

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.



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



Galleria Phase 2
275 Joliet St. Dyer, IN.

46311

(5,000 Sq. Ft.)

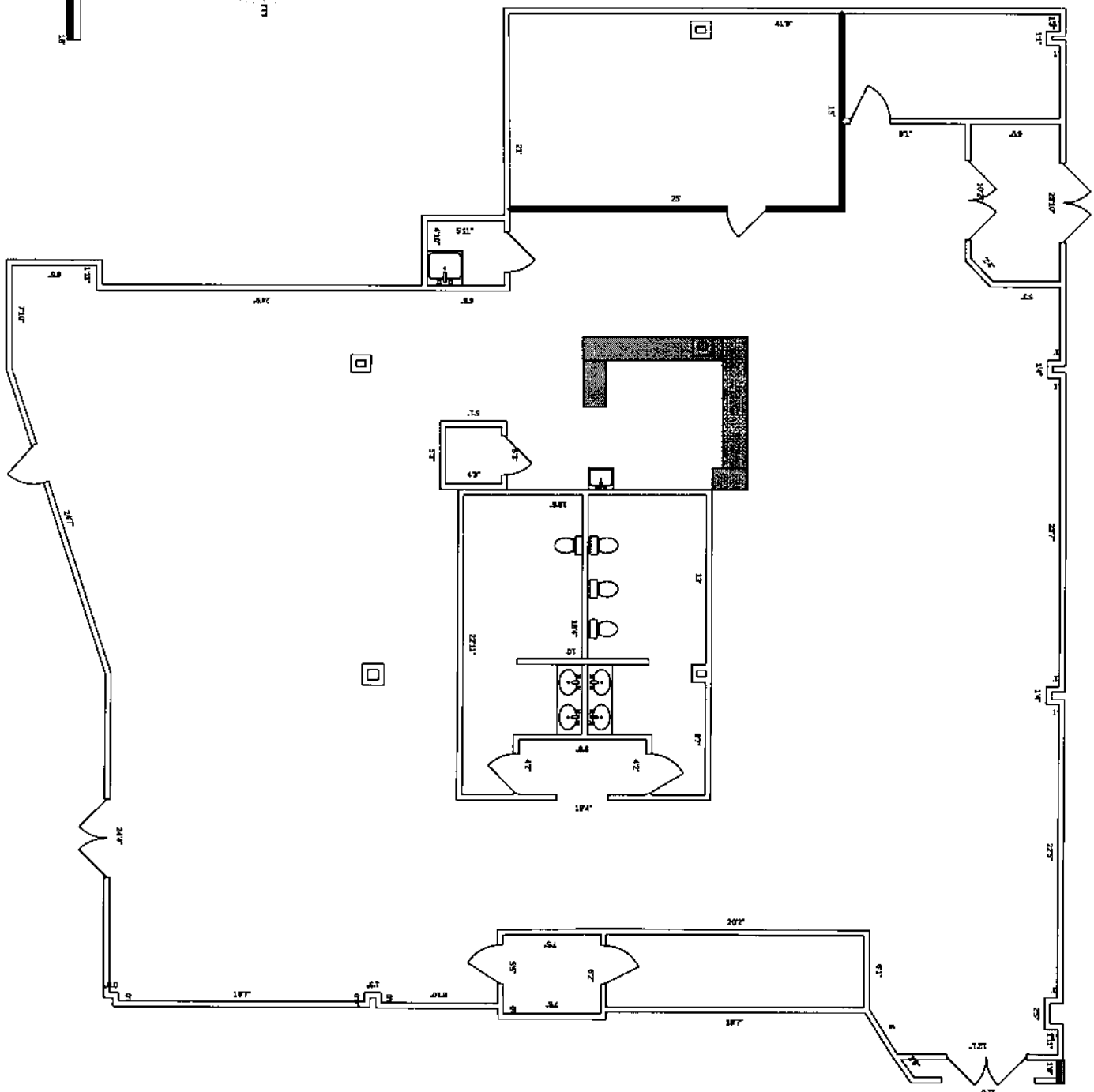
Suite 130

Total linear feet of new walls
40 ft.

