

# RETAIL SPACE FOR LEASE

## NEC

### JEFFERSON STREET (ROUTE 52) & ESSINGTON ROAD



# TWIN PLAZA RETAIL CENTER



## TWIN PLAZA RETAIL CENTER

**3103 (3,523SF) W. JEFFERSON ST**

**3105B (2,400SF) W. JEFFERSON ST**

UNIT 3105B CAN BE DIVIDED IN TO 2EA 1,200SF UNITS  
**UP TO 5,923SF FOR LEASE (3105B & 3103)**

**3141 (1,300SF) W. JEFFERSON ST**

**NEC Jefferson Street (Route 52) & Essington Road**

Lighted Corner with over 49,000 vehicles passing by this center daily  
Some current tenants: La Mex Restaurant, Aurelio's Pizza, Rise Aerial Fitness, Industry Tap House, Accurate Staffing, Connect Hearing, Shear Envy Salon and more.

Excellent, Visibility, Traffic Counts and Demographics

**CALL LISTING BROKER FOR MORE INFORMATION**

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**WWW.THEKOENIGGROUPRES.COM**

### DEMOGRAPHICS

#### 2018 POPULATION

**1 MILE: 8,738**

**3 MILES: 70,978**

**5 MILES: 172,662**

#### AVERAGE HOUSEHOLD INCOMES:

**1 MILE: \$79,281**

**3 MILES: \$69,672**

**5 MILES: \$71,252**

#### TRAFFIC COUNT

**JEFFERSON ST**

**30,000 VPD**

**ESSINGTON RD**

**19,000 VPD**



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**Twin Oaks Plaza**  
 3101-3157 W. Jefferson St  
 Joliet, Illinois  
 NEC Jefferson St & Essington Rd



FOR ADDITIONAL INFORMATION CONTACT:  
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