

703 E 9th Street |
Lockport, IL

Porter Plaza

MEDTAIL PROPERTY FOR LEASE

Lease opportunity for a 2,900 SF built-out Medical Office Space available at \$25.00 (NNN). Office located within Porter Plaza retail strip on Lockport's busy 9th Avenue. Property has a high-visibility storefront in Lockport's thriving commercial district just minutes from Lockport Township High School campuses.



Lease Rate:
\$25.00 SF/yr (NNN)

Available SF:
2,900 SF

Lot Size:
1.27 Acres

Building Size:
16,287 SF

Lease Term:
\$25.00 SF/yr (NNN)

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REAL ESTATE &
PRACTICE ADVISORY

703 E 9th Street, Lockport IL

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AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
101	Available	2,900 SF	NNN	\$25.00 SF/yr	Property is located in Porter Plaza retail strip, next to primary anchor, Dollar General. This is a medical office space that includes a reception area, waiting area, 2 ADA approved bathrooms along with 3 doctor's offices, 6 exam rooms, and a kitchen/staff lounge.



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Population

1 MILE

8,405

TOTAL POPULATION

22,760 | 37,222
2 MILES | 3 MILES

42.3

AVERAGE AGE

39.5 | 37.5
2 MILES | 3 MILES

Households and Income

1 MILE

3,792

TOTAL HOUSEHOLDS

8,663 | 12,888
2 MILES | 3 MILES

2.2

OF PERSONS PER HH

2.6 | 2.9
2 MILES | 3 MILES

1 Mile

41.9

AVERAGE AGE (MALE)

39.6 | 37.1
2 MILES | 3 MILES

43.3

AVERAGE AGE (FEMALE)