Symbols Guide

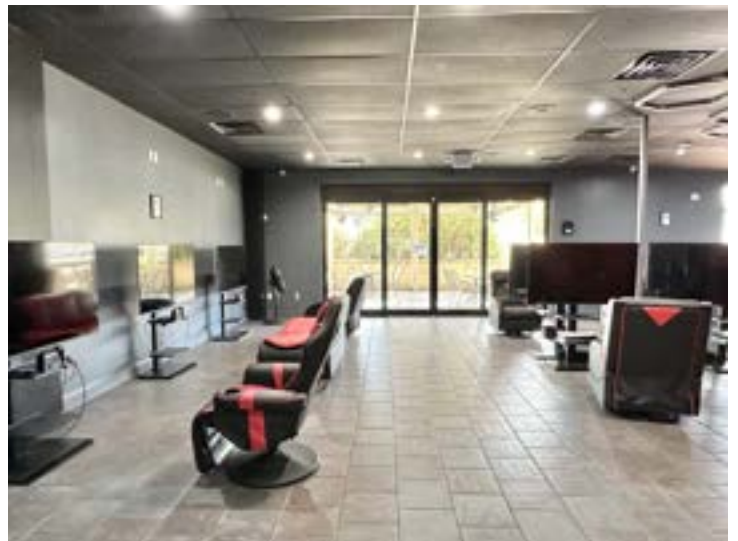
— New Walls

■ New Counter



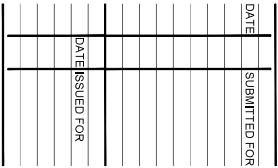
Construction Plan

275 JOLIET - ADDITIONAL PHOTOS



425 JOLIET - UNIT 125



[illegible]

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

SCALE : 3/8" = 1'-0"

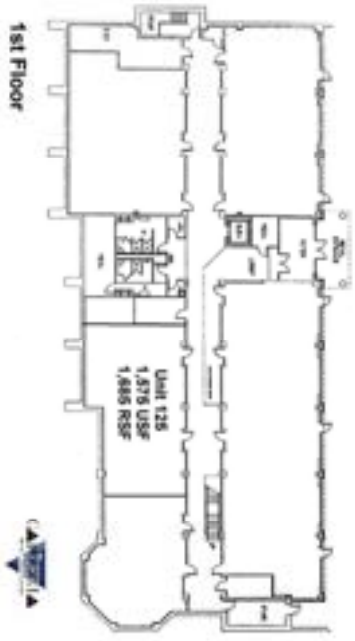
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SHEET:

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FILE NAME:



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.



425 JOLIET - UNIT 320



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PROJECT

FLOOR PLAN

SCALE : 3/8" = 1'-0"

