

GALLERIA OF DYER - 5 CONDO OFFICE UNITS



OFFERING SUMMARY

Sale Price: \$220.00/SF

Lease Rate: \$17.00/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 (East)
Unit 130 (5,014 USF/5,364 RSF)

425 Joliet Street Building - Phase I (East)
Unit 100 (1,710 USF/1,829 RSF)
Unit 125 (1,575 USF/1,685 RSF)
Unit 320 (2,381 USF/2,548 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.



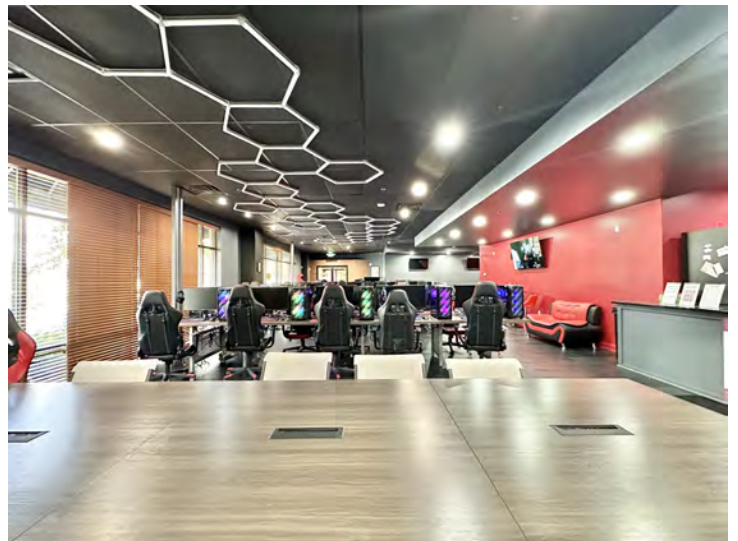
GALLERIA OF DYER 425 JOLIET PRICING NOVEMBER 7, 2025

<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	\$1,103,080.00	\$19.00/RSF
Taxes '24 Pay '25: \$15,462.72					
Gas and Electric: Separately metered					
425 - 100	1,829 RSF	1,710 USF	\$220.00/USF	\$376,200.00	\$17.00/RSF
Taxes '24 pay '25: \$1,692.90					
Gas & Electric utilities: Prorated.					
425 - 125	1,685 RSF	1,575 USF	\$220.00/USF	\$346,500.00	\$14.00/RSF
Taxes 24' pay 25': \$3,040.66 (57.8%) Total annual RE taxes are \$5,260.82 and were split between					
Suite 125 - 57.8%, Suite 128 - 19.01% and Suite 129 - 23.19%,					
Gas & Electric utilities: Prorated.					
425 - 320	2,548 RSF	2,381 USF	\$220.00/USF	\$523,820.00	\$17.00/RSF
Taxes '24 pay '25: \$4,223.86					
Gas & Electric utilities: Separately metered.					

