



For Lease

## Retail / Service Retail / Fitness

2004 - 2134 W. Jefferson Street, Joliet, IL 60435

### **\$10.50 - \$18.00 SF/yr (NNN)**

Retail leasing opportunity at Marycrest Shopping Center has spaces ranging from 503 to 7,425 square feet, ample parking with a ratio of 3.67 spaces per 1,000 square feet, and excellent visibility with almost 1000' of frontage on Jefferson Street. Benefit from strong demographics, including a median age of 38.30, and a population of 401,349 within 5 miles. Join successful tenants like Posh Salon Suites, Joliet Bank & Trust, Rent-A-Center, Golden Carrol, Dollar Tree, Sidelines Sports Bar, Clair Beauty Mart, Popus G Popcorn and Basinger's Pharmacy.

#### Contact us:

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# Property Summary



## Offering Summary

Lease Rate:	\$10.50 - \$18.00 SF/yr (NNN)
Available SF:	503 - 7,425 SF
Building Size:	170,928 SF
Taxes:	\$1.40 SF/yr
Expenses:	\$1.75 SF/yr
Zoning:	C

Spaces	Lease Rate	Opex	Space Size
2018 W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	3,897 SF
2110A W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	673 SF
2110 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	2,051 SF
2114 W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	503 SF
2116 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	1,298 SF
2120 W. Jefferson St. (copy)	\$14.00 SF/yr	\$3.15 SF/yr	2,413 SF
2126 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	2,942 SF
2130 W. Jefferson St.	\$16.00 SF/yr		7,425 SF

## Property Highlights

- Property was renovated in 2018
- Almost 1000' of frontage on Jefferson St.
- Location is within minutes to I-80 and I-55
- Ample parking on-site
- 401K Residents within a 20-minute drive
- Strong Shopping Regional Corridor
- Traffic Counts of 29K+ ADT
- Signalized Intersection
- Median Age 38.30 yrs. old
- Pylon Sign

### Brad Belden

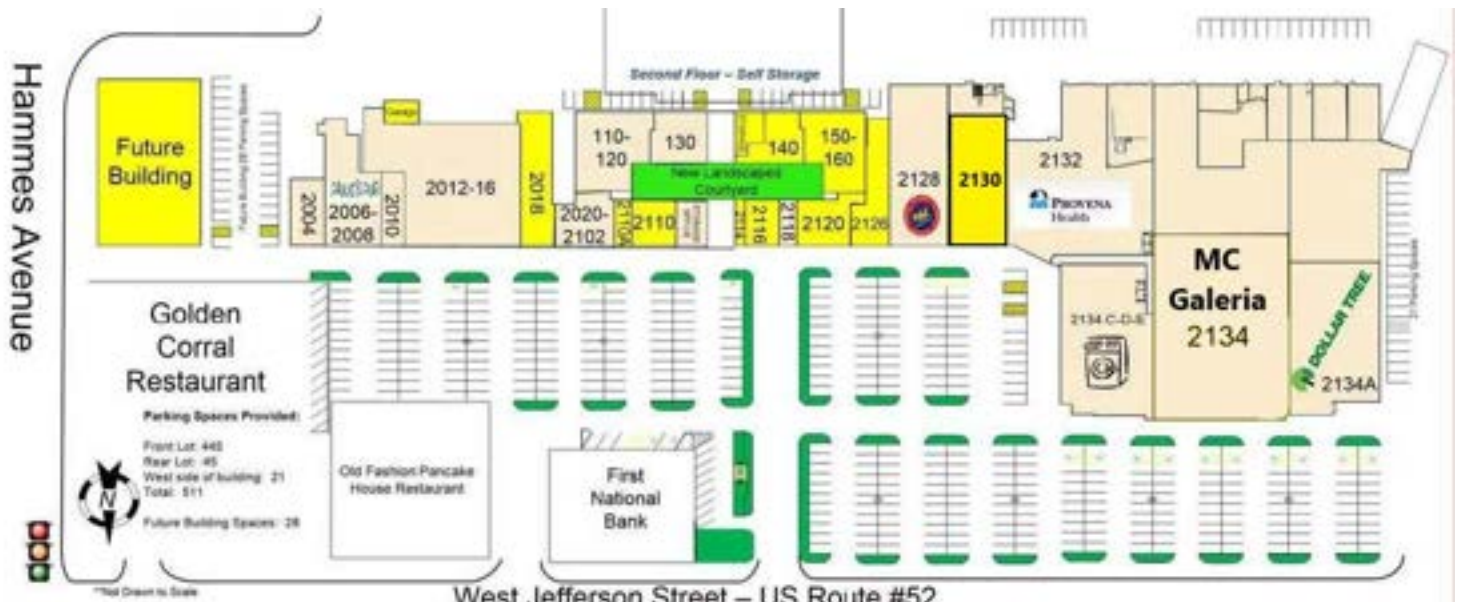
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# Site Plan



