

High Traffic Retail Space For Lease

1670 EAST COURT STREET, KANKAKEE, ILLINOIS



OFFERING SUMMARY

Building Size:	22,500 SF
Available SF:	2,250 - 9,000 SF
Year Built:	1990
Parking:	70+ Off-Street Space
Zoning:	C-2 Service Commercial
Traffic Count:	16,300 Vehicles Per Day
Lease Rate:	\$13.00 psf /yr (NNN)
Pass Through Cost:	\$5.33 psf/yr

PROPERTY OVERVIEW

2,250 to 9,000 SF immediately available for lease in a area with low vacancy rate. The center is anchored by Dollar General and includes Boost Mobile as an additional Tenant. Surrounding neighbors include McDonalds, Metro PCS, BP, Circle K and Marathon Gas Stations along with Riverside Healthcare. Ricki Rockets Travel Center is scheduled to break ground on their \$15 million new development in June '22

PROPERTY HIGHLIGHTS

- 9' - 10" Ceiling Height
- 90' (depth) x 25' (width)
- 100 Amp Power
- Drop Ceiling w/ Fluorescent Lighting
- Sprinklered
- Pylon Signage with LED Sign Available
- Highway Access: Exit #312 of Interstate 57 (1/4 mile)
- Finish - to - Suit Available

Additional Photos

RETAIL PROPERTY FOR LEASE 1670 EAST COURT STREET, KANKAKEE, IL



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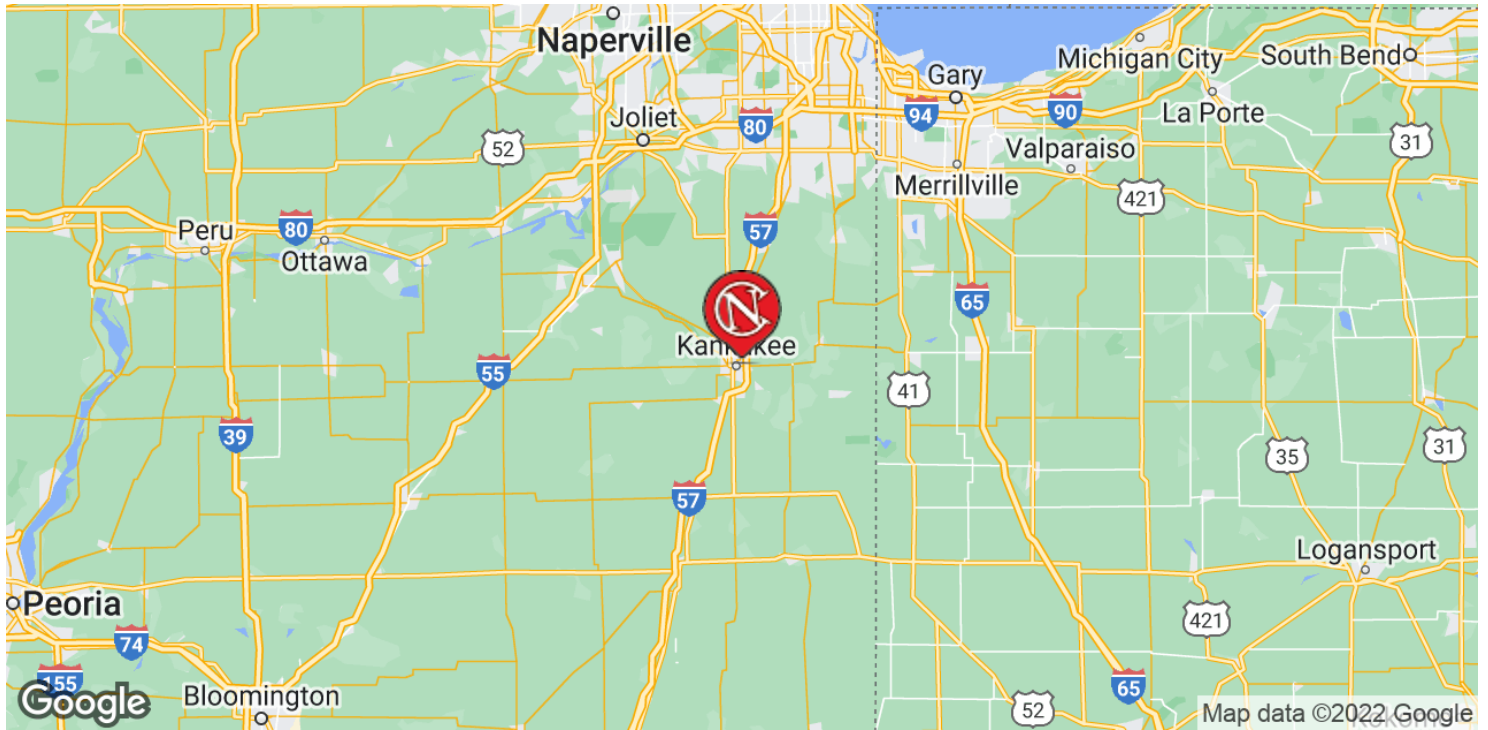
(Not to Scale)



