

# 208 STEPHEN

208 Stephen Street | Lemont, IL  
FOR LEASE

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PILLAR  
REALTOR

# THE SPACE

Location	208 Stephen Street Lemont, IL 60439
County	Cook
Square Feet	1,350
Rent Per SF (Annual)	\$26.67
Lease Type	NNN
Floor	1

# HIGHLIGHTS

- 1,350 SF open retail space
- Zoning: Downtown District (DD)
- Front and rear entrances with convenient public parking
- Fully sprinklered building with recent exterior upgrades
- 200A electrical service | Separately metered for electric & gas
- One restroom + mechanical room with slop sink
- Additional dry storage available in building
- Neighboring businesses: Wooden Paddle, The Brow Lounge, & Pollyanna Social
- Base Rent: \$3,000/month (\$26.67/NNN)
- Estimated NNN Passthroughs: \$5.11/sf/year CAM + Taxes



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,182	24,534	111,671

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$127,700	\$135,605	\$114,470

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,795	8,738	39,207

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## PROPERTY FEATURES

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TOTAL TENANTS	5
BUILDING SF	4,980
GLA (SF)	1,350
YEAR BUILT	2006
YEAR RENOVATED	2025
ZONING TYPE	DD
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

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## MECHANICAL

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HVAC	Central Forced Air
FIRE SPRINKLERS	Yes - Wet
ELECTRICAL / POWER	200A

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## TENANT INFORMATION

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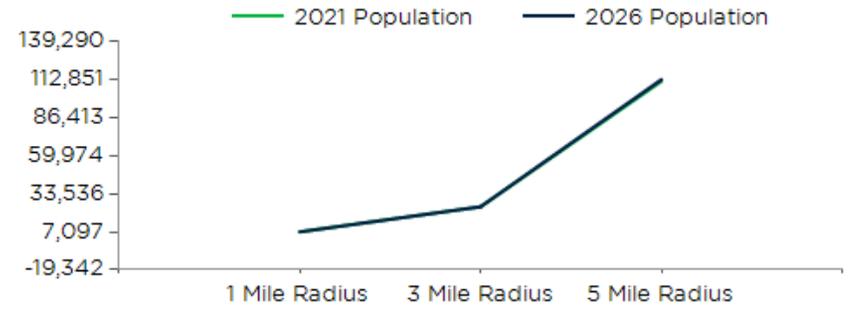
MAJOR TENANT/S	The Brow Lounge
LEASE TYPE	NNN

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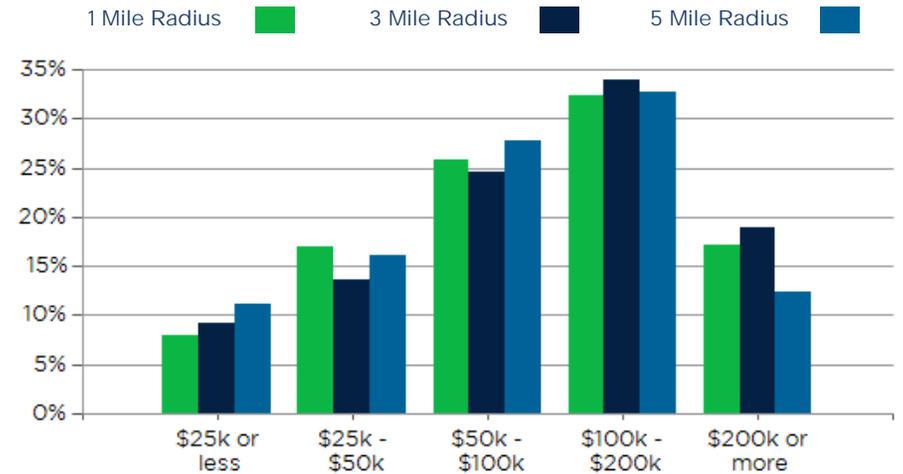


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,495	20,273	104,195
2010 Population	7,328	23,742	109,652
2021 Population	7,182	24,534	111,671
2026 Population	7,097	24,558	112,851
2021 African American	25	249	12,350
2021 American Indian	6	40	270
2021 Asian	141	962	8,512
2021 Hispanic	479	2,025	20,503
2021 Other Race	102	512	8,206
2021 White	6,788	22,365	79,384
2021 Multiracial	119	397	2,915
2021-2026: Population: Growth Rate	-1.20%	0.10%	1.05%

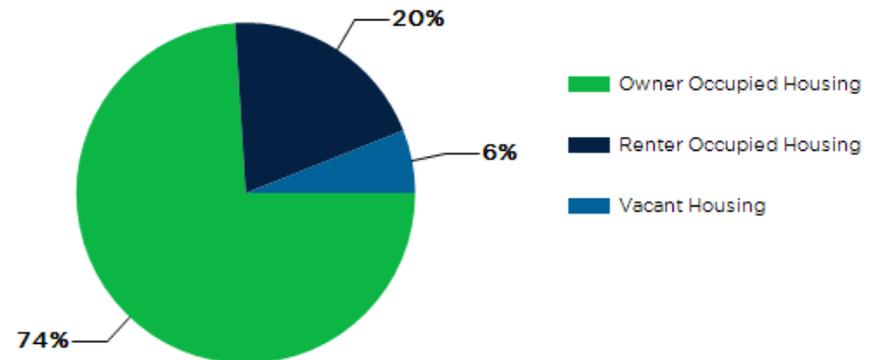
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	70	391	1,989
\$15,000-\$24,999	150	406	2,387
\$25,000-\$34,999	305	569	2,304
\$35,000-\$49,999	167	614	3,994
\$50,000-\$74,999	247	896	5,415
\$75,000-\$99,999	473	1,249	5,443
\$100,000-\$149,999	541	1,813	8,542
\$150,000-\$199,999	366	1,146	4,313
\$200,000 or greater	478	1,653	4,819
Median HH Income	\$99,055	\$104,502	\$89,494
Average HH Income	\$127,700	\$135,605	\$114,470



### 2021 Household Income



### 2021 Own vs. Rent - 1 Mile Radius



Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	472	1,475	7,630
2021 Population Age 35-39	448	1,372	7,369
2021 Population Age 40-44	415	1,391	6,749
2021 Population Age 45-49	443	1,547	6,879
2021 Population Age 50-54	540	1,816	7,377
2021 Population Age 55-59	611	2,083	8,091
2021 Population Age 60-64	549	1,966	7,889
2021 Population Age 65-69	410	1,575	6,756
2021 Population Age 70-74	293	1,160	5,274
2021 Population Age 75-79	213	808	3,326
2021 Population Age 80-84	131	540	1,950
2021 Population Age 85+	146	701	2,020
2021 Population Age 18+	5,718	19,481	86,922
2021 Median Age	42	45	40
2026 Median Age	43	45	41

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,465	\$90,077	\$75,130
Average Household Income 25-34	\$109,573	\$114,536	\$91,652
Median Household Income 35-44	\$128,125	\$133,905	\$103,754
Average Household Income 35-44	\$152,104	\$164,243	\$124,687
Median Household Income 45-54	\$126,936	\$134,331	\$112,505
Average Household Income 45-54	\$154,877	\$167,767	\$138,006
Median Household Income 55-64	\$114,396	\$122,536	\$107,112
Average Household Income 55-64	\$143,334	\$153,856	\$133,902
Median Household Income 65-74	\$83,323	\$84,213	\$78,380
Average Household Income 65-74	\$109,047	\$115,078	\$105,328
Average Household Income 75+	\$71,723	\$70,703	\$67,819

Population By Age

