



LEASE

Former Pizza Restaurant Available at Centennial Plaza

1210-1264 STATE STREET

Lemont, IL 60439

PRESENTED BY:

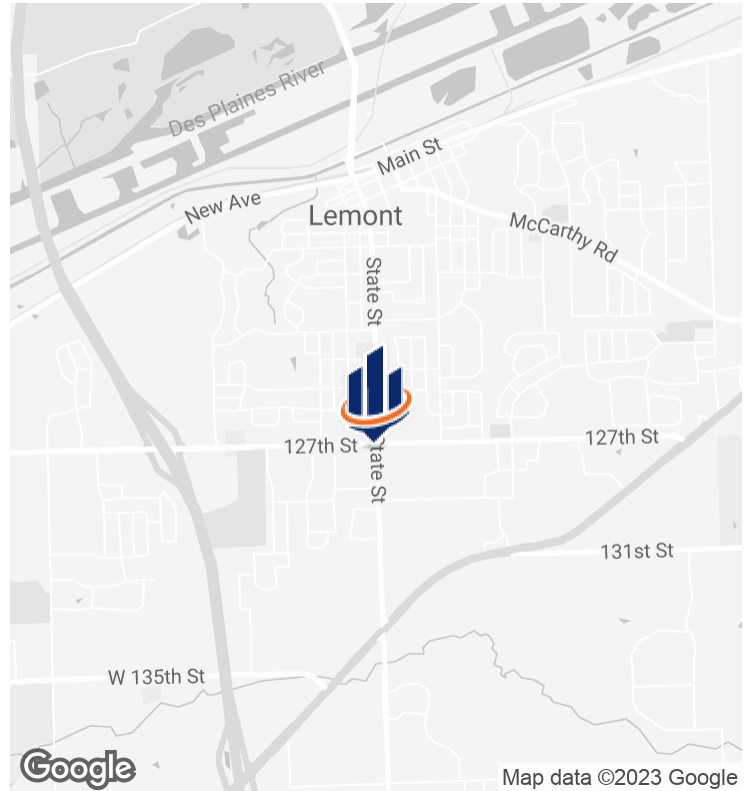
KAREN KULCZYCKI, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	38,500 SF
AVAILABLE SF:	1,440 SF
LOT SIZE:	4.8 Acres
YEAR BUILT:	1997
RENOVATED:	2022
SUBMARKET:	Joliet/Central Will

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a leasing opportunity at Centennial Plaza in Lemont, Illinois. Centennial Plaza is in the prime retail corridor along 127th and State Street with high visibility. This 15-unit strip center is shadow-anchored by Jewel-Osco with only 1 unit available. Join this multi-tenant mix of National and Local tenants include ATI Physical Therapy, Hair Cuttery, Anytime Fitness, School of Rock, UPS Store, L.A. Tan, Fork & Spoon Restaurant. Former second generation pizza restaurant available.

PROPERTY HIGHLIGHTS

- 1 Unit Available +/- 1,440 SF
- Former pizza restaurant
- Hood | Walk-in Cooler
- Shadow Anchored by Jewel-Osco | 96% Occupancy
- High Visibility | Monument and Facade Signage
- Prime Retail Corridor | Signalized Entrance

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ADDITIONAL PHOTOS



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LEASE SPACES

SUITE	ADDRESS	SF	TENANT
1 & 2	1210	3,000 SF	AT Physical Therapy
3	1214	1,600 SF	Phan Nails
4	1216	1,500 SF	Foxley Cleaners
5	1218	1,300 SF	Hair Cuttery
6 & 7	1222	3,000 SF	Toothsense Family Dental
8	1224	3,000 SF	Kitaro Grill & Sushi Grill
9	1226	1,000 SF	Diya Beauty Salon
10	1232	6,500 SF	Anytime Fitness
11 & 12	1236	2,560 SF	State Street Animal Hospital
13	1240	1,440 SF	VACANT
14	1244	1,520 SF	The UPS Store
15	1246	1,200 SF	Ali Tucker's Sweet Surprises
16	1248	2,200 SF	L.A. Tan
17	1256	4,000 SF	School of Rock
18	1264	4,680 SF	Fork & Spoon Cafe

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,440 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