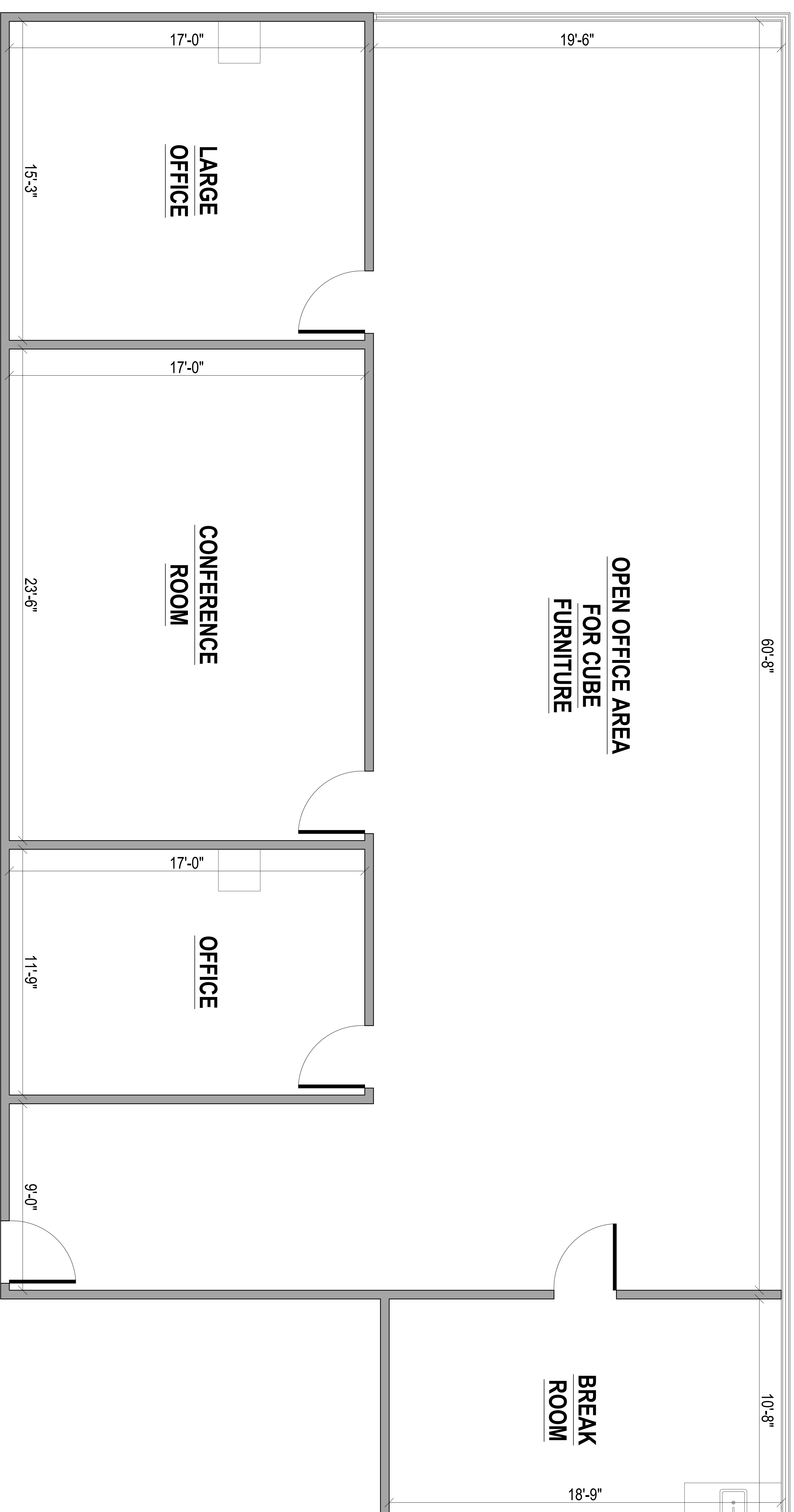
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PERMIT SET

SHEET :

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FILE NAME:



19'-6"

17'-0"

LARGE OFFICE

17'-0"

**CONFERENCE
ROOM**

17'-0"

OFFICE

15'-3"

23'-6"

11'-9"

9,0-6

60'-8"

