

# 251 North Center Street

Joliet, IL 60435

OFFICE BUILDING FOR SALE / LEASE

Downtown Joliet

N Center St.

john  
greene  
COMMERCIAL





john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

Sale Price:	\$1,230,000
Lease Rate:	\$13.00 SF/yr (Gross)
Lot Size:	1.3± Acres
Year Built:	1932
Building Size:	16,303± SF
Zoning:	B-1 Neighborhood Business District
Traffic Count:	14,610 (N Center St.)

### PROPERTY OVERVIEW

Presenting 251 North Center Street, a rare opportunity to purchase or lease a larger one-story office building with high visibility in Joliet. After years of diligent upkeep and renovation, this 16,300 SF building showcases attractive architectural details of 1932 construction without the negatives often found in an older structure. Zoned B-1 Neighborhood Business within the City of Joliet, this property will accommodate a wide range of office, medical, or retail users. Currently configured for 21 private offices, 3 spacious recreation rooms, a commercial kitchen with hood, and a fully finished basement with elevator access.

Long home to Senior Services of Will County, the 16,300 SF building has been properly maintained with numerous big-ticket replacements and servicing including roof and HVAC systems. In addition to a parking availability for 40 vehicles on site, this offering includes an additional .48 acre parking lot and detached garage across Center St, giving a total of 78+ parking spots. Building is ADA accessible with multiple entrances including a main covered entrance with air curtain system.

Conveniently positioned in a great Joliet area, a quarter mile west of downtown, half mile south of University of St. Francis, two blocks north of Jefferson, and 1.3 miles north of I-80. A front facing LED Monument capitalizes on the 13,000+ vehicles per day exposure on Center ST. This is a versatile and strategically positioned space for the growing company or investor. Some leaseback opportunities exist with current tenants but entire space is available to a new owner or tenant if desired.

Don't miss this opportunity- call for more information or schedule a private tour!

### LOCATION OVERVIEW

Conveniently located a quarter mile west of downtown, half mile south of University of St. Francis, two blocks north of Jefferson, and 1.3 miles north of I-80.

### PROPERTY HIGHLIGHTS

- 16,300 SF office space with extra parking lot
- 13,000+ vehicle per day exposure
- 21 Offices, 3 Rec Rooms, Commercial Kitchen
- Possible partial lease back, if desired

#### Mike Waseen

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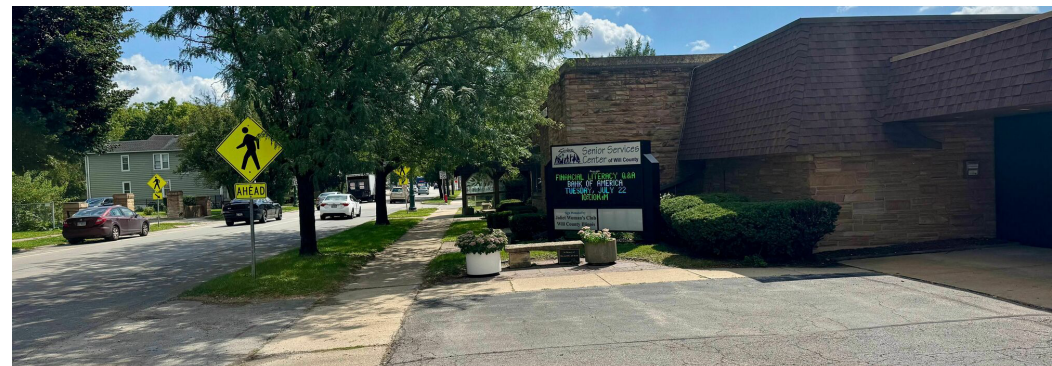




