

317 CANAL

317 Canal St, Suite A | Lemont, IL
FOR LEASE



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Designated Managing Broker

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PILLAR
REALTOR

THE SPACE

Location

317 Canal St, Suite A
Lemont, IL 60451

County

Cook

Square Feet

2,350

Annual Rent PSF

\$23.00

Lease Type

NNN

Notes Estimated Net Passthroughs at \$5/sf/year

HIGHLIGHTS

- New sprinkler and fire alarm systems
- 6" water main — ideal for commercial kitchen use
- 400A electric service
- Xfinity internet available
- Two ADA-compliant restrooms
- 12' ceilings with open layout
- Separately metered electric, gas, and water/sewer
- High foot traffic corridor
- Great Location in Lemont's Downtown Historical District!
- Asking Rent: \$23/sf/year (NNN) with \$5/sf in Net Passthroughs



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	6,592	24,308	111,005

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$154,413	\$161,040	\$137,122

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	2,812	9,259	41,965

PROPERTY FEATURES

TOTAL TENANTS	2
BUILDING SF	3,600
GLA (SF)	2,350
YEAR BUILT	1859
YEAR RENOVATED	2025
ZONING TYPE	Downtown District (DD)
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

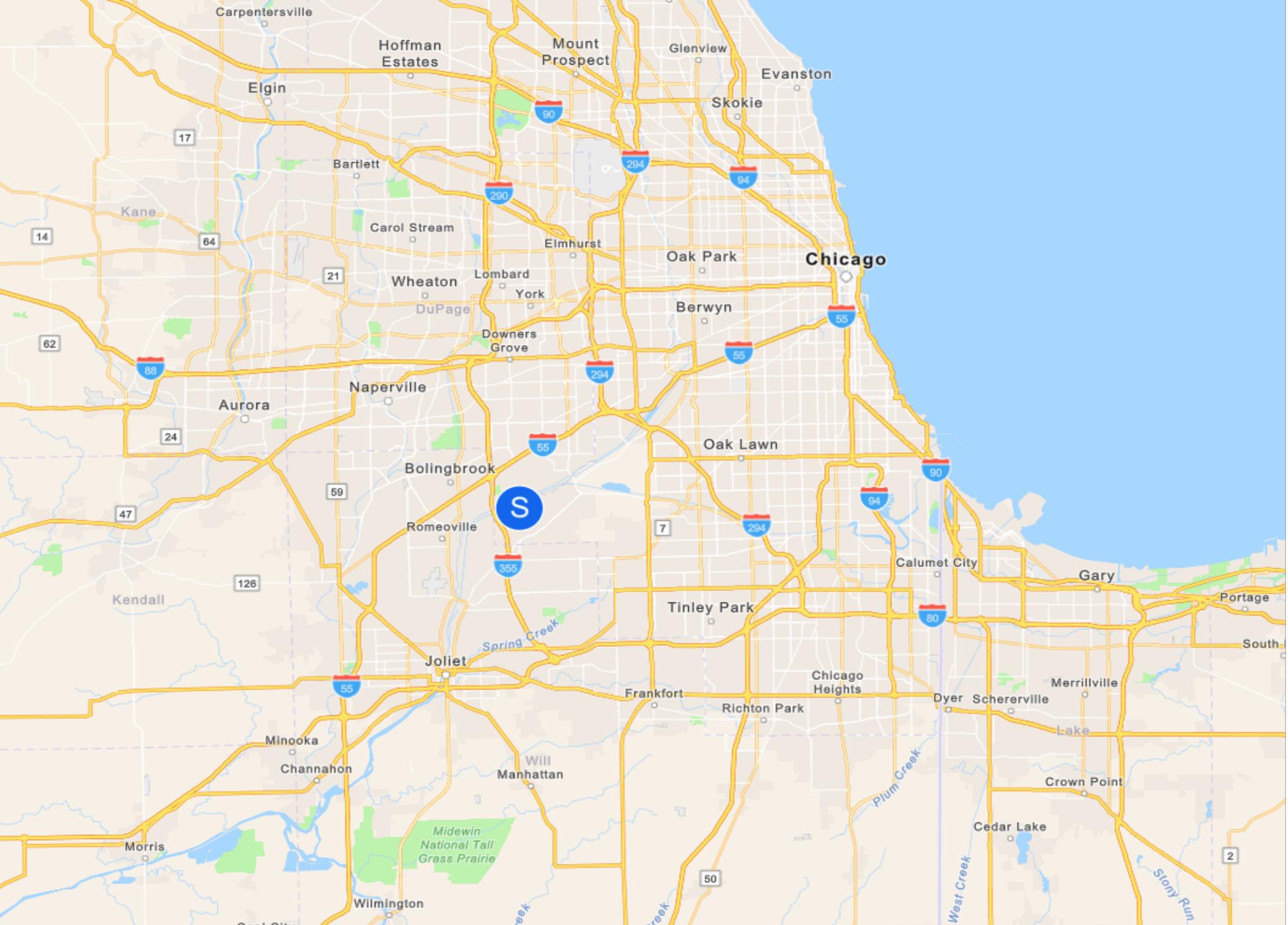
MECHANICAL

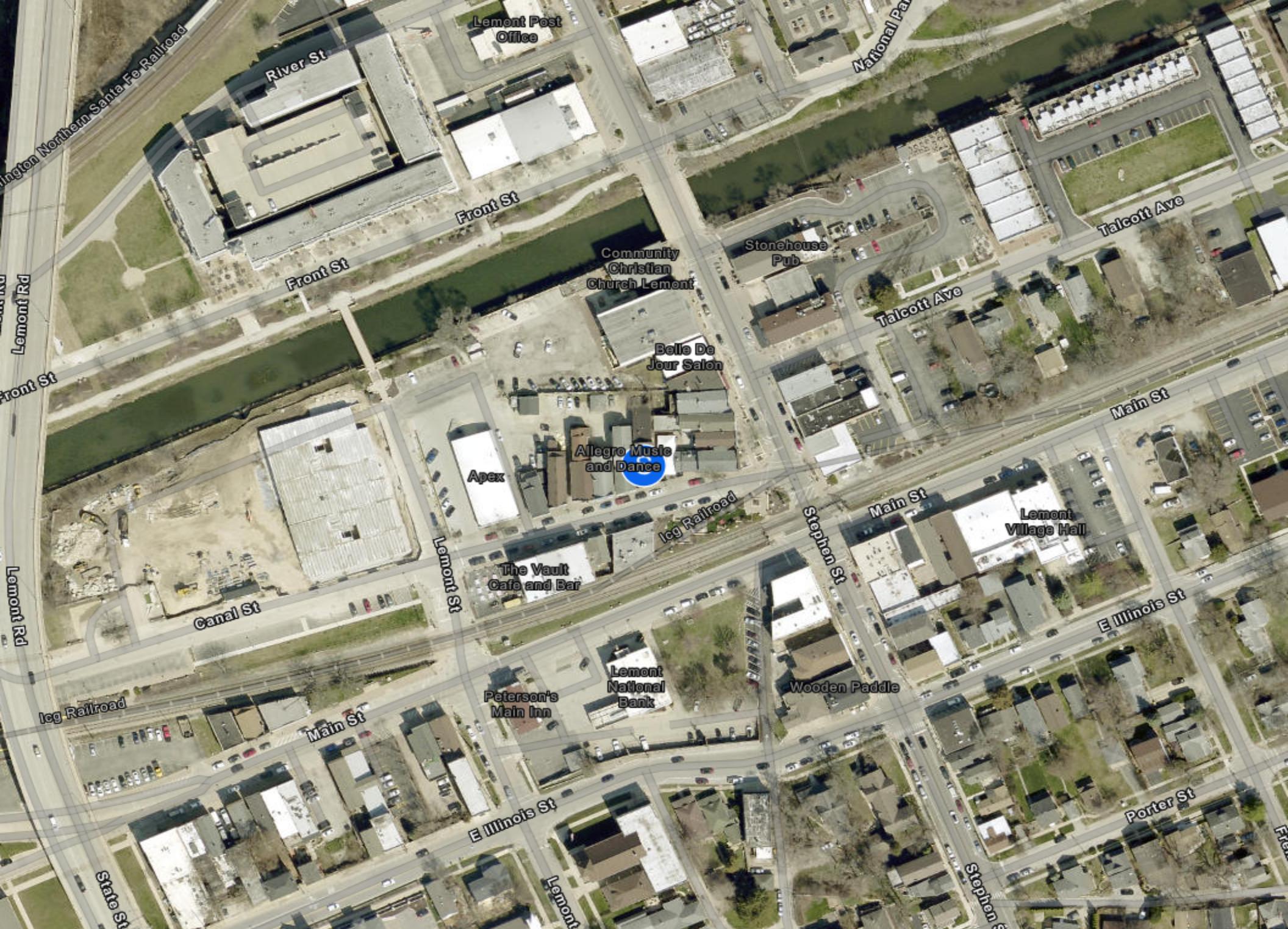
HVAC	10-ton HVAC Unit
FIRE SPRINKLERS	New wet system
ELECTRICAL / POWER	400A

