



# PRIME JOLIET RETAIL SPACE

2609-2613 W JEFFERSON ST, JOLIET, IL 60435

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### OFFERING SUMMARY

Available SF: 2,393 SF

Lease Rate: Contact Broker

Lot Size: 1.21 Acres

Building Size: 7,180 SF

Zoning: B-1

### PROPERTY OVERVIEW

**TAKE A VIRTUAL TOUR:**  
<https://my.matterport.com/show/?m=PeSjqkGfMuq>

### PROPERTY HIGHLIGHTS

- Fully built-out restaurant space
- Co-tenants include Chipotle, Potbelly, Aldi, Sports Clips and more
- 23,100 per day pass this center
- Monument signage available on Jefferson St

### LOCATION OVERVIEW

Area retailers include Walmart, Menards, Starbucks, Panera, Popeyes and more!

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,950	29,617	60,780
Total Population	9,401	76,070	168,464
Average HH Income	\$89,212	\$90,453	\$98,118



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