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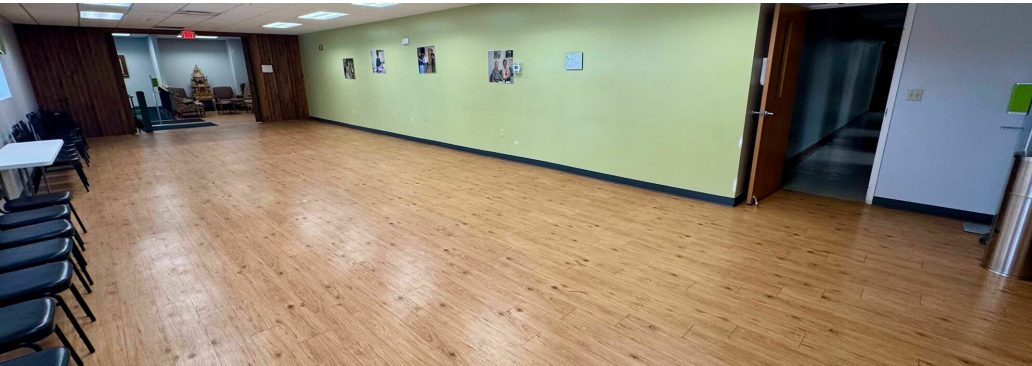
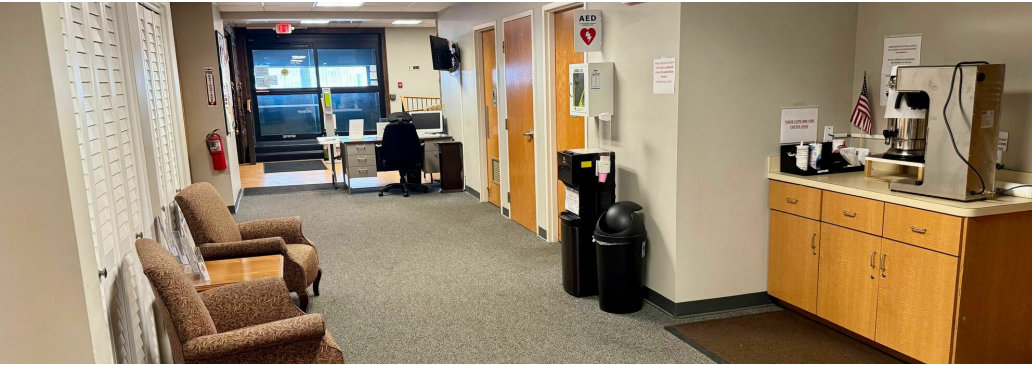
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