

GALLERIA OF DYER - OFFICE/RETAIL



OFFERING SUMMARY

Sale Price:	\$220.00/SF
Lease Rate:	\$17.00-19.00/RSF
Lease Type:	Mostly Gross
Expenses:	Utilities/Janitorial
Lot Size:	2.31 Acres
Zoning:	SUD-1
Parking	449

PROPERTY OVERVIEW

Galleria of Dyer is a two-building 92,500 SF mixed use complex of professional and medical offices, retail, and restaurants. Come join current tenants Eco Chic Boutique, Eden Florist, Alyssa Grace Beauty Studio, Pavich Law Group, Law Office of Tim Fesko, Jethroe Smith DDS and Minotti Financial Group along with numerous other tenants. The buildings are sprinklered and have elevators and two common area restrooms per floor. Additional restaurant parking available. Tenants pay utilities and janitorial. Available units are below:

275 Joliet Street Building - Phase I (West)
 Unit 130 (5,014 USF/5,364 RSF)

425 Joliet Street Building - Phase I (East)
 Unit 320 (2,381 USF/2,548 RSF)
 Unit 410 (743 USF/795 RSF)

LOCATION OVERVIEW

33 miles SE of Chicago. Located on the north side of Joliet (aka US 30). 2 blocks east of the Illinois Border, 4 miles east of I-394, 9 miles S of I90/94. Amtrack South Shore Commuter rail is 1 mile north. Close proximity to Dyer Town Hall, Franciscan Hospital, Auto Auction, White Rhino, Subway, Texas Roadhouse, Jewel/Osco Shopping anchored shopping center, Starbuck's, Chipotle, Chili's and McDonald's, Gino's Steakhouse among many other restaurants, banks, Walgreen's and stores. Excellent visibility along U.S. Highway 30 with a 2025 traffic count of 31,634 cars daily.



**EXCLUSIVE LISTING ADDENDUM
PRICING AS OF MAY 5, 2026
275 JOLIET & 425 JOLIET, DYER, INDIANA**

<u>UNIT</u>	<u>SQUARE FOOT</u>		<u>SALE \$/USF</u>	<u>SALE PRICE</u>	<u>RENT \$/RSF</u>
	<u>RENTABLE</u>	<u>USABLE</u>			
275-130	5,364 RSF	5,014 USF	\$220.00/USF	\$1,103,080,000.00	\$19.00/RSF
Taxes '25 Pay '26: \$16,385.78					
Gas and Electric: Separately metered					
425 - 320	2,548 RSF	2,381 USF	\$220.00/USF	\$523,820.00	\$17.00/RSF
Taxes '25 pay '26: \$4,468.12					
Gas & Electric utilitites: Separately metered.					
425-410	795 RSF	743 USF	\$220.00/USF	\$163,460.00	\$17.00/RSF
Taxes '25 pay '26: \$1,517.92					
Gas: Prorated					
Electric: Separately Metered					

275 JOLIET - UNIT 130



275 JOLIET - ADDITIONAL PHOTOS



Galleria Phase 2
275 Joliet St. Dyer, IN.