Located 1/2 mile from exit #312 of Interstate 57 along business corridor of East Court Street (State Route 17), Kankakee, Illinois

Location Maps

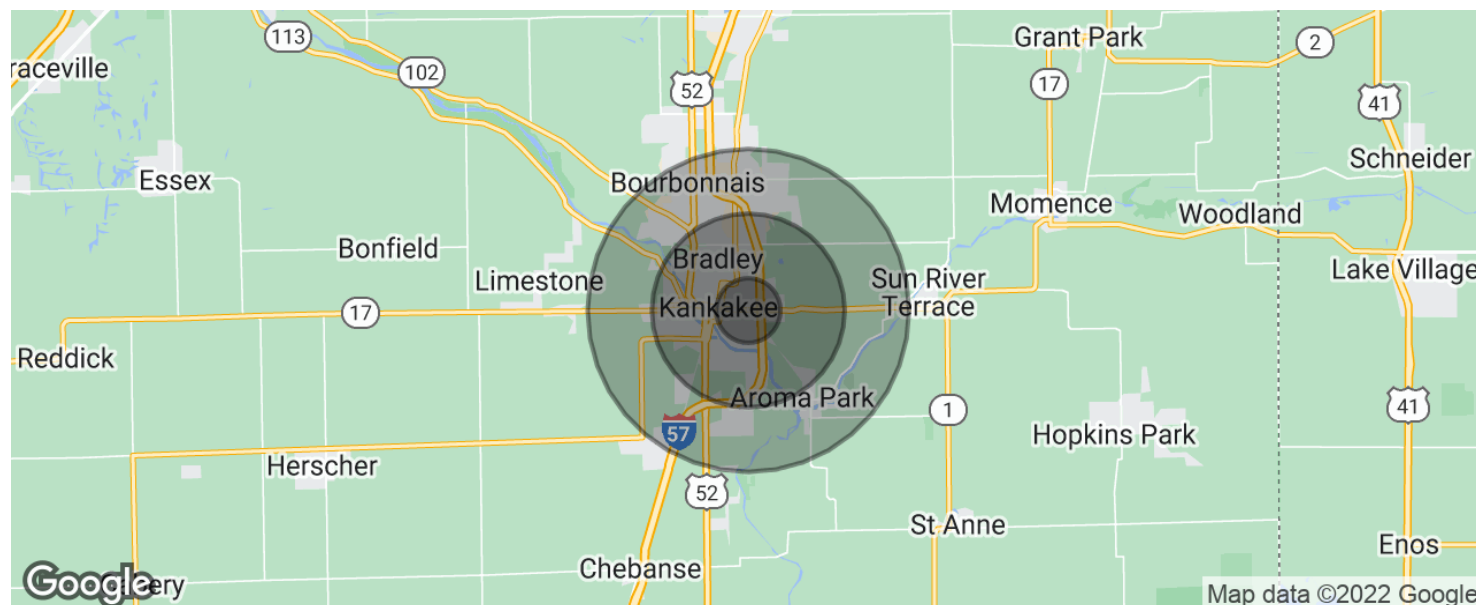
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Demographics Map & Report

RETAIL PROPERTY FOR LEASE 1670 EAST COURT STREET, KANKAKEE, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,431	34,343	64,713
Median age	27.2	31.7	33.3
Median age (Male)	23.9	29.2	31.2
Median age (Female)	29.0	33.0	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,030	12,382	23,521
# of persons per HH	3.2	2.8	2.8
Average HH income	\$31,593	\$45,348	\$51,948
Average house value	\$72,375	\$122,006	\$145,045

* Demographic data derived from 2010 US Census