

GALLERIA OF DYER - 3 CONDO OFFICE UNITS



OFFERING SUMMARY

Sale Price: \$220.00/SF

Lease Rate: \$17.00/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.

For Information Contact:

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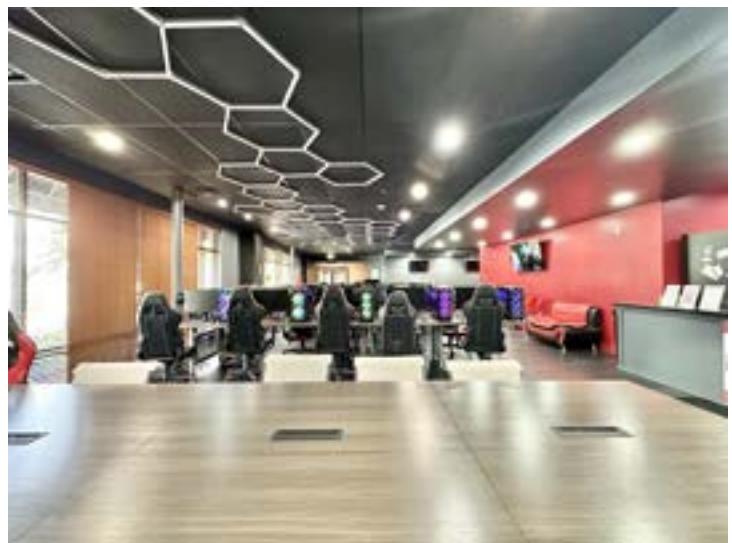
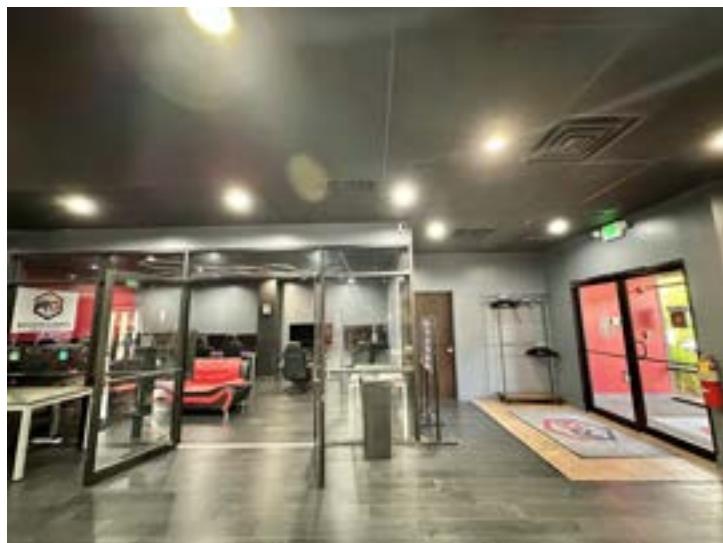
**GALLERIA OF DYER
275 & 425 JOLIET PRICING
DECEMBER 9, 2025**

<u>UNIT</u>	SQUARE FOOT		<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



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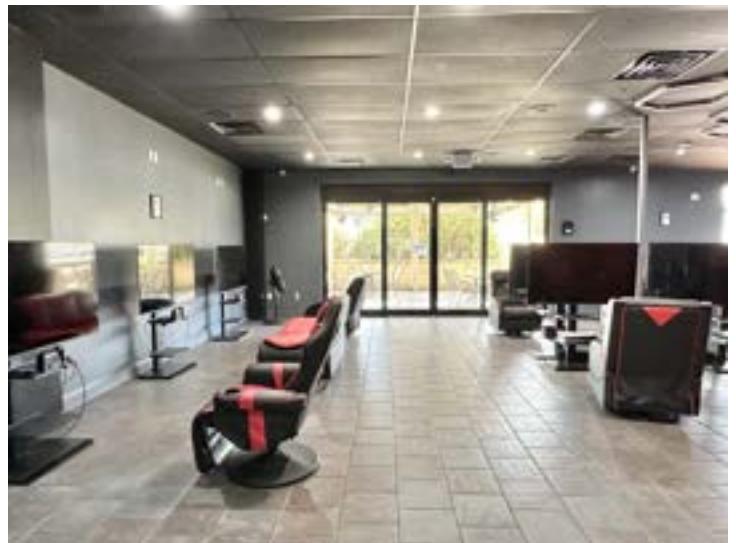
FOR SALE AND FOR LEASE | OFFICE/RETAIL CONDOMINIUMS