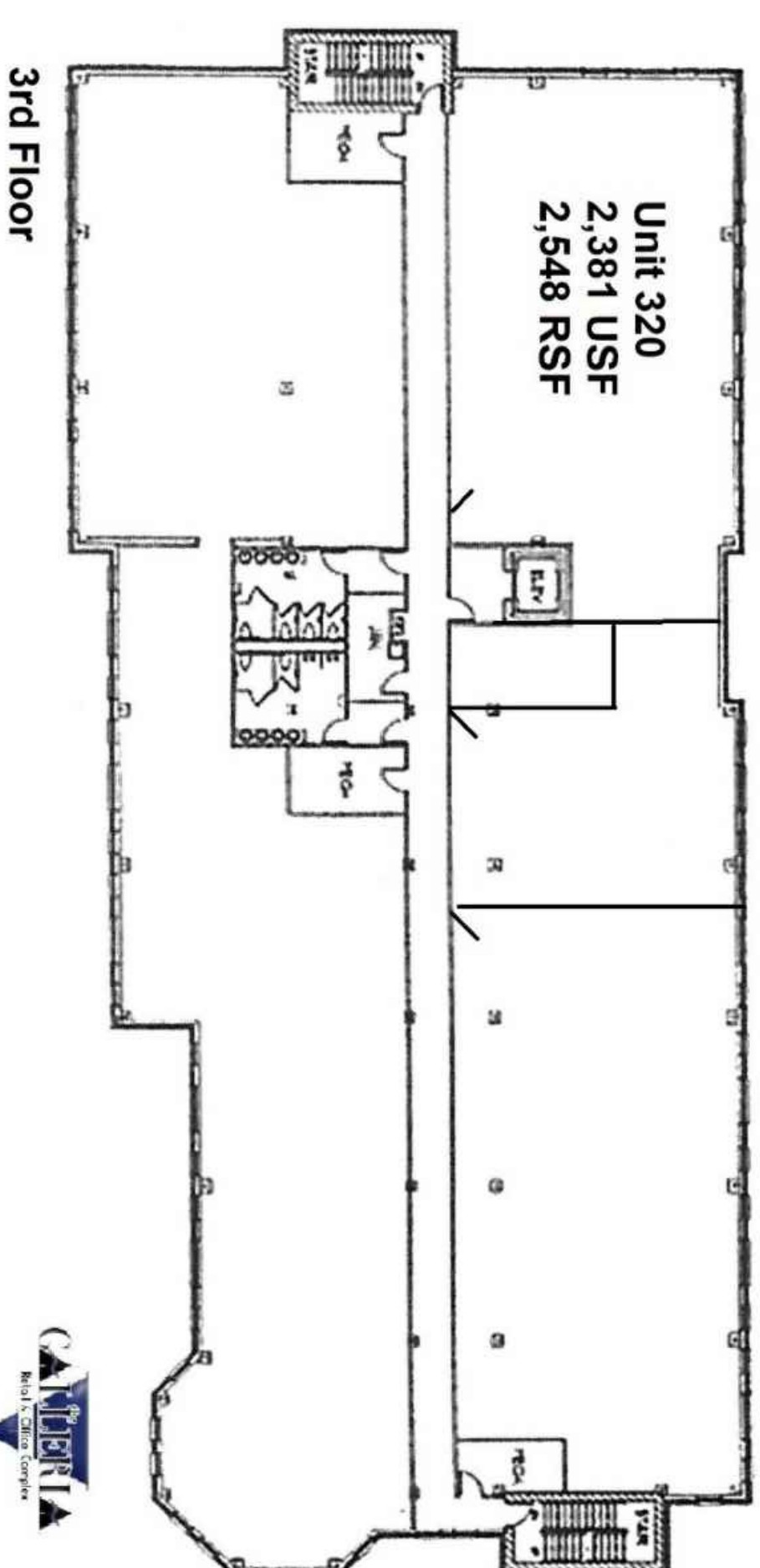
10-8

OPEN OFFICE AREA
FOR CUBE
FURNITURE

BREAK ROOM

18'-9"

Unit 320
2,381 USF
2,548 RSF



3rd Floor



GALLERIA OF DYER

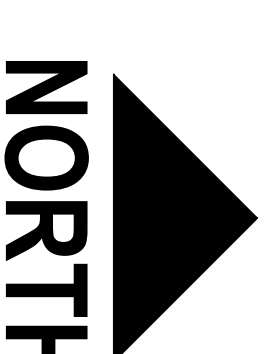
425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)

DYER, IN 46311

UNIT 320

2,381 U.S.F.

2,548 R.S.F.



NORTH

COMMON AREAS



BEAM ME UP
ACQUASITY

KITARO

HR

ROSEBUD STEAKHOUSE

Little Castle

Lansing Municipal Airport



South Shore Line Museum Dyer Station

SUBJECT PROPERTY
257 & 425 JOLIET ST
DYER, IN

ILLINOIS
INDIANA

CALUMET AVE

Centennial Park

HIGHLAND GROVE

TARGET

Michaels

KOHL'S

five BELOW

macys

AND CHARLES

BEST BUY

Party City

ASHLEY

TOWN SQUARE

TJ-maxx

OLD NAVY

Walgreens

SHOE

BARNES & NOBLE CARNIVAL

SHOPS ON MAIN

Marshall's

WHOLE FOODS

DICK'S

rack

DSW

ROSS

ROSS FOR LESS

Blair Ridge Country Club

maurices

Walmart

CROSSROADS

Northwest CANCER CENTER

popshelf

DUNKIN'

POPEYES

Big Lots!