1240	Available	1,440 SF	NNN	\$25.00 SF/yr	1 Unit Available +/- 1,440 SF Former pizza restaurant Hood Walk-in Cooler Shadow Anchored by Jewel-Osco 96% Occupancy High Visibility Monument and Facade Signage Prime Retail Corridor Signalized Entrance
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RETAILER AERIAL



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AERIAL PHOTO



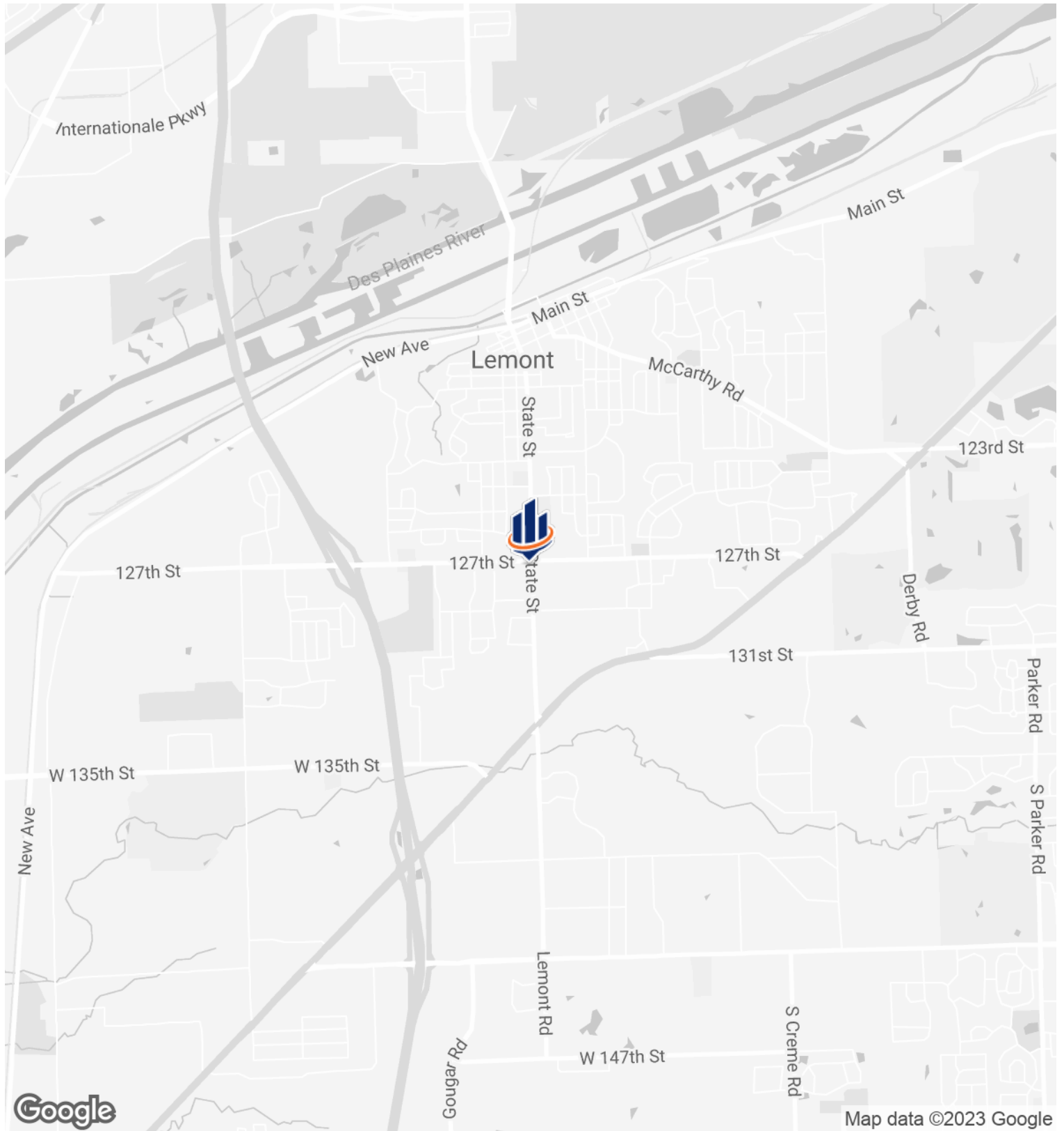
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LOCATION MAP