46311

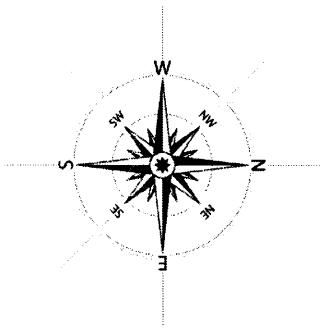
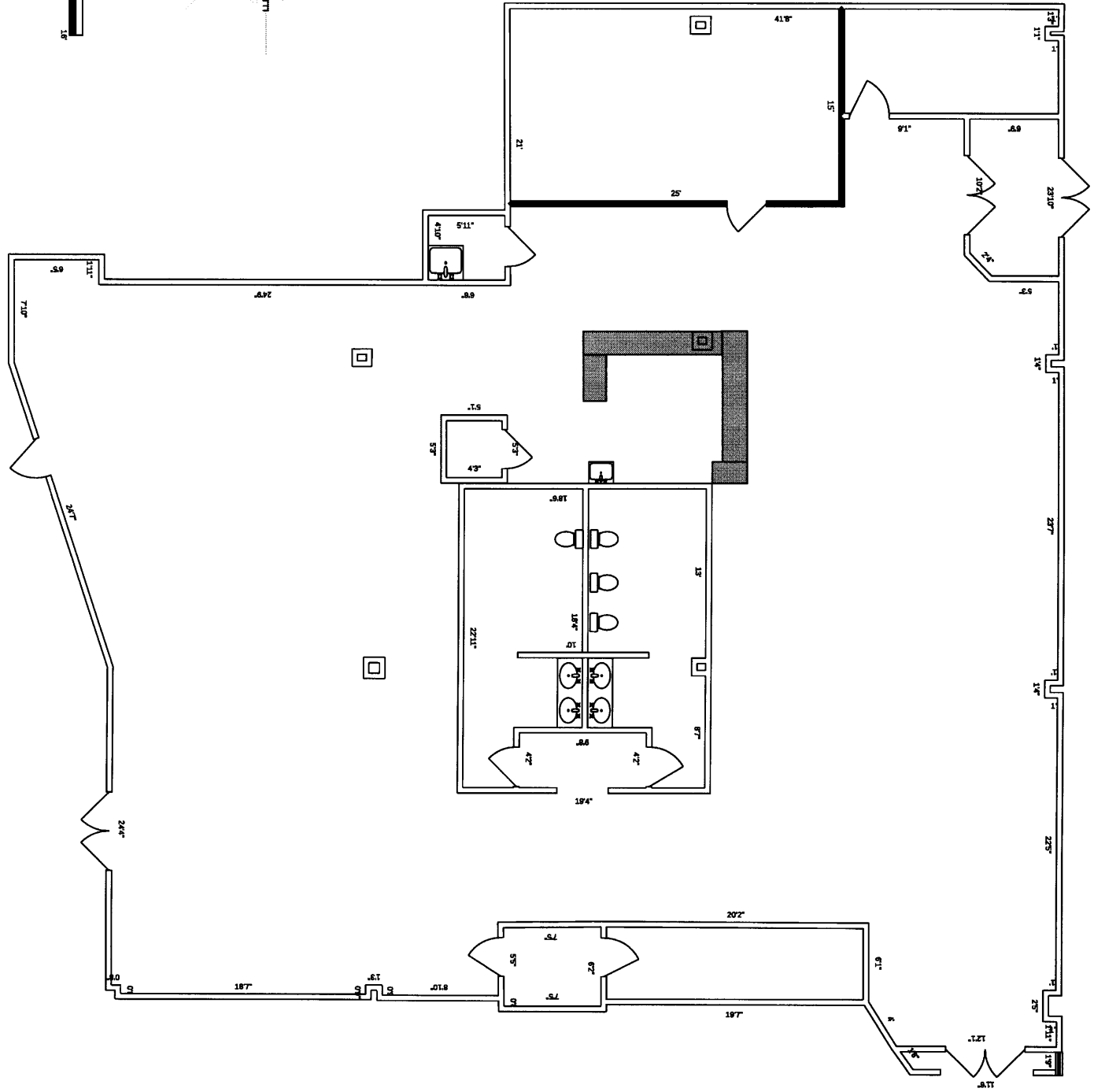
(5,000 Sq. Ft.)

Suite 130

Total linear feet of new walls
40 ft.