2025 POA Budget for Owner/Occupant \$4.09/USF

Galleria/425 Pricing 11.7.25

275 JOLIET - UNIT 130



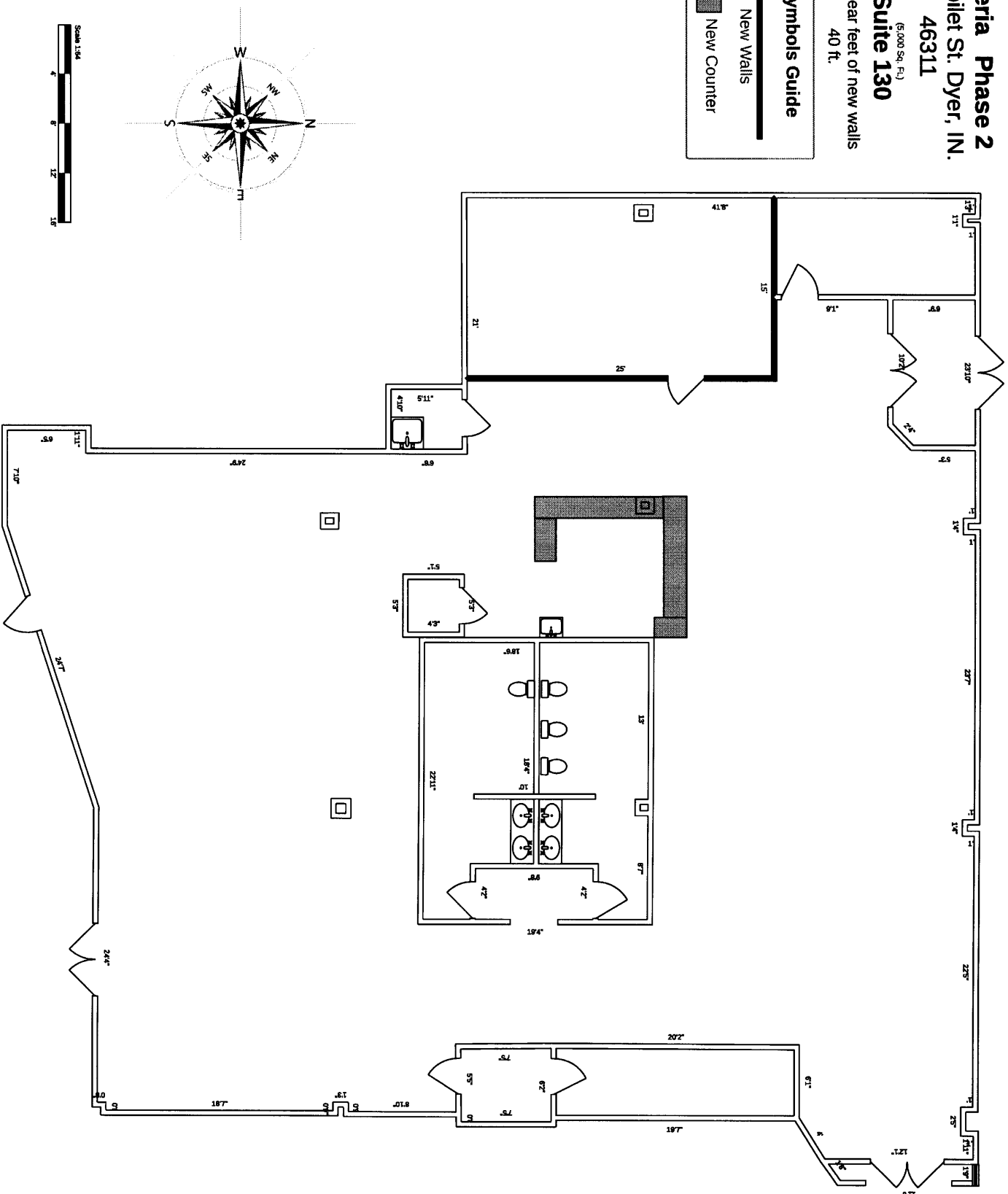
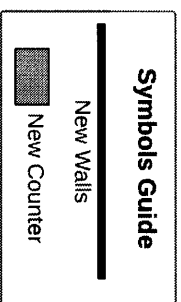
Galleria Phase 2
275 Joilet St. Dyer, IN.

46311

(5,000 Sq. Ft.)

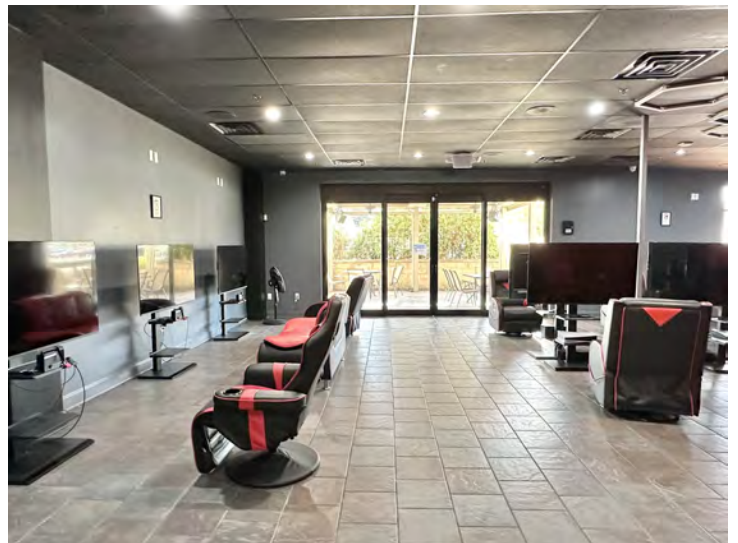
Suite 130

Total linear feet of new walls
40 ft.