JOANN

PET SMART

Up YOUR

SKY ZONE

Planet Fitness

Symphony

Sedgwick

TEXAS

Jewel

Osco

TACO BELL

STARBUCKS

COLD STONE

McDonald's

ALDI

STAYBRIDGE

EXPRESS

meijer

Gordon FOOD SERVICE STORE

MADE

MENARDS

AMC

DUNKIN'

RAINBOW CONE

Prevent. Professional. PREFERRED

LYNWOOD RECYCLING CENTER

ROGAN

Wendy's

CVS

Franciscan HEALTH

CVS

pet supplies plus

BURGER KING

Domino's

HARBOR FREIGHT

Hampton

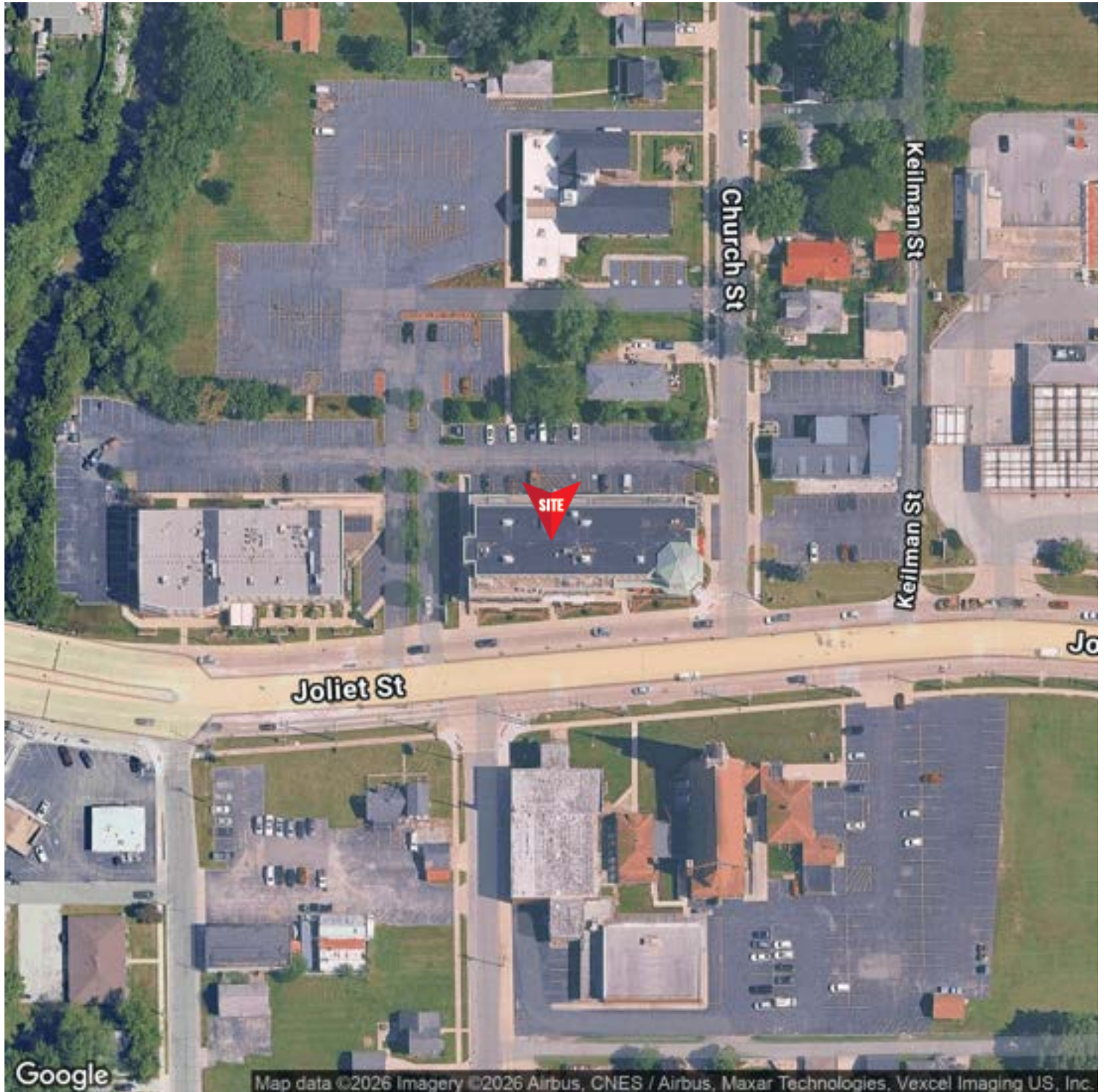
LOWES

the Y

AERIALS



LOCATION MAP



For Information Contact:

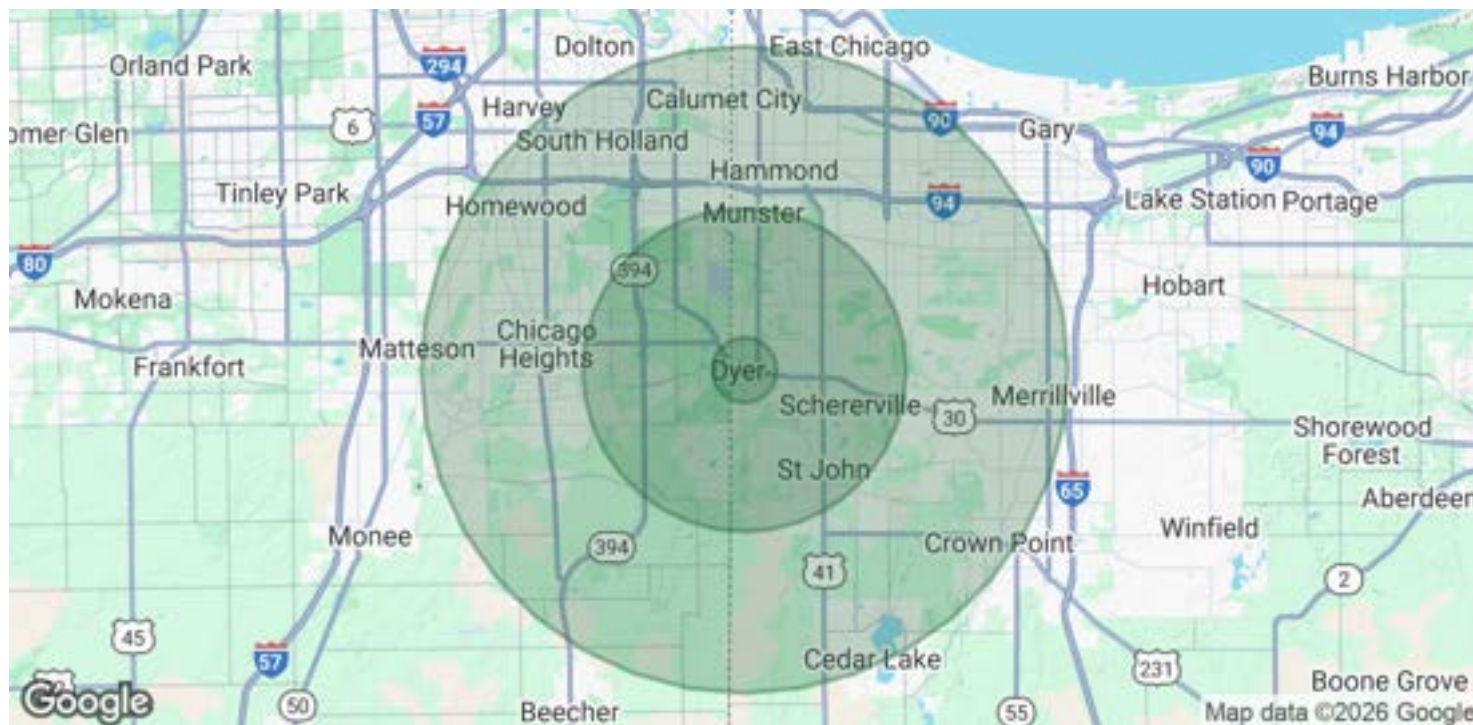
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DEMOGRAPHICS MAP & REPORT



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