Symbols Guide

- New Walls
- New Counter



Construction Plan

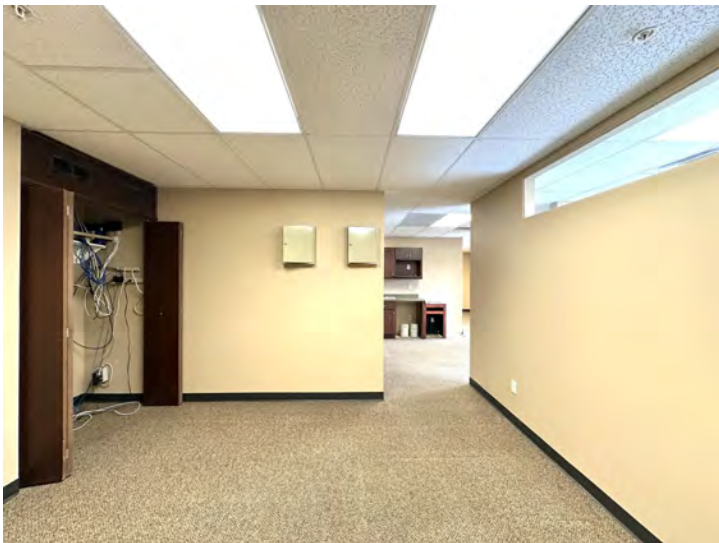
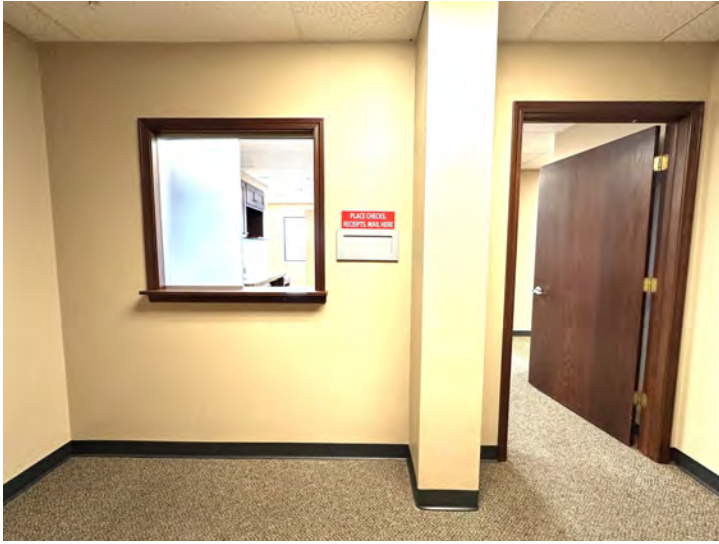
OUTDOOR PATIO



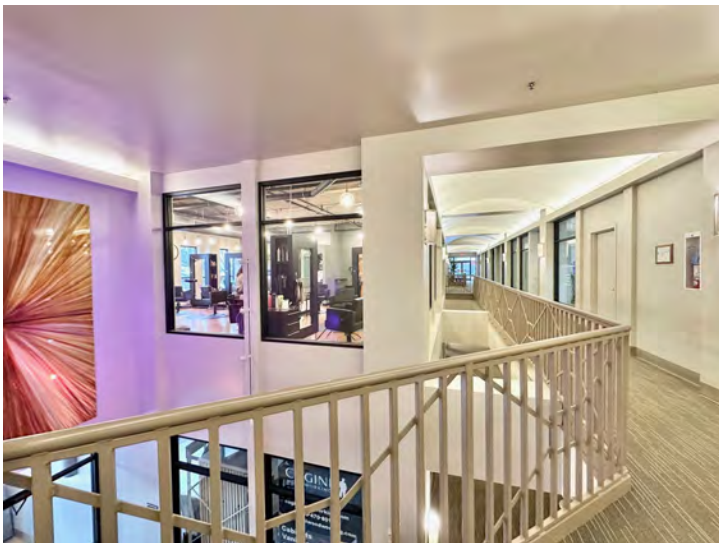
425 JOLIET - UNIT 320



425 JOLIET - UNIT 410



COMMON AREAS



BEAN ME UP
ROADSIDE HY
KITARO
RESTAURANT
ROSEBUD
STEAKHOUSE
HR

Lansing
Municipal
Airport

South Shore
Line Munster
Dyer Station

SUBJECT PROPERTY
257 & 425 JOLIET ST
DYER, IN

ILLINOIS
INDIANA

Northgate
Community
Park

Centennial Park

ROGAN
DOLLAR TREE
Wendy's
7-Eleven
Kwik Trip

Franciscan
HEALTH
CVS
FIREWORKS

LYNWOOD
RECYCLING CENTER

COBALT
DYER
4C

Symphony
Sedgwick
TEXAS

Jewel
Osco
DIER TOWN CENTER
STARBUCKS
Cold Stone
MANGETHORY
FITNESS
M

ALDI
STAYBRIDGE
SUITES
Rainbow
CONE
DUNKIN'

AMC
MENARDS

LOWE'S
the Y

30

83

30

DYER

JOLIET ST

CALUMET AVE

CALUMET AVE

30

30

41

41

30

Strawberry
Shortcake

DQ
PET SUPPLIES PLUS
BURGER KING

HomeTown
Brewery
HARBOR FREIGHT

UP YOUR
PLANET FITNESS
SKY ZONE

maurices
Walmart
CROSSROADS
Northwest
CANCER CENTERS
CVS
DUNKIN'
POPEYES
popshelf

