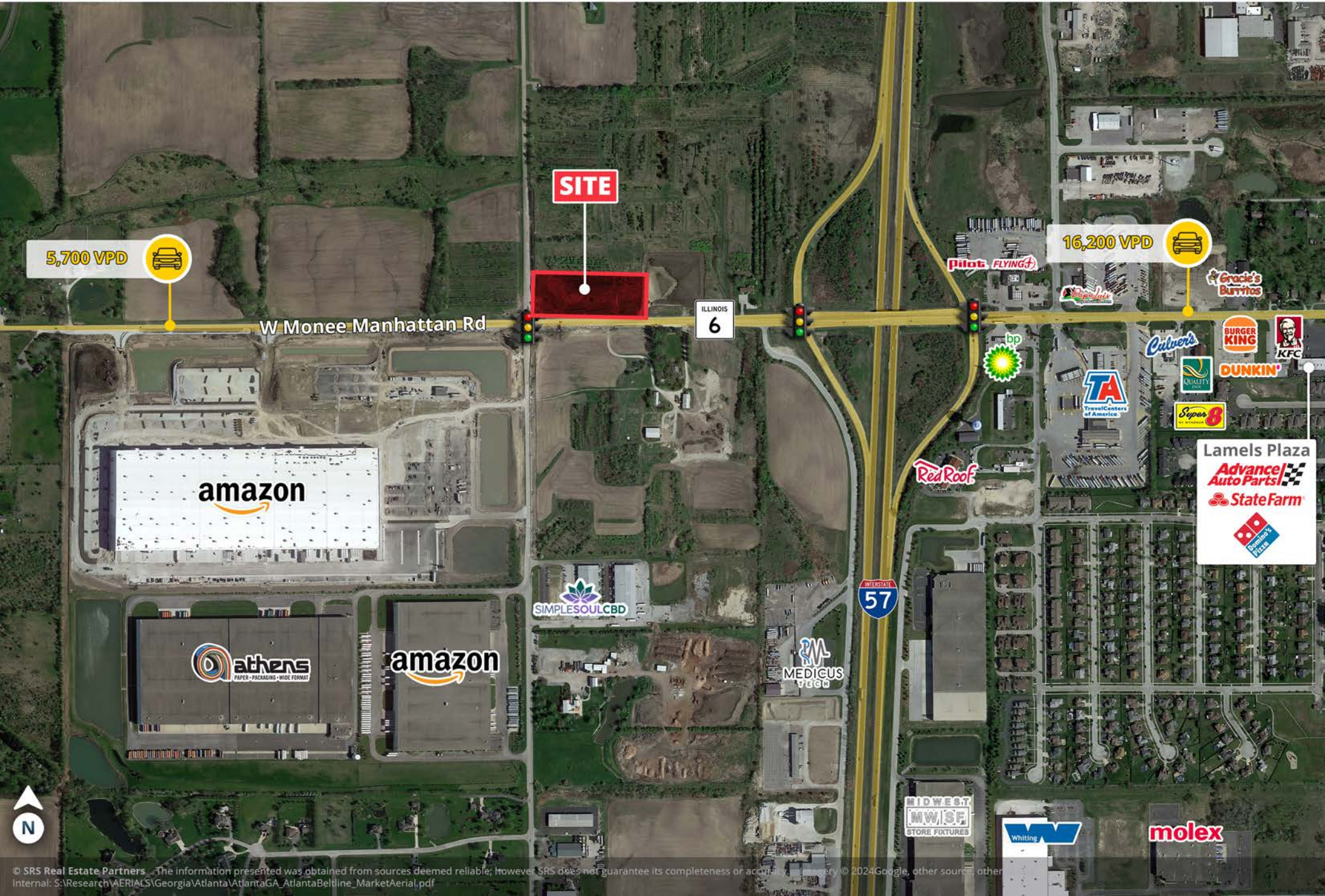
Trade Area Aerial

Monee, IL



25461 S. Ridgeland

Monee, IL



SITE

5,700 VPD



W Monee Manhattan Rd

ILLINOIS
6

16,200 VPD



amazon

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PAPER - PACKAGING - WIDE FORMAT

amazon

SIMPLESOULCBD

MEDICUS
VEGETARIAN

INTERSTATE
57

Red Roof

Pilot FLYING J

bp

TravelCenters
of America

Culver's

BURGER KING

KFC

DUNKIN'