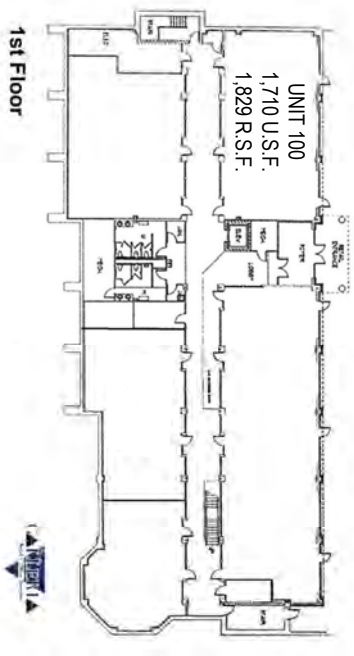
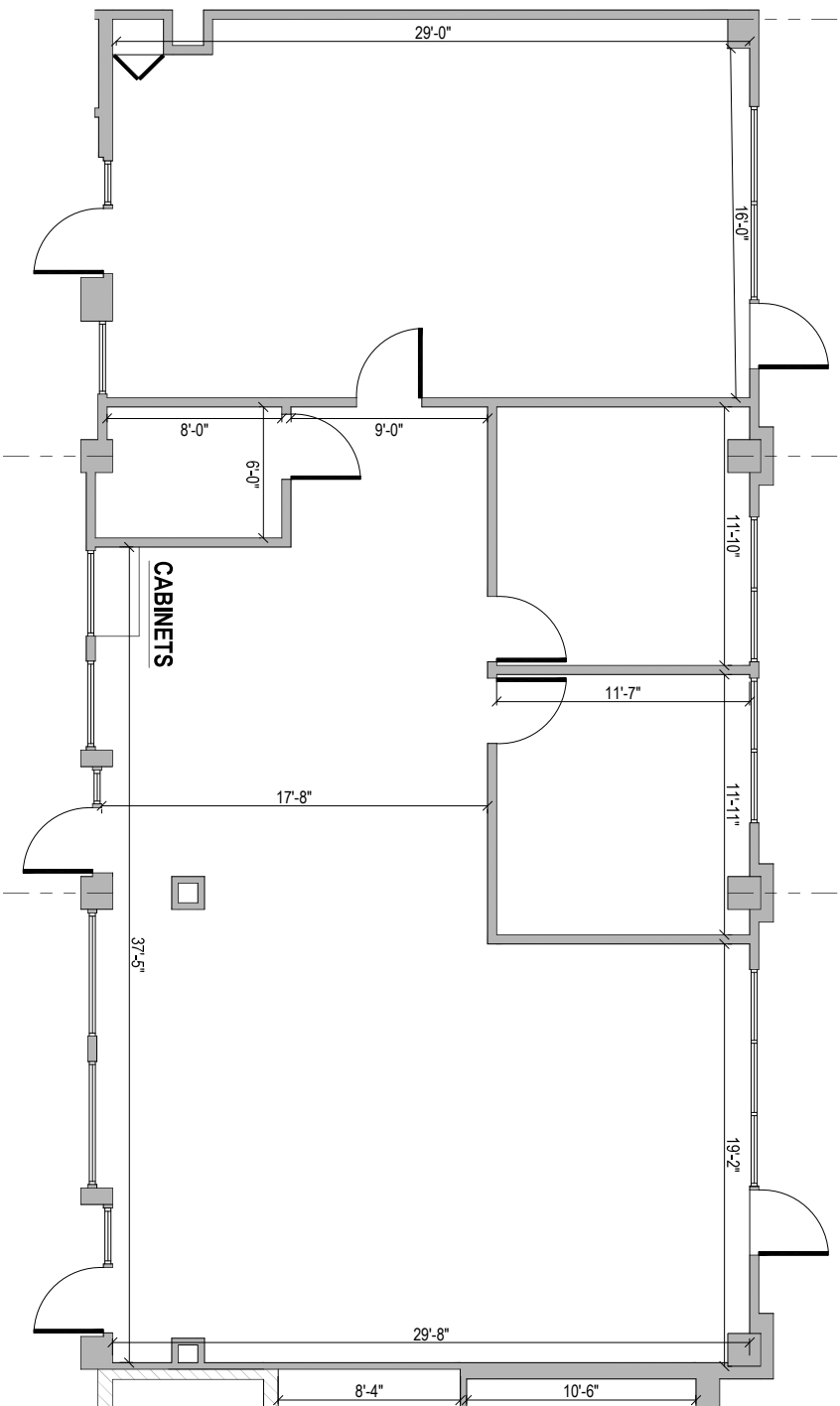
Construction Plan