Space	Tenant	SqFt	Space	Tenant	SqFt	Space	Tenant	SqFt
110	Posh Salon Suites	1710	2012-16	CLAIR BEAUTY MART	13,650	2126	Available	2,942
120	Posh Salon Suites	2320	2018	Available	3,899	2128	Rent-A-Center	7,436
130	Posh Salon Suites	2401	2020-2102	Posh Salon Suites	2,548	2130	Available	7,425
140	Available Office Space	1,485	2110A	Available	673	2132	Provena Health	16,583
150	Available Office Space	2,311	2110	Available	2,051	2134C-D-E	Laundry World	8,602
160	Available Office Space	1,690	2114	Available	503	2134	MC Galeria Furniture	20,000
2004	Popus G. Popcom	1,850	2116	Available	1298	2134A	Dollar Tree	10,113
2006-08	Paulie's Pub	4,590	2118	All Fur Dogs	718	2134B	Self Storage	24,000
2010	Tobacco Plus	1,210	2120	Available	2,413			

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# Shopping Center



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# Property Details



**170,928 SF**

Building Size



**503-20K sq.ft.**

Sizes



**C**

Zoning



**628**

Parking Spaces



**401K - 20 min.**

Population



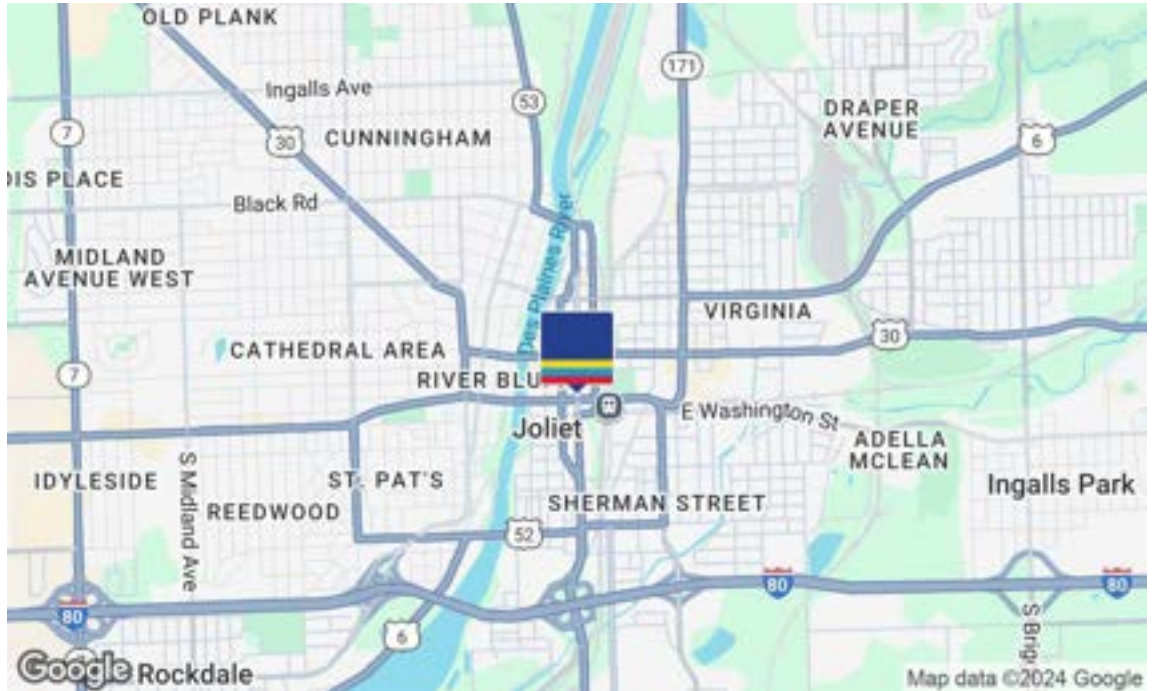
**55K - 5 miles**

Total Households



**\$159K**

Avg. Home Value



## Location Overview

Joliet, Illinois, a vibrant city southwest of Chicago, offers a rich history, stunning architecture, and a diverse economy. Enjoy outdoor activities along the Des Plaines River, thrilling entertainment at the Chicagoland Speedway and Route 66 Raceway, and a lively arts scene. With convenient transportation and a range of amenities, Joliet is an ideal place to live, work, and visit. Explore the historic downtown, experience cultural events, and take advantage of the city's strong industrial sectors, including manufacturing, healthcare, education, and logistics. Whether it's nature, entertainment, or economic opportunities, Joliet has something for everyone.

## Area Tenants

- Golden Corral
- Dollar Tree
- Sam's Club
- Walmart
- O'Reilly Auto Parts
- Walgreen's
- Dollar General
- Chipotle
- Aldi
- AutoZone
- Panda Express
- Panera
- Advanced Auto Parts
- Belle Tire
- Napa Auto Parts
- Aurelio's Pizza
- Al's Steakhouse
- Supercuts

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**Unit #2018 - 3,899 sq.ft.**



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Unit #2110A - 673 sq.ft.



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# Unit #2110 - 2,051 sq.ft.



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Unit #2114 - 503 sq.ft.



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Unit #2116 - 1,298 sq.ft.



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Unit #2120 - 2,413 sq.ft.



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Unit #2126 - 2,942 sq.ft.



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# Area Tenants



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# Location Map



Demographics	1 Mile	3 Miles	5 Miles
Total population	17,701	85,224	144,179
Median age	30.7	33.9	36.5
Median age (Male)	29.0	33.2	35.2
Median age (Female)	32.0	34.8	36.8
Total households	6,899	32,355	55,546
Total persons per HH	2.6	2.6	2.6
Average HH income	\$45,586	\$56,777	\$67,255
Average house value	\$113,470	\$123,424	\$159,812

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