BUILDING

Galleria of Dyer

425 Joliet Street, Dyer, IN 46311

275 JOLIET - ADDITIONAL PHOTOS



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425 JOLIET - UNIT 125



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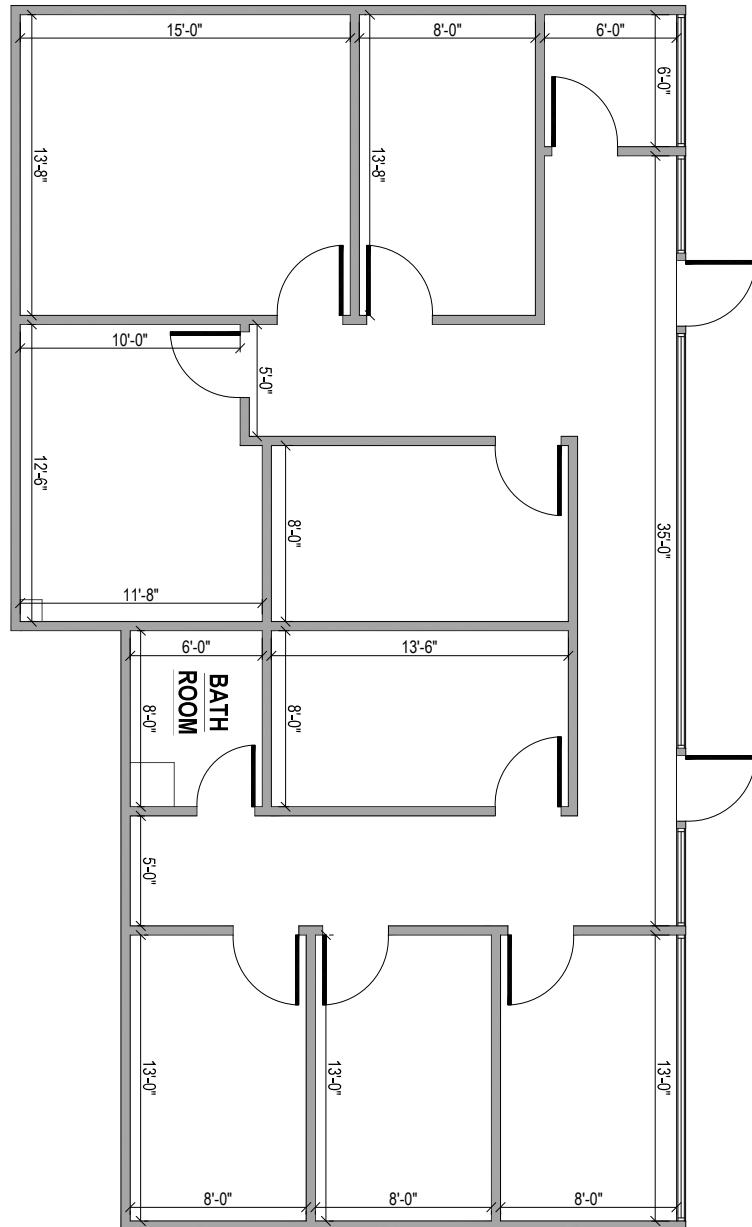
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GALLERIA OF DYER
 425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)
 DYER, IN 46311
 UNIT 125
 1,575 U.S.F.
 1,685 R.S.F.



PROJECT
 FLOOR
 PLAN
 SCALE : 3/8" = 1'-0"
 DATE : _____
 PROJECT NUMBER : _____
 DRAWN BY : _____
 CHECKED BY : _____
 PERMIT SET : _____
 SHEET : _____
 FILE NAME : _____

