

RETAIL SPACE FOR LEASE



PROPERTY SPECIFICATIONS

Description:	Community Center
Building Size:	95,259 SF
Available Spaces:	9,000 SF
Land Size:	6.67 Acres
Year Built:	1990
Sprinklered:	North Building Only
Possession:	Lease Execution
Ceilings:	11' to ceiling tile
Sewer/Water:	City
Zoning:	Commercial C-2
Taxes,CAM,	
Insurance:	\$4.35 PSF (2024)
Lease Price:	\$8.00 PSF, NNN

PROPERTY OVERVIEW

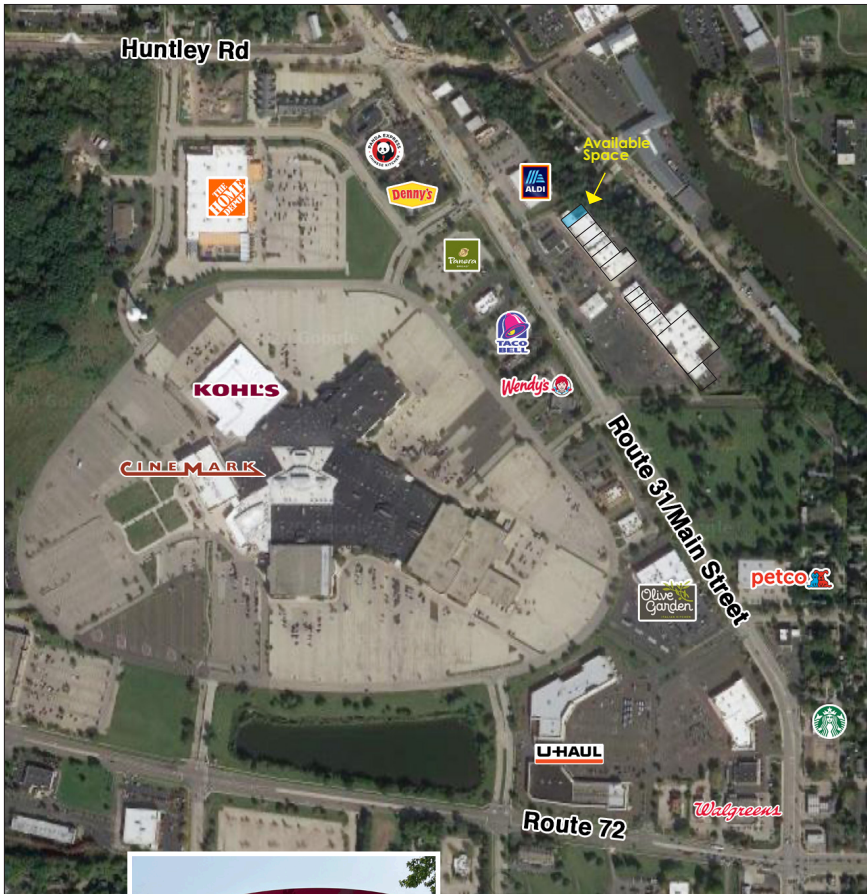


- High profile location on Rte 31, just north of Rte 72, and minutes from I-90
- **9,000 SF** - Dropped ceiling, lights, two bathrooms and rear storage. New overhead door in rear. 76'W x 109'D
- Join Firestone, UPS, Southern Belle's Pancake House, Pizza Hut, Sherwin Williams, Salon Anovin, MAACO, Athletico and Ortho Illinois Field House
- Adjacent to Aldi, and across the street from Panera and Olive Garden
- Tenant relocating within the area

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TENANT LIST

SUITE	TENANT	SQ FT
142	Sticky Fingers Kitchen	1,500
146	Artistry Dance Co.	1,500
148	IDES	5,836
150	FOR LEASE - CONFIDENTIAL	9,000
152	Southern Belle's Pancake House	6,000
156	Sieffit Fitness	6,000
160	Firestone	6,500
168	Pizza Hut	1,150
172	Salon Anovin - Nails	2,400
180	The UPS Store	1,200
184-188	Fast Signs	3,076
192	Sherwin Williams	4,000
194-196	Sewing Concepts	4,000
198	Artistry Dance Co.	2,050
200	Athletico	3,000
202	Ortho Illinois Field House	20,000
204-212	MAACO	8,000

Demographics	3 miles	5 miles
Population:	55,703	140,430
Households:	17,526	46,154
Median HH Income:	\$71,559	\$74,720

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