

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Price/SF:</b>	\$246.91
<b>Available SF:</b>	4,860 SF
<b>Building Size:</b>	42,000 SF
<b>Lease Rate:</b>	\$26.00/SF
<b>Lease Type:</b>	NNN
<b>Lease Type:</b>	Triple Net
<b>Triple Net \$/SF:</b>	\$6.50/SF
<b>Lot Size:</b>	0.39 Acres
<b>Zoning:</b>	SUD-1
<b>'23 Pay '24 RE Taxes:</b>	\$9,202.86

### PROPERTY OVERVIEW

This is a 4,860 SF condo on the second floor of a three-story building which is part of the Galleria in Dyer. Interior features 2 reception areas with waiting area, 10 exam rooms, 1 private office, 3 private bathrooms, 2 lab rooms, 2 consultation rooms and an employee lounge. This is a Class A mixed use, multi-tenant business development with two-buildings. The building is sprinklered, has an elevator and common area restrooms on each floor. The parking lot has recently been seal coated and can accommodate 125 cars. Excellent visibility with a 2024 traffic count of 31,634 cars daily. 2017 New rooftop HVAC unit.

### LOCATION OVERVIEW

Located on the north side of Joliet (aka US 30). 2 blocks east of the Illinois Border. 4 miles east of I-394. Close proximity to Dyer Town Hall, Dyer Police Station, Franciscan St. Margaret's Hospital, Copart Auto Auction, White Rhino, Subway, Jewel/Osco Shopping anchored shopping center, Starbuck's, Chili's and McDonald's among many other restaurants, banks and stores.



## RECEPTION/EXAM PHOTOS



## EXAM ROOM PHOTOS



## ADDITIONAL PHOTOS



location of office



location of office



Aerial Image



Aerial Image

## RETAILER MAP



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

For Information Contact:

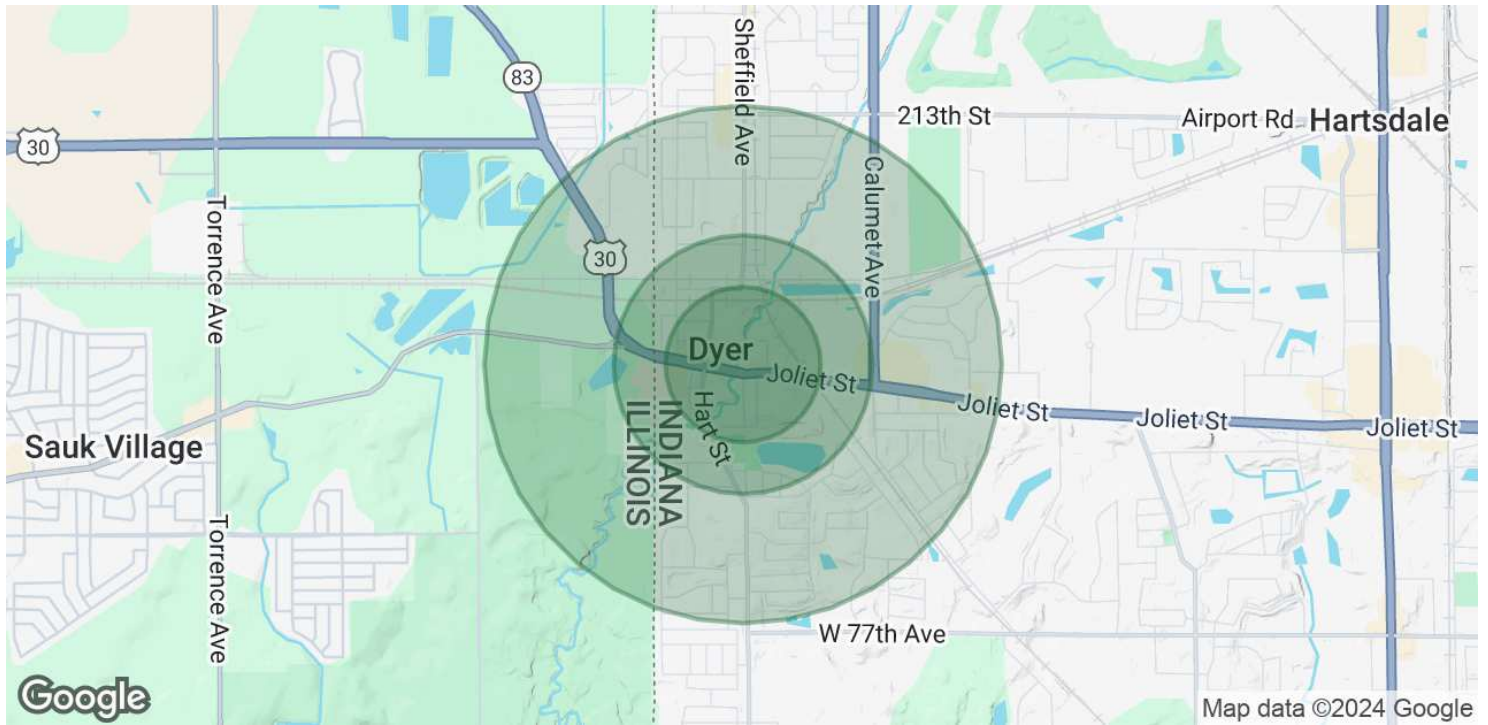
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	417	1,289	7,208
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	162	490	2,755
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$107,490	\$103,685	\$107,641
Average House Value	\$304,753	\$293,733	\$295,609

*Demographics data derived from AlphaMap*