A-1-0

425 JOLIET - UNIT 320



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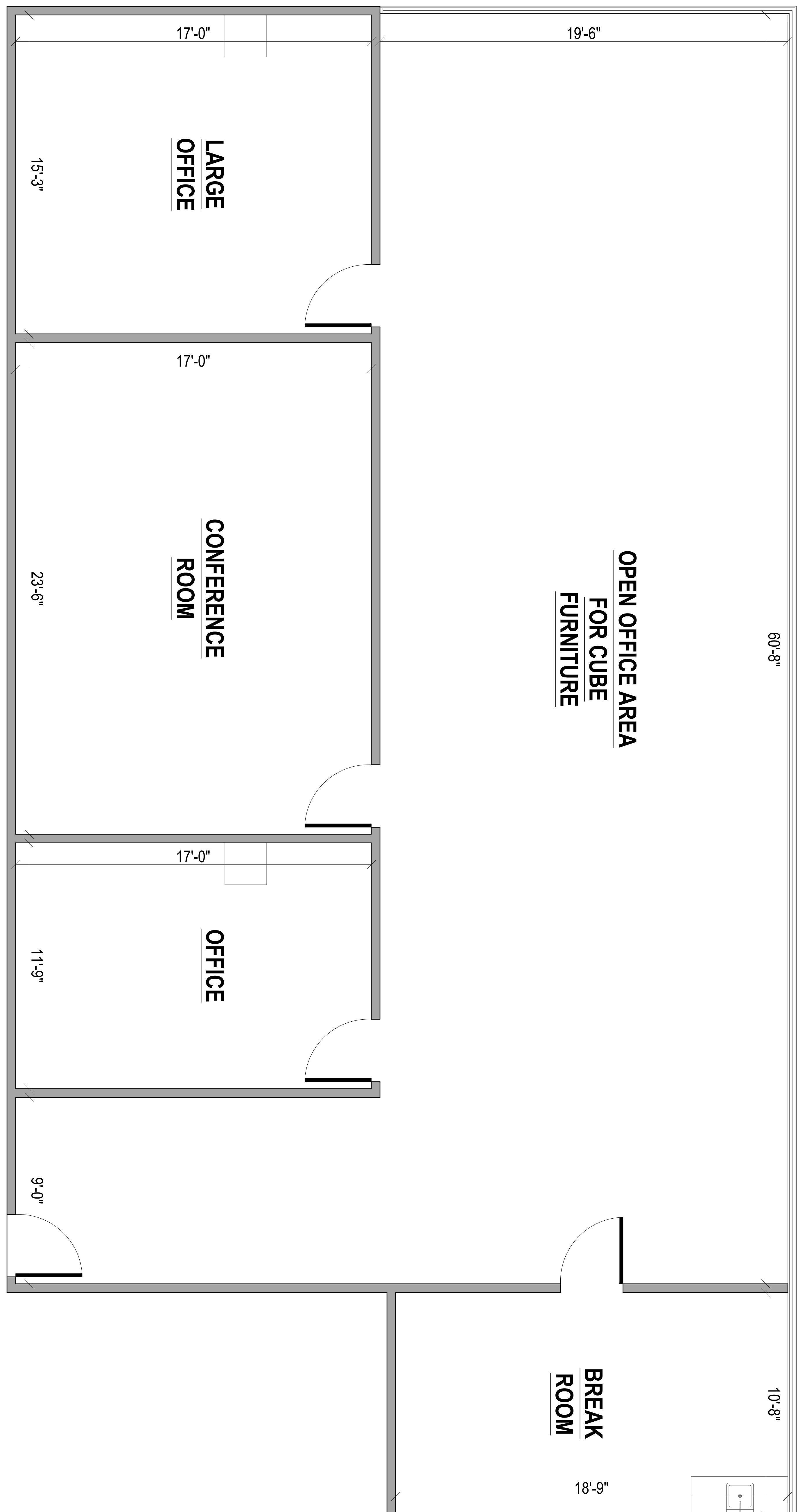
60'-8"

10'-8"

18'-9"

OPEN OFFICE AREA
FOR CUBE
FURNITURE

BREAK
ROOM



Unit 320
 2,381 USF
 2,548 RSF

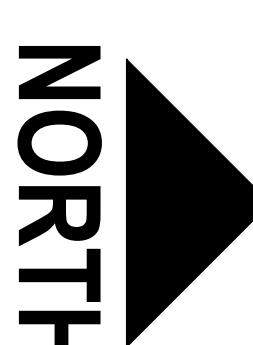
GALLERIA OF DYER

425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)
 DYER, IN 46311

UNIT 320

2,381 U.S.F.
 2,548 R.S.F.