BIGLOTS!
JOANN
PETSMART

ROSS
DICK'S
Marshall's
Kirklands
DSW
rack

TOWN SQUARE
TJ-maxx
Wallywears
BARNES & NOBLE
SHOE
OLD NAVY

HIGHLAND GROVE
TARGET
Michaels
KOHLS
FIVE BELOW
macy's
Party City
BEST BUY
ASHLEY

meijer
Gordon
FOOD SERVICE STORE
MADE

EXTERIOR SIGNAGE



For Information Contact:

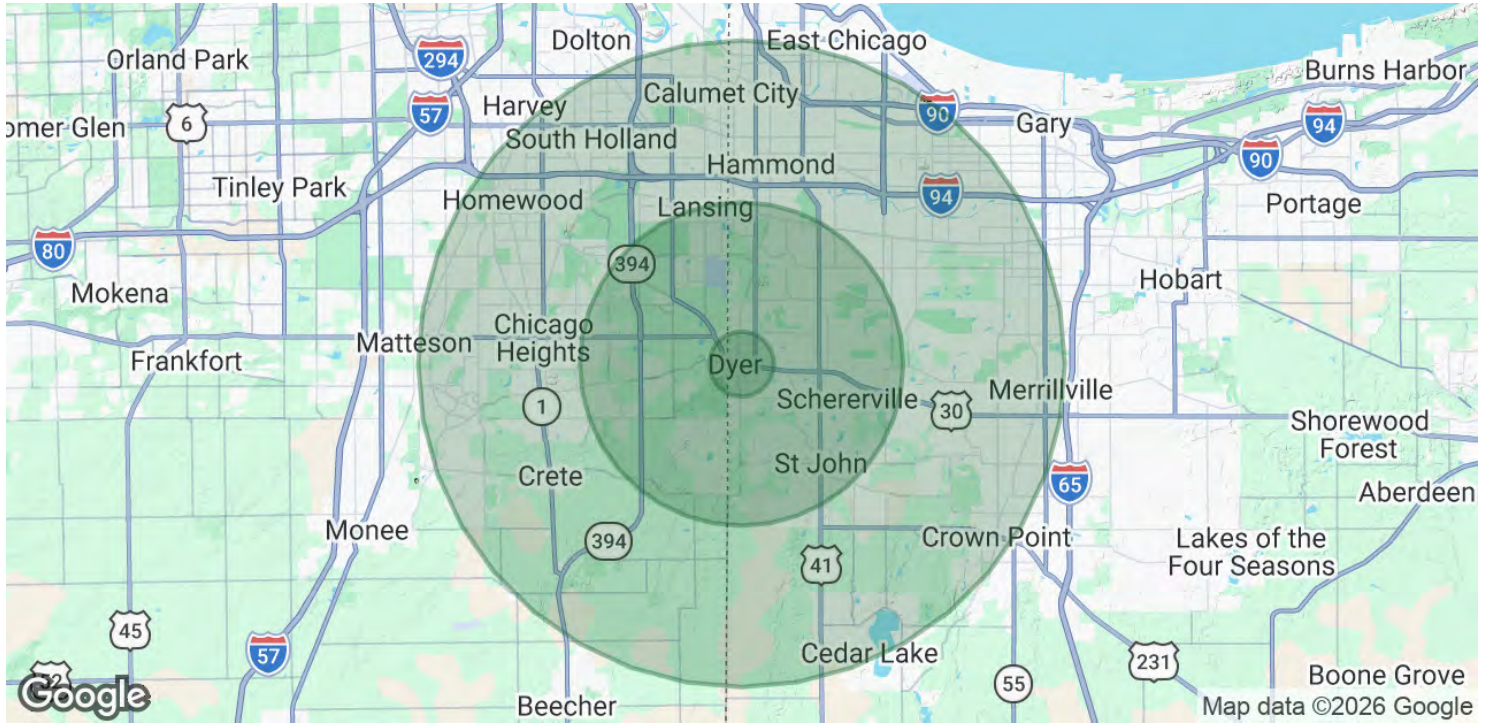
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,111	119,921	573,022
Average Age	42	43	41
Average Age (Male)	41	42	39
Average Age (Female)	43	45	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,734	47,135	221,900
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$107,752	\$115,283	\$91,762
Average House Value	\$293,578	\$315,317	\$236,775

2020 American Community Survey (ACS)