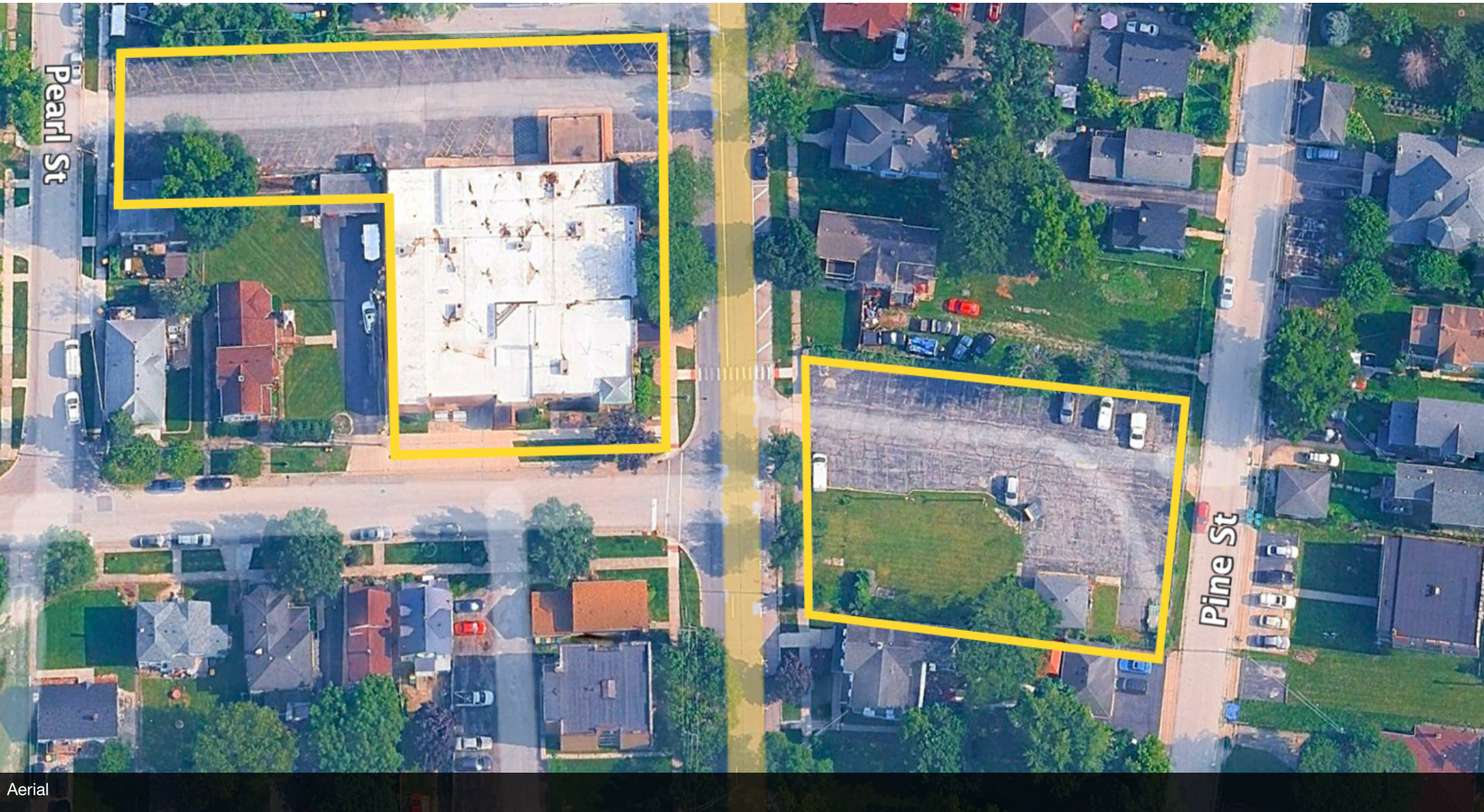
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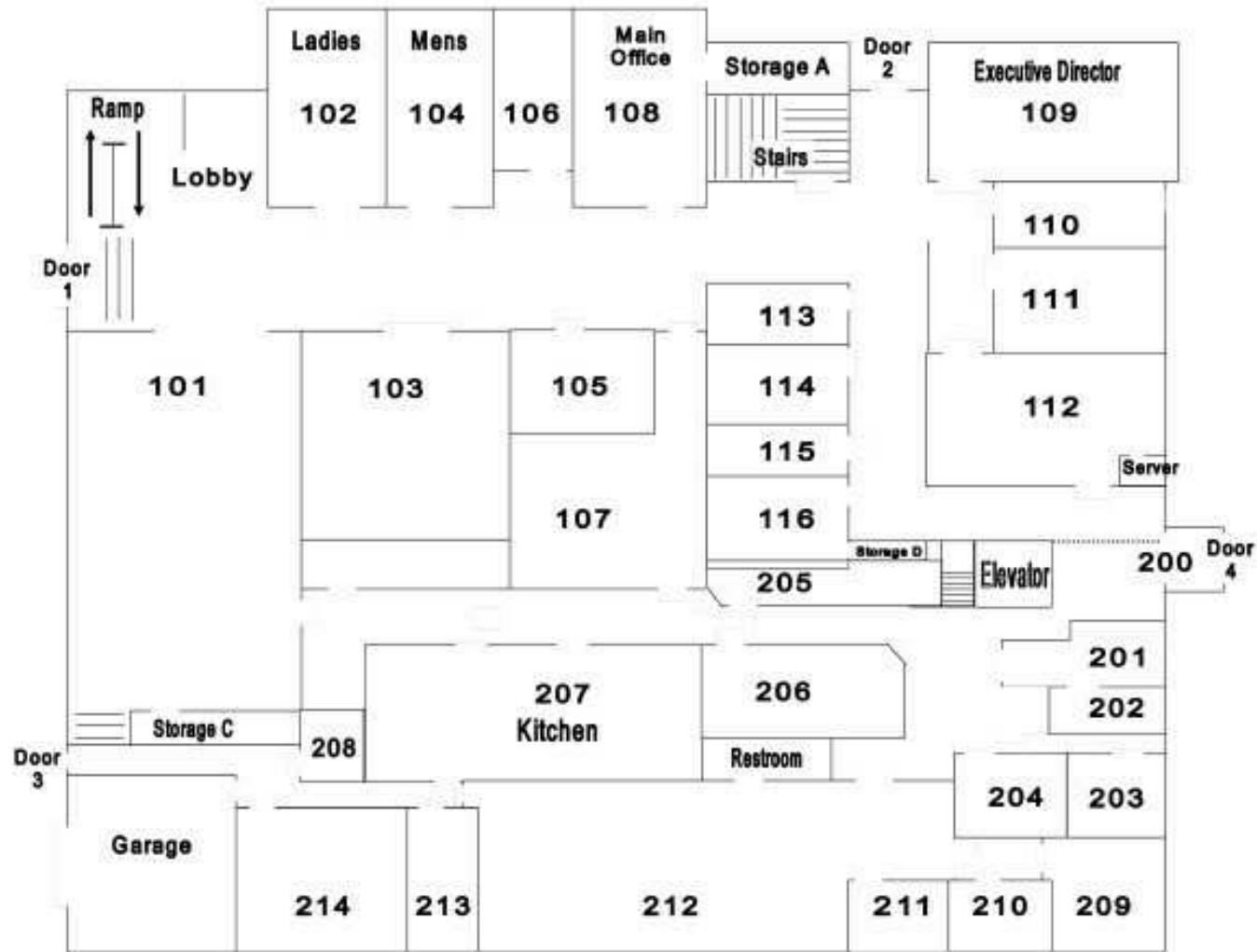
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First - Floor Plan