3rd Floor



PROJECT
 FLOOR
 PLAN
 SCALE: 3/8" = 1'-0"

DATE:

PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

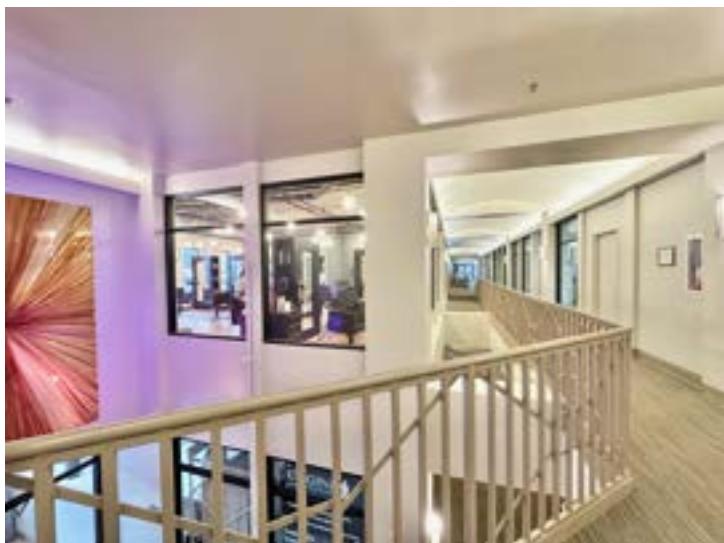
PERMIT SET

SHEET:

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FILE NAME:

COMMON AREAS



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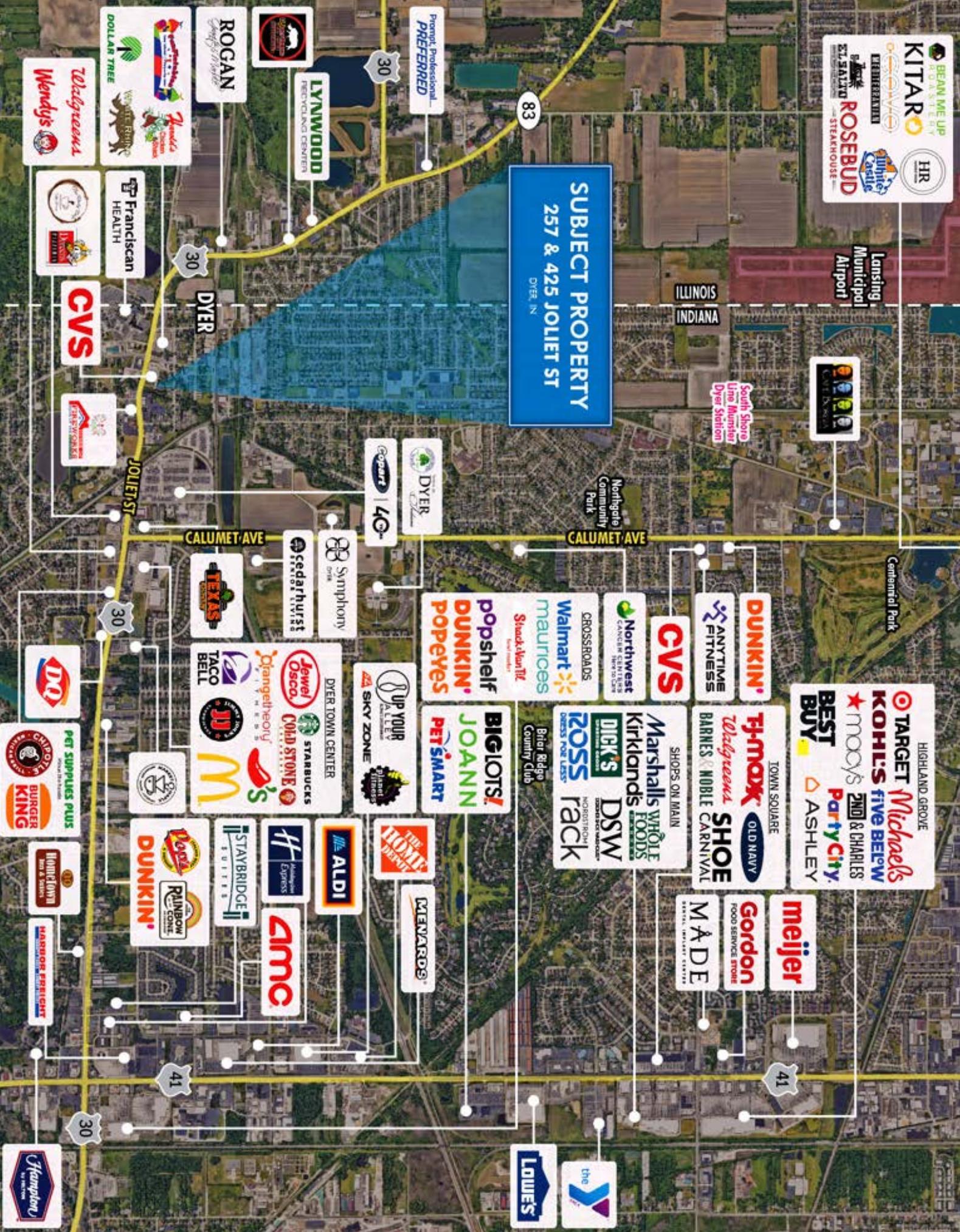
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**SUBJECT PROPERTY
257 & 425 JOLIET ST
DIVER, IN**

