

600 THEODORE

\$16.50 SF/yr (MG)

600 Theodore Street
Joliet, IL 60435

AVAILABLE SPACE
800 - 1,600 SF

AREA

Located on IL Rte 7/Theodore Street between Raynor Ave and Il Rte 53. 600 Theodore offers an ideal opportunity for Retail Strip Center tenants seeking a dynamic location. The surrounding neighborhood is known for its bustling commercial activity and diverse consumer base. With its prime position in this vibrant area, the property presents an exceptional chance for retail businesses to establish a strong presence and capitalize on the area's abundant traffic.



OFFICE/RETAIL

Nick Ferro
815 405 3679
nferro@cbcregroup.com



600 THEODORE

600 Theodore Street, Joliet, IL 60435

LEASE



LEASE RATE **\$16.50 SF/YR**

OFFERING SUMMARY

Available SF:	800 - 1,600 SF
Lease Rate:	\$16.50 SF/yr (MG)
Lot Size:	0.96 Acres
Building Size:	7,200 SF
Zoning:	B-3, Commercial
Market:	Chicago
Submarket:	Joliet
Traffic Count:	15,855

LOCATION OVERVIEW

Located on IL Rte 7/Theodore Street between Raynor Ave and IL Rte 53. 600 Theodore offers an ideal opportunity for Retail Strip Center tenants seeking a dynamic location. The surrounding neighborhood is known for its bustling commercial activity and diverse consumer base. With its prime position in this vibrant area, the property presents an exceptional chance for retail businesses to establish a strong presence and capitalize on the area's abundant traffic.

PROPERTY HIGHLIGHTS

- Modern design and versatile layout
- High visibility and convenient access
- Ample space for diverse business needs
- Well-maintained exterior and landscaping
- Abundant parking for tenants and customers
- Ideal for retailers, restaurants, and various businesses
- Prominent signage opportunities for maximum exposure
- Strategically positioned in a high-traffic location