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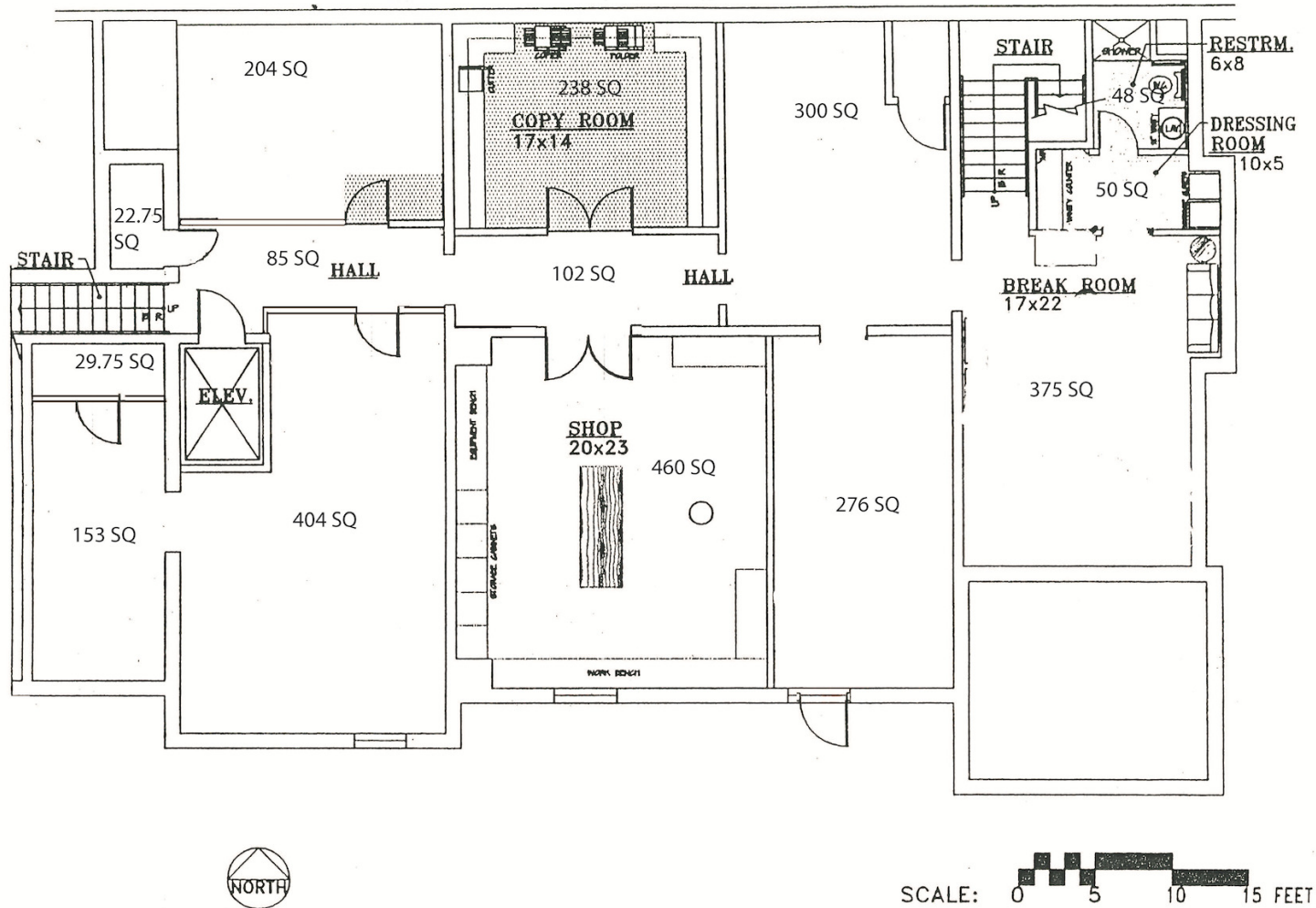