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FOR SALE AND FOR LEASE | OFFICE/RETAIL CONDOMINIUMS

BUILDING

Galleria of Dyer

425 Joliet Street, Dyer, IN 46311

AERIALS



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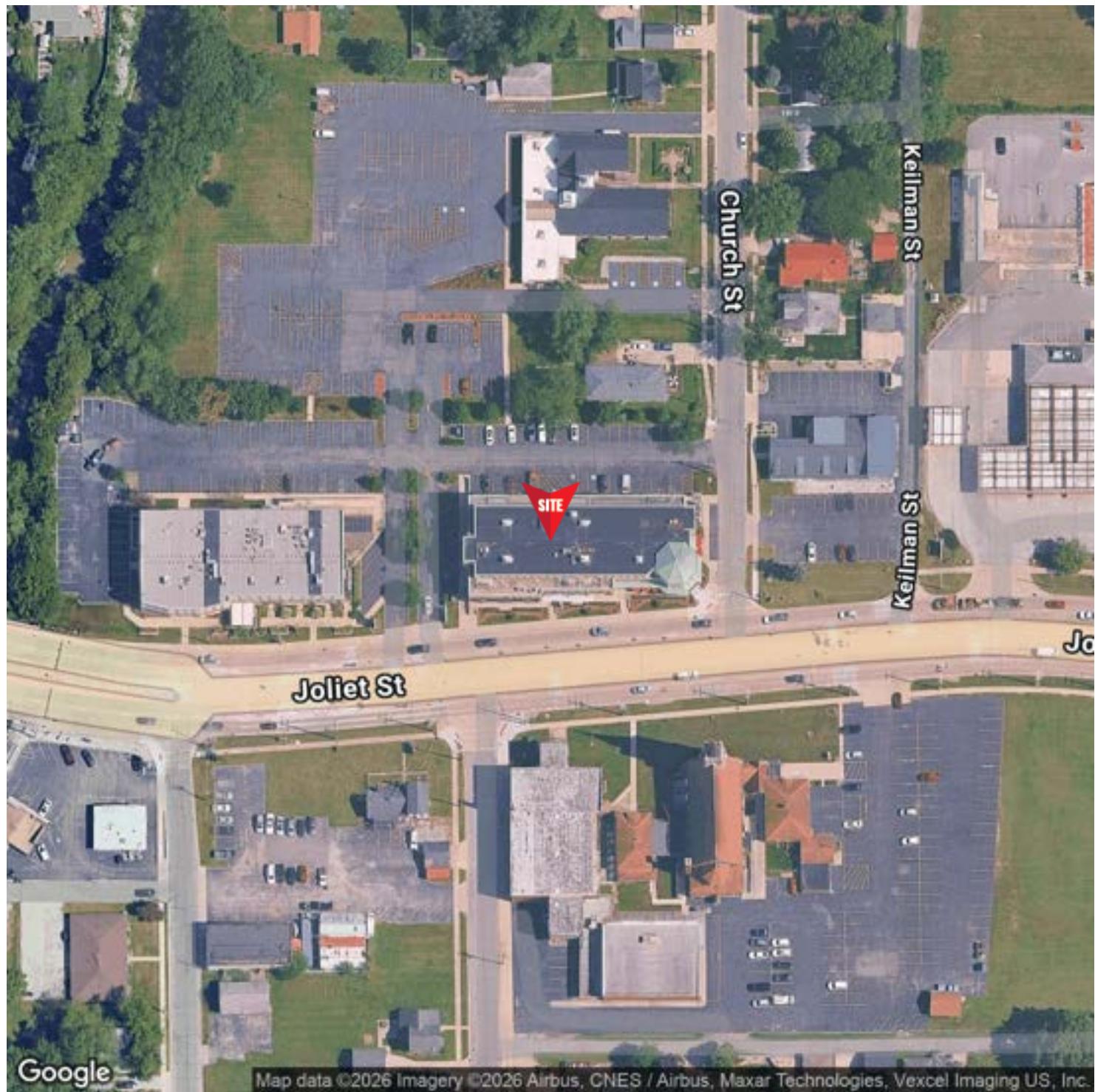
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Galleria of Dyer
425 Joliet Street, Dyer, IN 46311