39.4 | 36.2
2 MILES | 3 MILES

1 Mile

\$76,147

AVERAGE HH INCOME

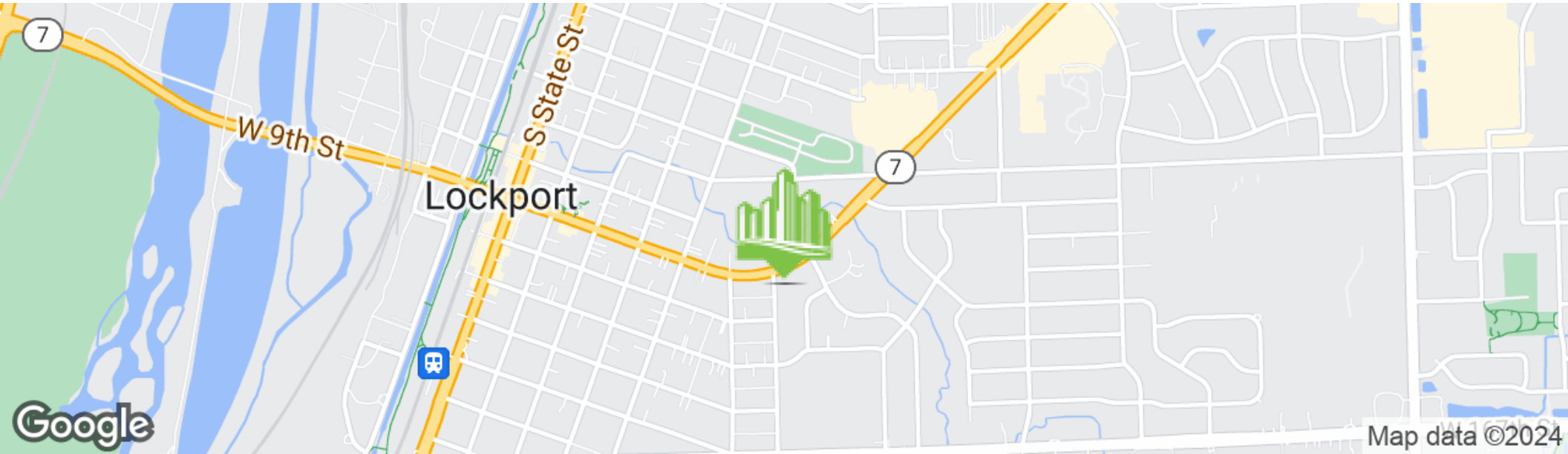
\$85,015 | \$85,584
2 MILES | 3 MILES

\$204,051

AVERAGE HOUSE VALUE

\$219,315 | \$218,480
2 MILES | 3 MILES

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS

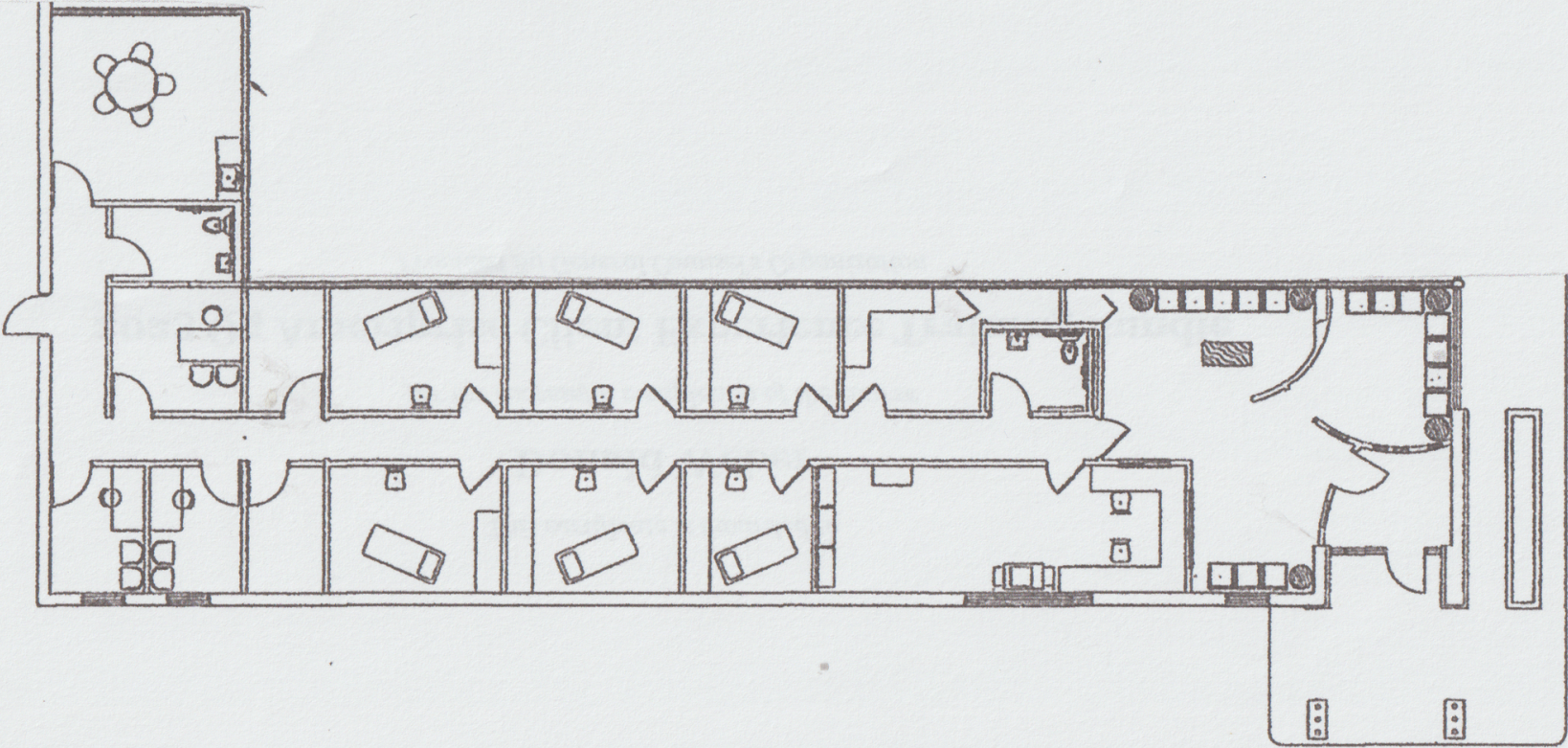


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FLOOR PLANS

MEDICAL OFFICE FLOOR PLAN



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RETAILER MAP