275 JOLIET - ADDITIONAL PHOTOS



425 - UNIT 100



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GALLERIA OF DYER

425 JOLIET STREET (A.K.A. U.S. HIGHWAY 30)

DYER, IN 46311

UNIT 100

1,710 U.S.F.

1,829 R.S.F.

1st Floor

PROJECT

FLOOR

PLAN

SCALE : 3/8" = 1'-0"

DATE: _____

DRAWN BY:

CHECKED BY:

PERMIT SET

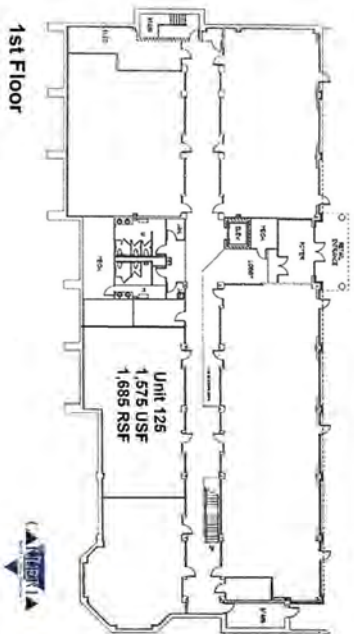
SHEET:

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FILE NAME:

425 JOLIET - UNIT 125





425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)

DYER, IN 46311

UNIT 125

1,575 U.S.F.

1,685 R.S.F.



PROJECT

FLOOR

PLAN

SCALE : 3/8" = 1'-0"

DATE:

DRAWN BY:

CHECKED BY

PERMIT SET

SHEET :

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FILE NAME :

425 JOLIET - UNIT 320



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PROJECT

FLOOR PLAN

SCALE : 3/8" = 1'-0"