TENANT INFORMATION

LEASE TYPE	NNN
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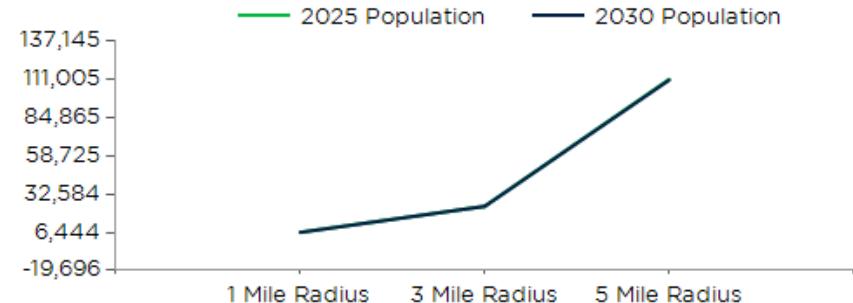




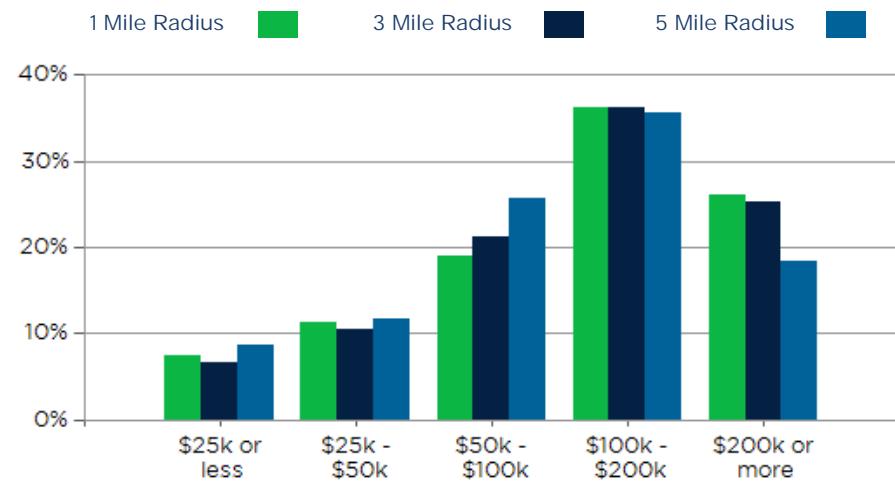


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,443	20,655	105,774
2010 Population	6,872	24,273	111,133
2025 Population	6,592	24,308	111,005
2030 Population	6,444	24,260	110,507
2025 African American	61	478	11,359
2025 American Indian	9	68	712
2025 Asian	136	1,012	8,680
2025 Hispanic	536	2,708	21,890
2025 Other Race	126	861	9,784
2025 White	5,834	20,079	69,296
2025 Multiracial	424	1,800	11,132
2025-2030: Population: Growth Rate	-2.25%	-0.20%	-0.45%

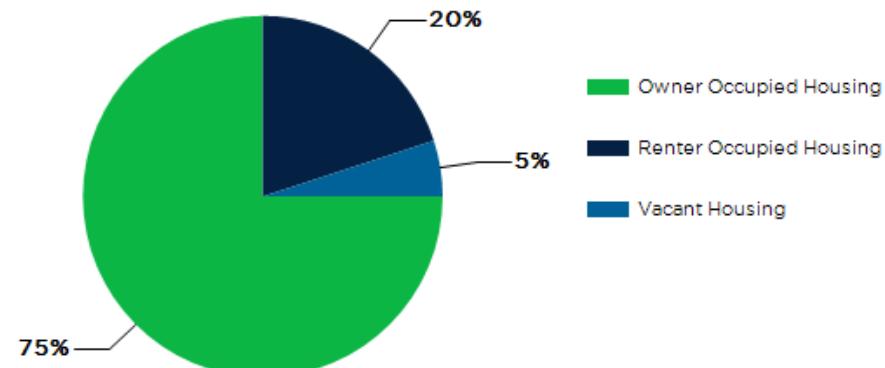
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	117	369	2,142
\$15,000-\$24,999	94	251	1,511
\$25,000-\$34,999	71	277	1,986
\$35,000-\$49,999	245	698	2,924
\$50,000-\$74,999	311	1,139	5,920
\$75,000-\$99,999	225	828	4,851
\$100,000-\$149,999	606	1,725	9,340
\$150,000-\$199,999	410	1,625	5,610
\$200,000 or greater	733	2,347	7,680
Median HH Income	\$126,501	\$129,602	\$106,822
Average HH Income	\$154,413	\$161,040	\$137,122