AVAILABLE SPACES

CBCWORLDWIDE.COM

Nick Ferro
815 405 3679
nferro@cbcregroup.com

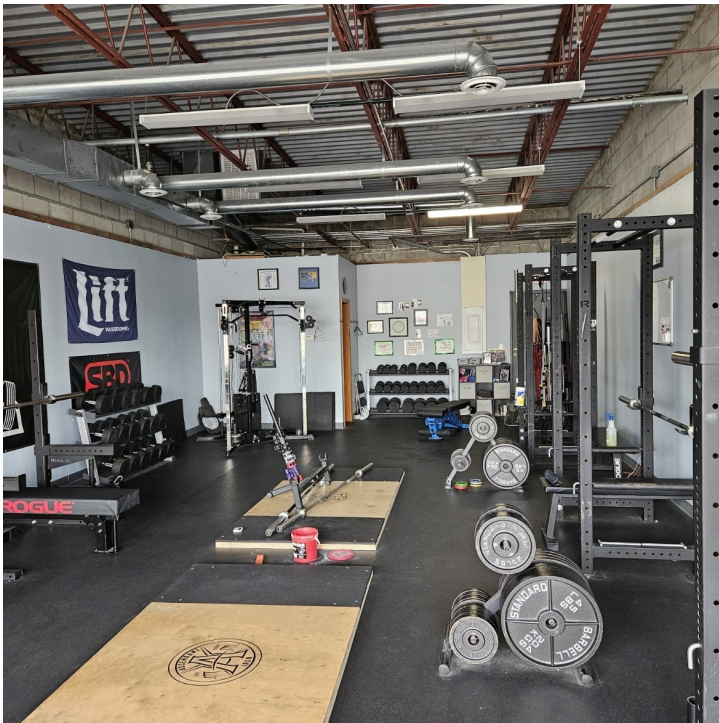




600 THEODORE

600 Theodore Street, Joliet, IL 60435

LEASE



CBCWORLDWIDE.COM

Nick Ferro
815 405 3679
nferro@cbcregroup.com

 **COLDWELL
BANKER
COMMERCIAL**
REAL ESTATE GROUP



600 THEODORE

600 Theodore Street, Joliet, IL 60435

LEASE



Map data ©2024



Map data ©2024 Google

CBCWORLDWIDE.COM

Nick Ferro
815 405 3679
nferro@cbcregroup.com

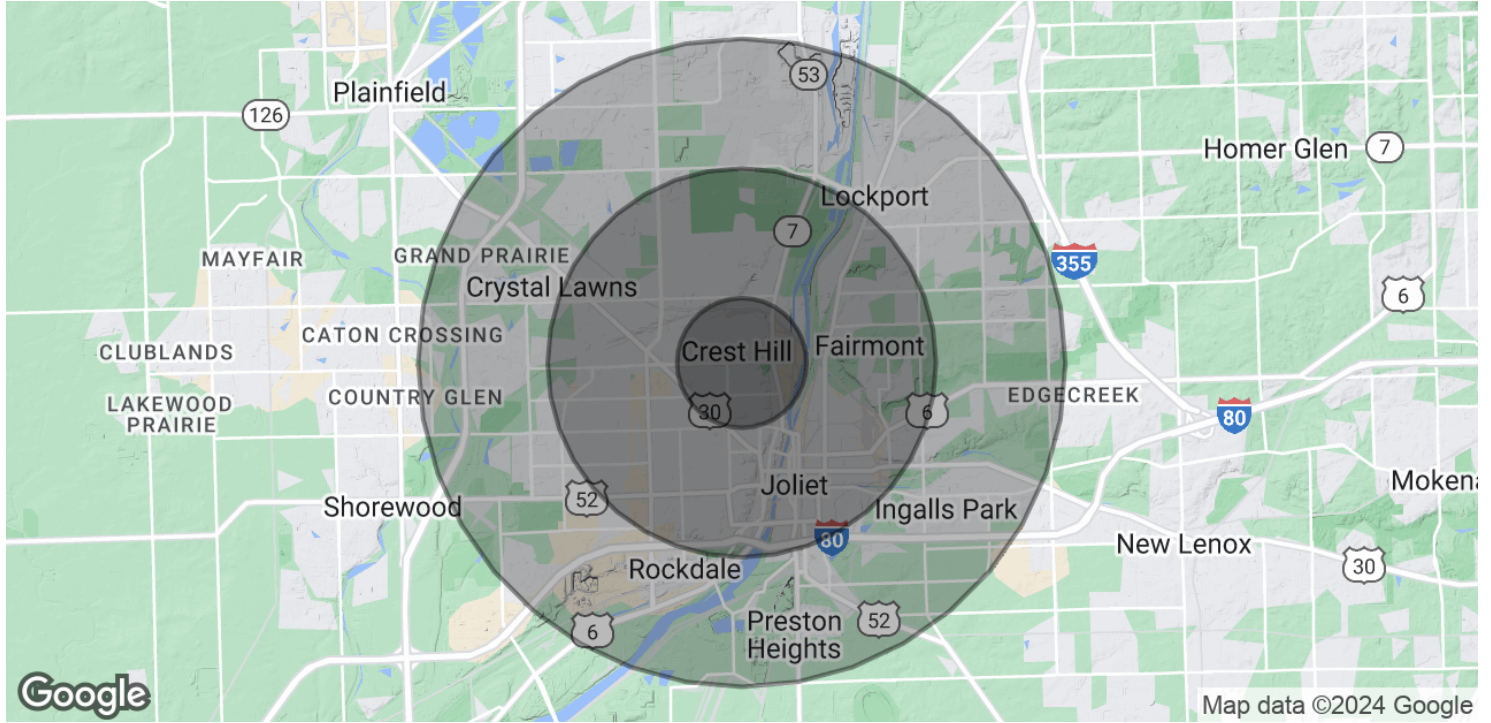




600 THEODORE

600 Theodore Street, Joliet, IL 60435

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,130	98,743	186,797
Average age	34.6	32.9	34.2
Average age (Male)	32.4	31.9	33.1
Average age (Female)	36.4	34.3	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,568	34,132	65,004
# of persons per HH	2.5	2.9	2.9
Average HH income	\$52,541	\$54,588	\$59,741
Average house value	\$166,681	\$182,824	\$192,271

* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

Nick Ferro
815 405 3679
nferro@cbcregroup.com