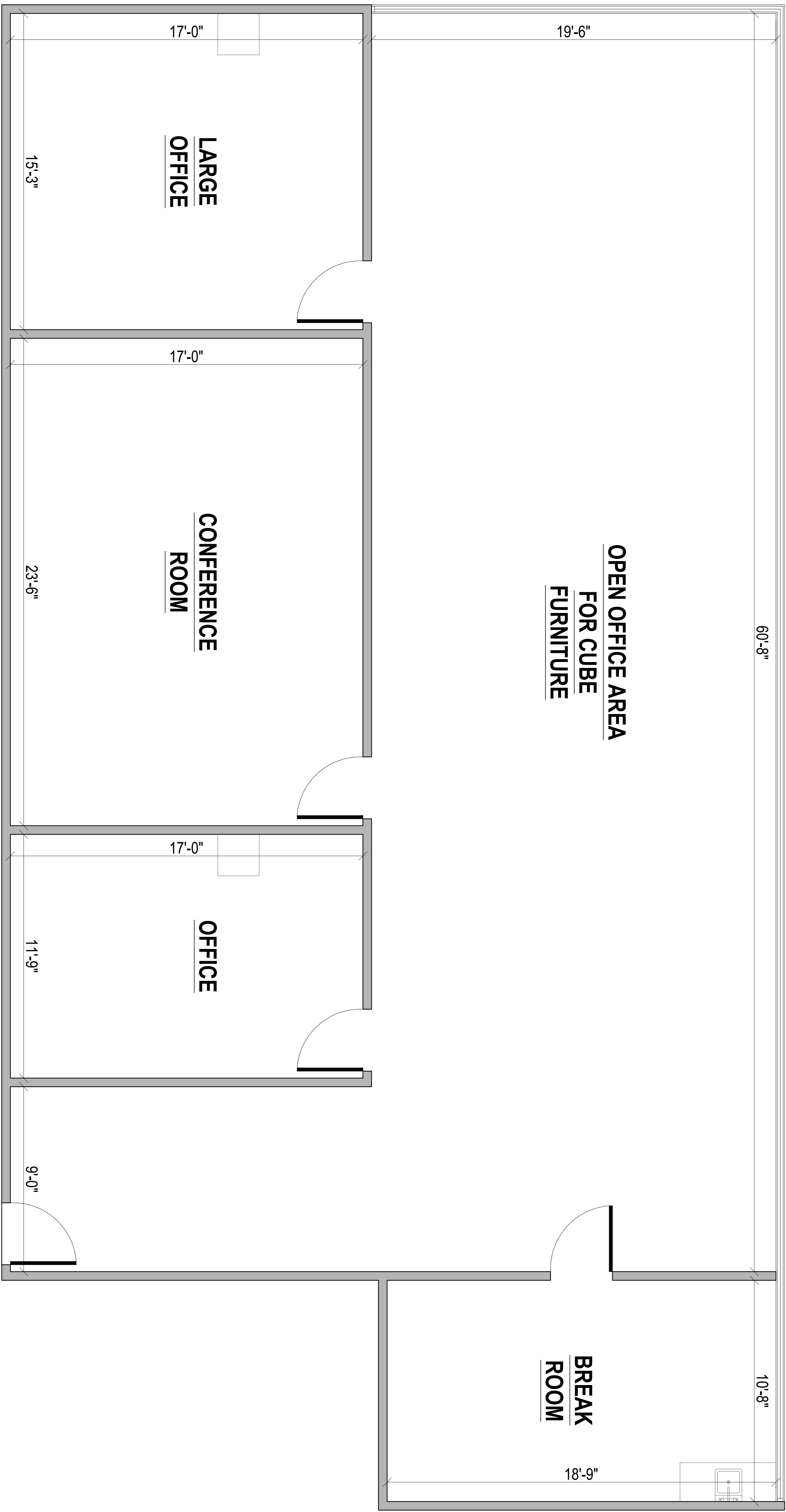
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SHEET :

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FILE NAME :