Sevens
8

Lamels Plaza
Advance
Auto Parts
State Farm
Diamond
Plaza

MIDWEST
M.W.I.F.
STORE FIXTURES

Whiting

molex



Demographic Highlights

25201 S Ridgeland Ave | Monee, IL 60449



DEMOGRAPHIC HIGHLIGHTS

1 MILE

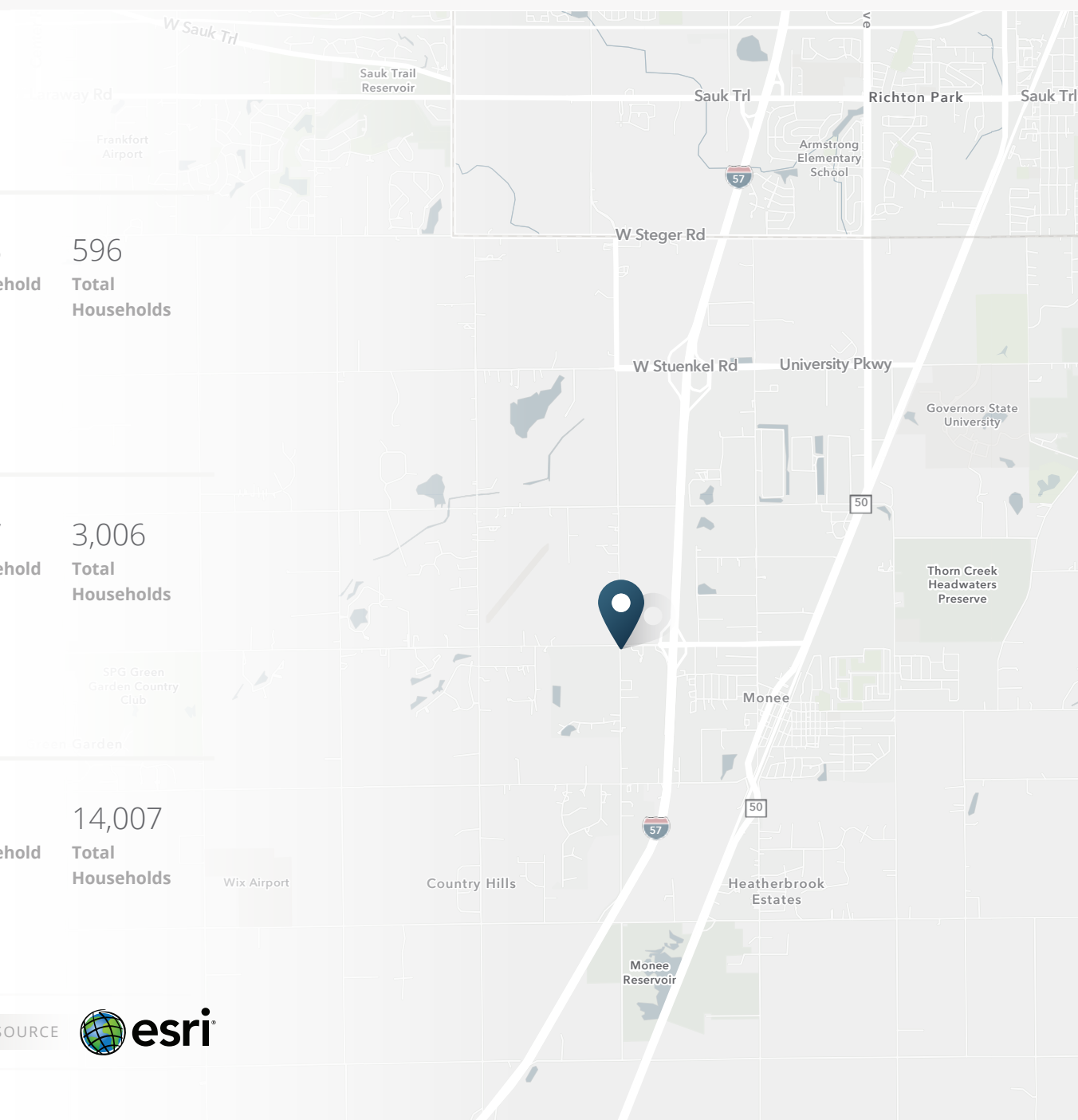
1,437 Population	2,247 Total Daytime Population	\$114,533 Average Household Income	596 Total Households
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3 MILES

7,995 Population	9,924 Total Daytime Population	\$115,237 Average Household Income	3,006 Total Households
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5 MILES

37,235 Population	31,649 Total Daytime Population	\$98,418 Average Household Income	14,007 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SITE

5,700 VPD



W Monee Manhattan Rd

ILLINOIS
6

16,200 VPD



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TravelCenters
of America

Sepe's

Calvera's

Gracie's
Burritos

BURGER KING

KFC

DUNKIN'

QUALITY

Lamels Plaza
Advance
Auto Parts
State Farm

Bestway
Plaza

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