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Basement - Floor Plan

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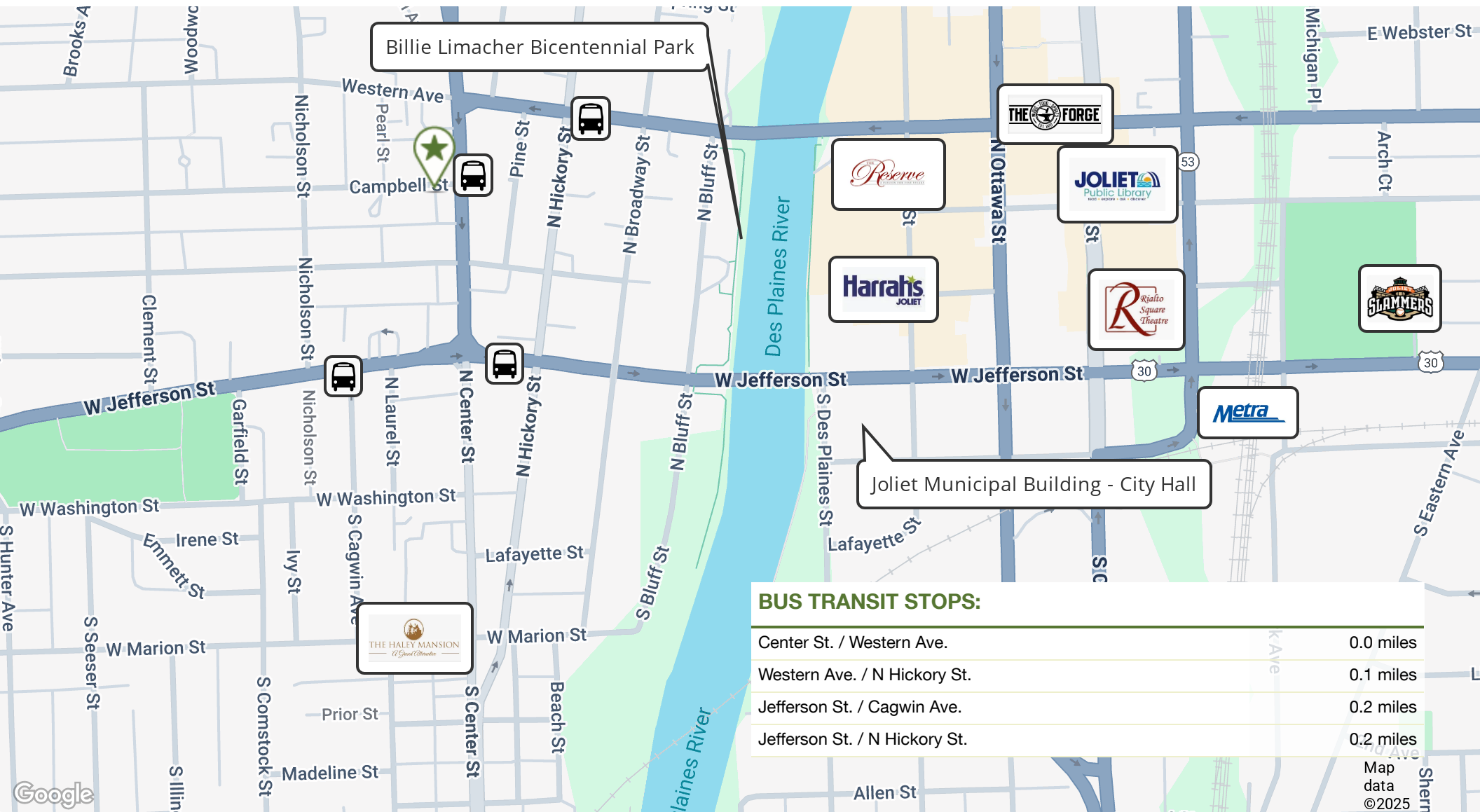
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## BUS TRANSIT STOPS:

Center St. / Western Ave.	0.0 miles
Western Ave. / N Hickory St.	0.1 miles
Jefferson St. / Cagwin Ave.	0.2 miles
Jefferson St. / N Hickory St.	0.2 miles

Map  
data  
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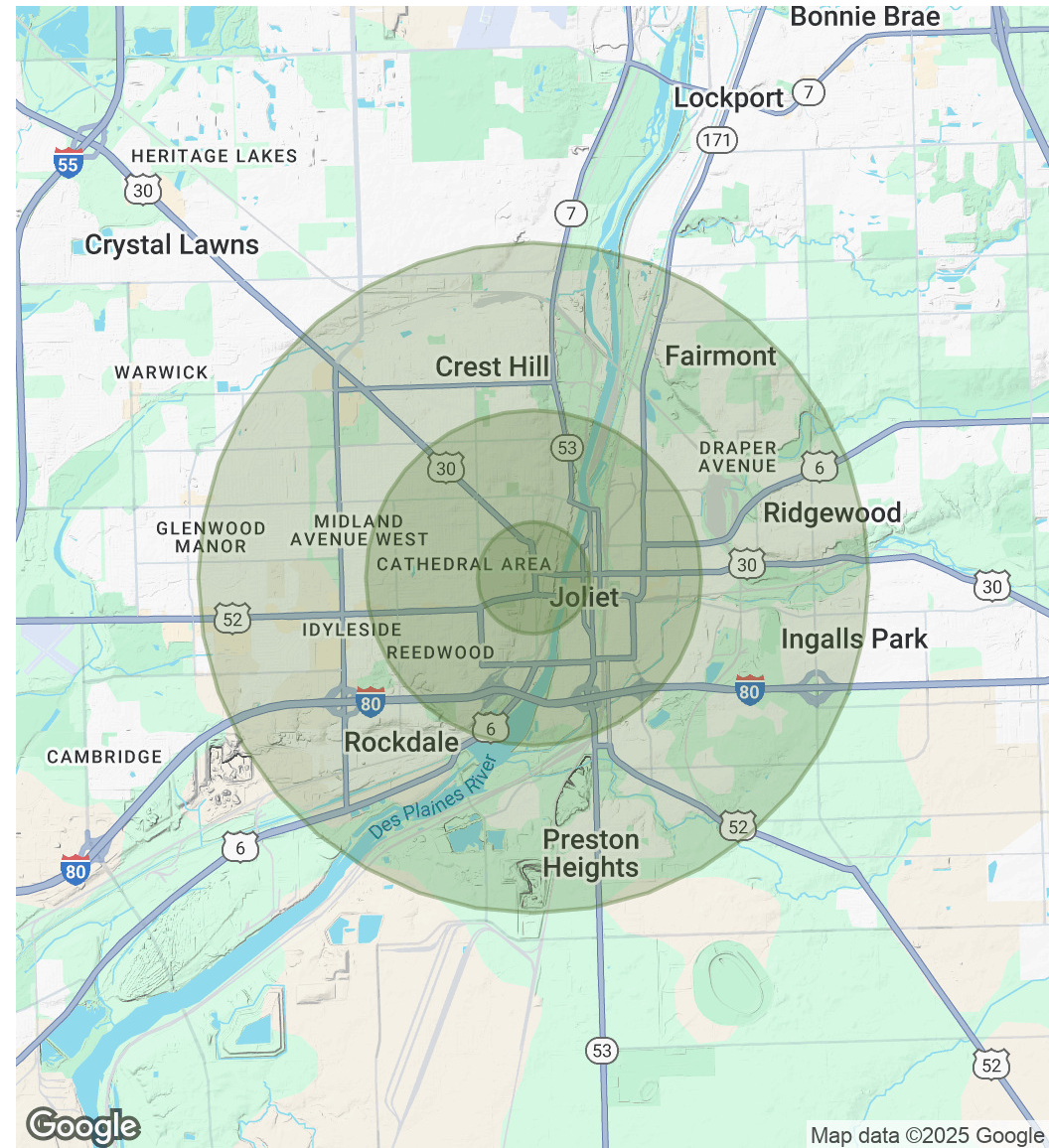
## POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	6,903	36,242	88,769
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	36	37	39

## HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	2,671	12,856	32,449
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$62,539	\$71,787	\$73,610
Average House Value	\$231,786	\$194,370	\$200,768

*Demographics data derived from AlphaMap*



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