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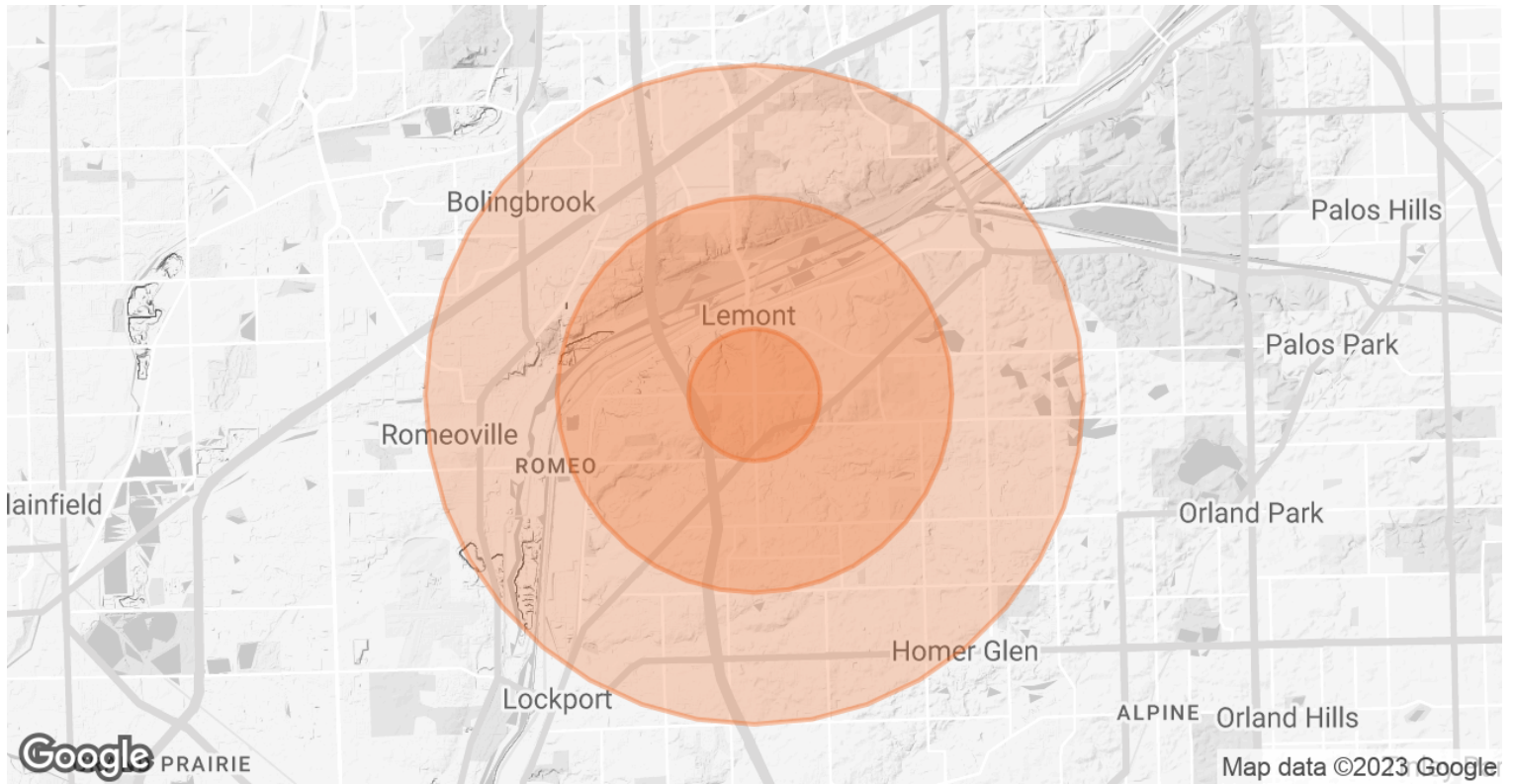
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Map data ©2023 Google

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,349	27,853	79,525
AVERAGE AGE	40.5	40.0	37.8
AVERAGE AGE (MALE)	40.9	39.9	36.9
AVERAGE AGE (FEMALE)	40.5	40.3	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,770	9,374	26,490
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$109,091	\$101,871	\$94,958
AVERAGE HOUSE VALUE	\$385,404	\$403,257	\$378,962

** Demographic data derived from 2020 ACS - US Census*

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