

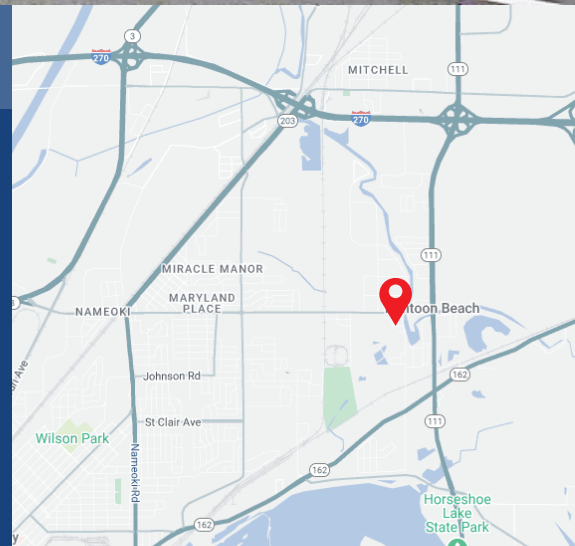
FOR LEASE



4020 Pontoon Rd. | Pontoon Beach, IL 62040

PROPERTY HIGHLIGHTS

- Redeveloped 38,000± SF Shopping Center
- Two adjacent 3,333± SF spaces available
- New Space delivered in “white box” condition
- +180 parking spaces plus overflow parking
- Digital Pylon sign coming
- Anchored by Forever After Event Venue
- Located ½ mile west of Route 111 on Pontoon Rd.
- ADT+10,000
- **LEASE RATE: \$10.00 PSF Gross**



Paul Nagel

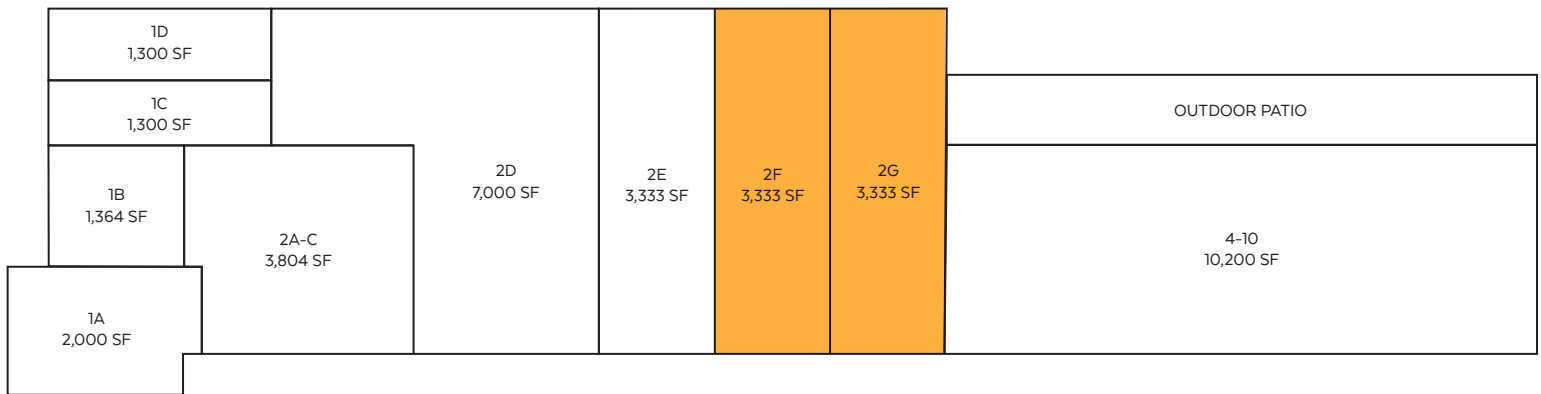
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LEASING PLAN



4020 1A	2,000 SF	Storm Front Roofing
4020 1B	1,364 SF	Grants & Sons Meat Market
4020 1C	1,300 SF	Jacks 5th St. Poker
4020 1D	1,300 SF	Vape Shop
4020 2A-C	3,804 SF	Chavelita's Market
4020 2D	7,000 SF	Gaming
4020 2E	3,333 SF	Beauty Salon
4020 2F	3,333 SF	AVAILABLE
4020 2G	3,333 SF	AVAILABLE
4020 4-10	10,200 SF plus outdoor patio	Forever After Banquet & Event Center

Demographics	1 mile	3 mile	5 mile
2024 Population	4,685	27,494	48,049
2024 Households	1,865	11,540	19,845
Median HH Income	\$55,034	\$58,004	\$57,870
Median Age	39.50	42.2	41.2
Daytime Employees	915	7,281	18,118
Traffic Counts			
Pontoon Rd. and Oakmount Center	9,775 VPD		



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