LOCATION MAP



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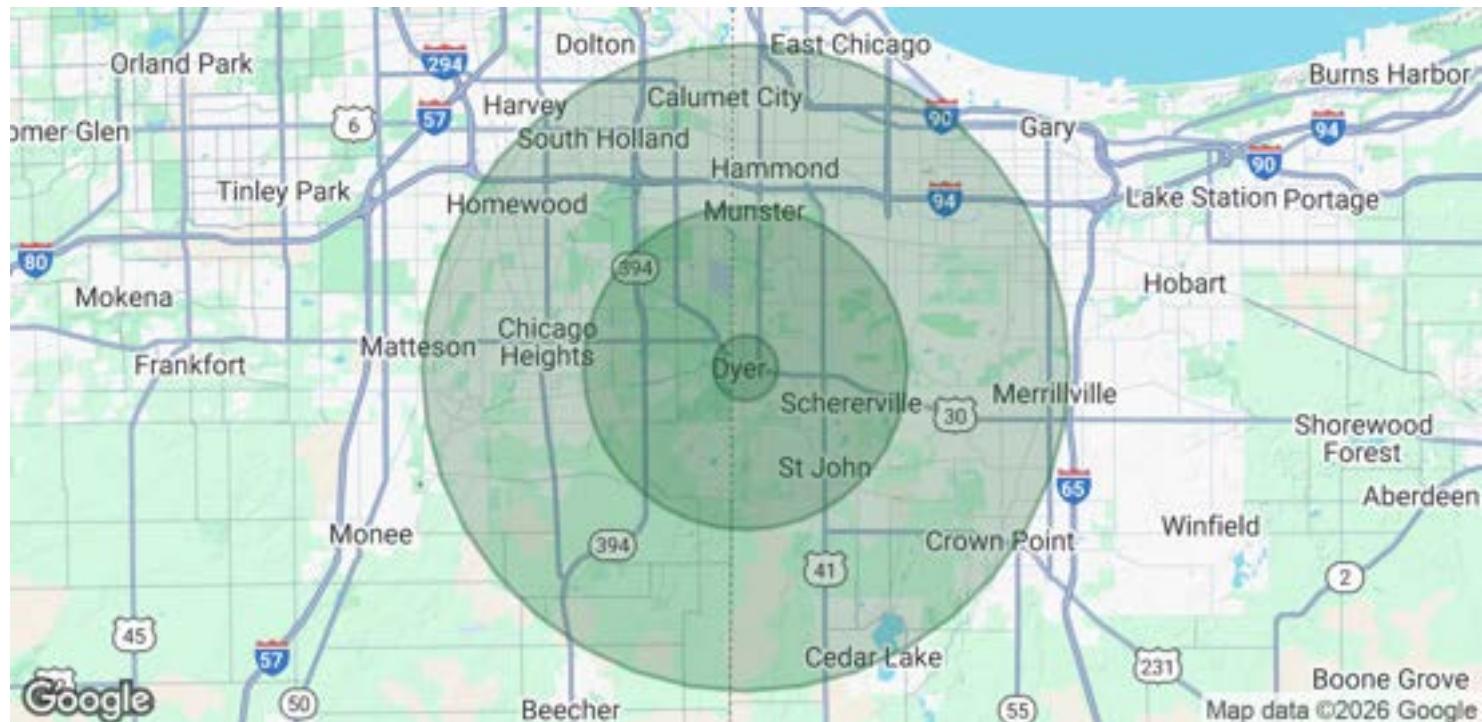
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
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

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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

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