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

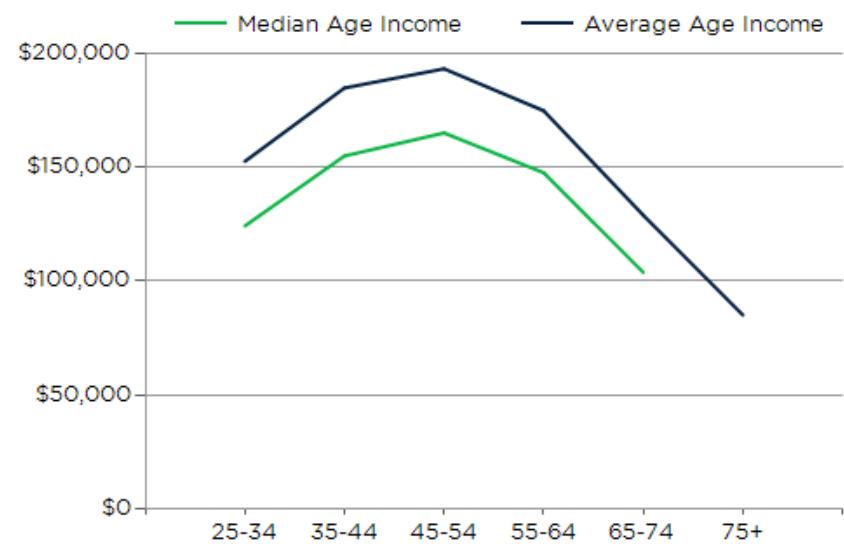
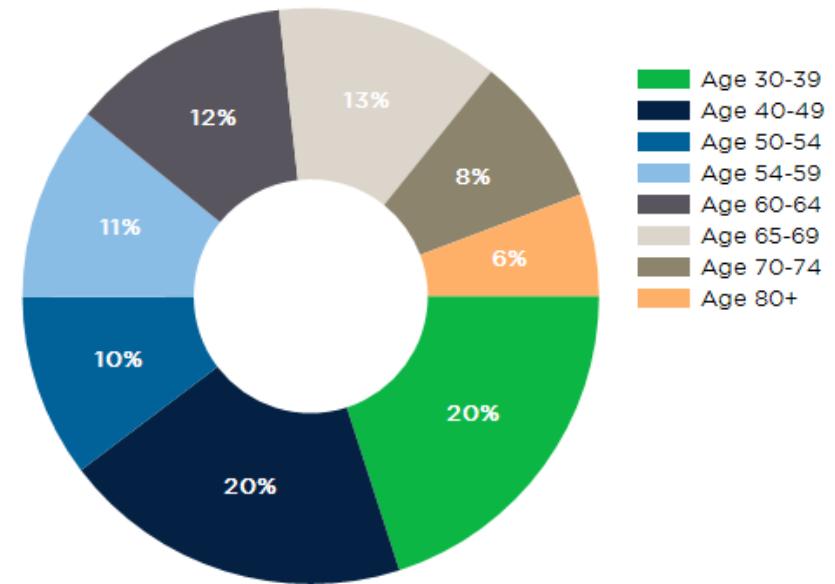


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	386	1,274	6,927
2025 Population Age 35-39	447	1,365	7,058
2025 Population Age 40-44	451	1,546	7,516
2025 Population Age 45-49	366	1,455	6,846
2025 Population Age 50-54	427	1,508	6,900
2025 Population Age 55-59	456	1,644	7,016
2025 Population Age 60-64	513	1,843	7,423
2025 Population Age 65-69	521	1,801	7,235
2025 Population Age 70-74	353	1,305	5,955
2025 Population Age 75-79	239	987	4,320
2025 Population Age 80-84	142	694	2,833
2025 Population Age 85+	117	788	2,227
2025 Population Age 18+	5,329	19,508	87,935
2025 Median Age	43	45	42
2030 Median Age	44	45	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,316	\$130,290	\$107,100
Average Household Income 25-34	\$152,759	\$163,005	\$133,600
Median Household Income 35-44	\$155,147	\$160,704	\$124,896
Average Household Income 35-44	\$185,097	\$195,595	\$159,797
Median Household Income 45-54	\$165,284	\$170,698	\$126,903
Average Household Income 45-54	\$193,558	\$205,963	\$163,529
Median Household Income 55-64	\$147,761	\$156,661	\$123,663
Average Household Income 55-64	\$175,072	\$184,988	\$157,230
Median Household Income 65-74	\$103,885	\$98,672	\$90,047
Average Household Income 65-74	\$129,021	\$131,260	\$120,027
Average Household Income 75+	\$85,095	\$84,195	\$78,641

Population By Age



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Exclusively Marketed by:

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