OPEN OFFICE AREA

FOR CUBE

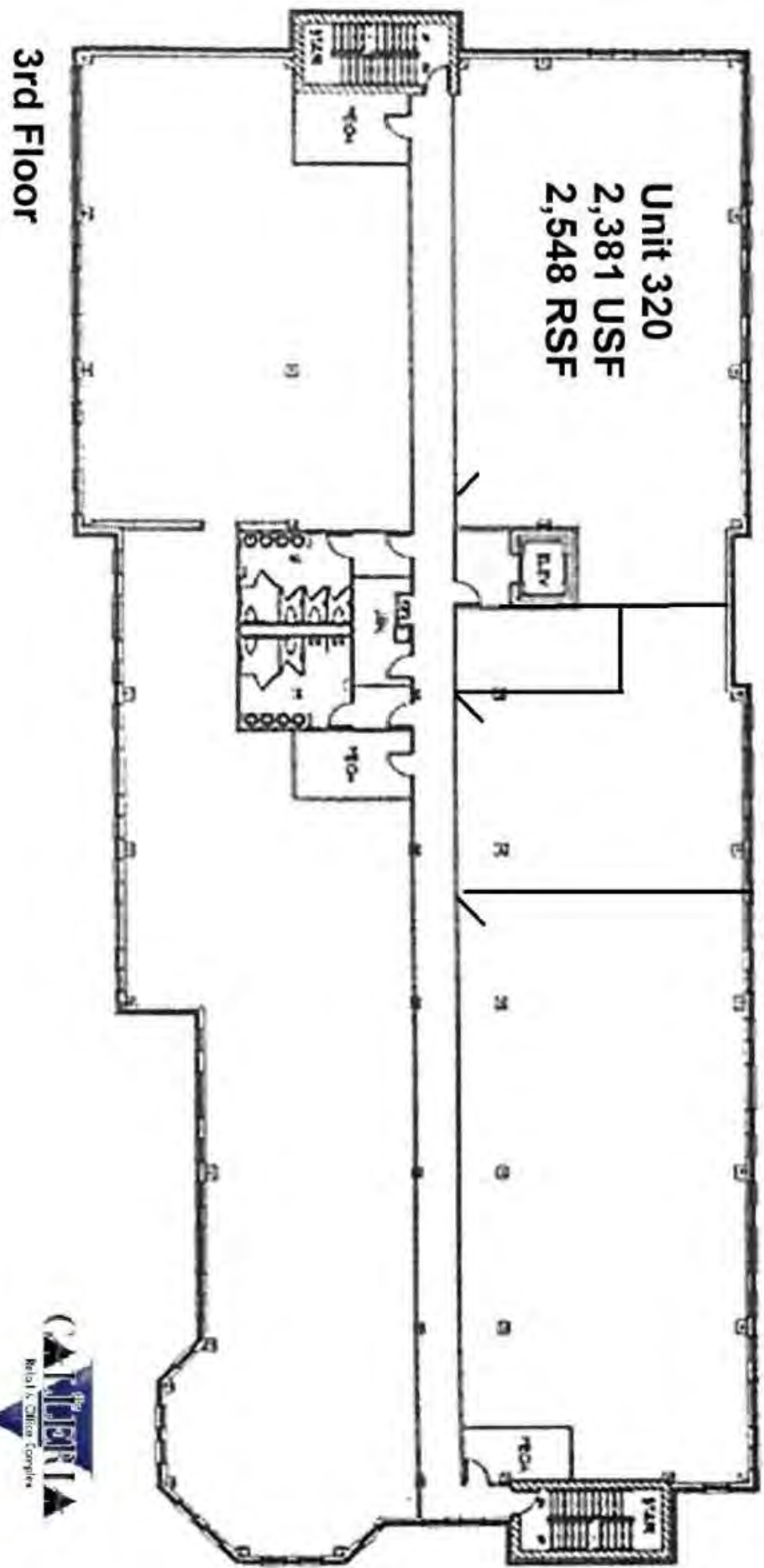
FURNITURE

BREAK ROOM

**LARGE
OFFICE**

CONFERENCE ROOM

OFFICE



GALLERIA OF DYER

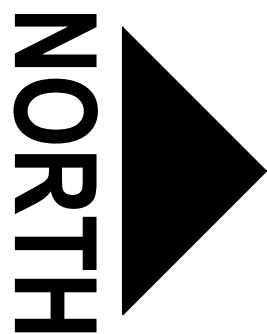
425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)

DYER, IN 46311

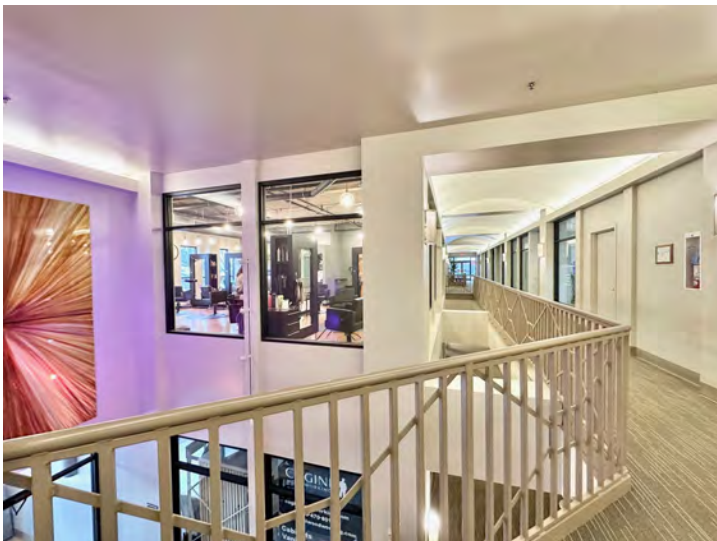
UNIT 320

2,381 U.S.F.

2,548 R.S.F.



COMMON AREAS



AERIALS



For Information Contact:

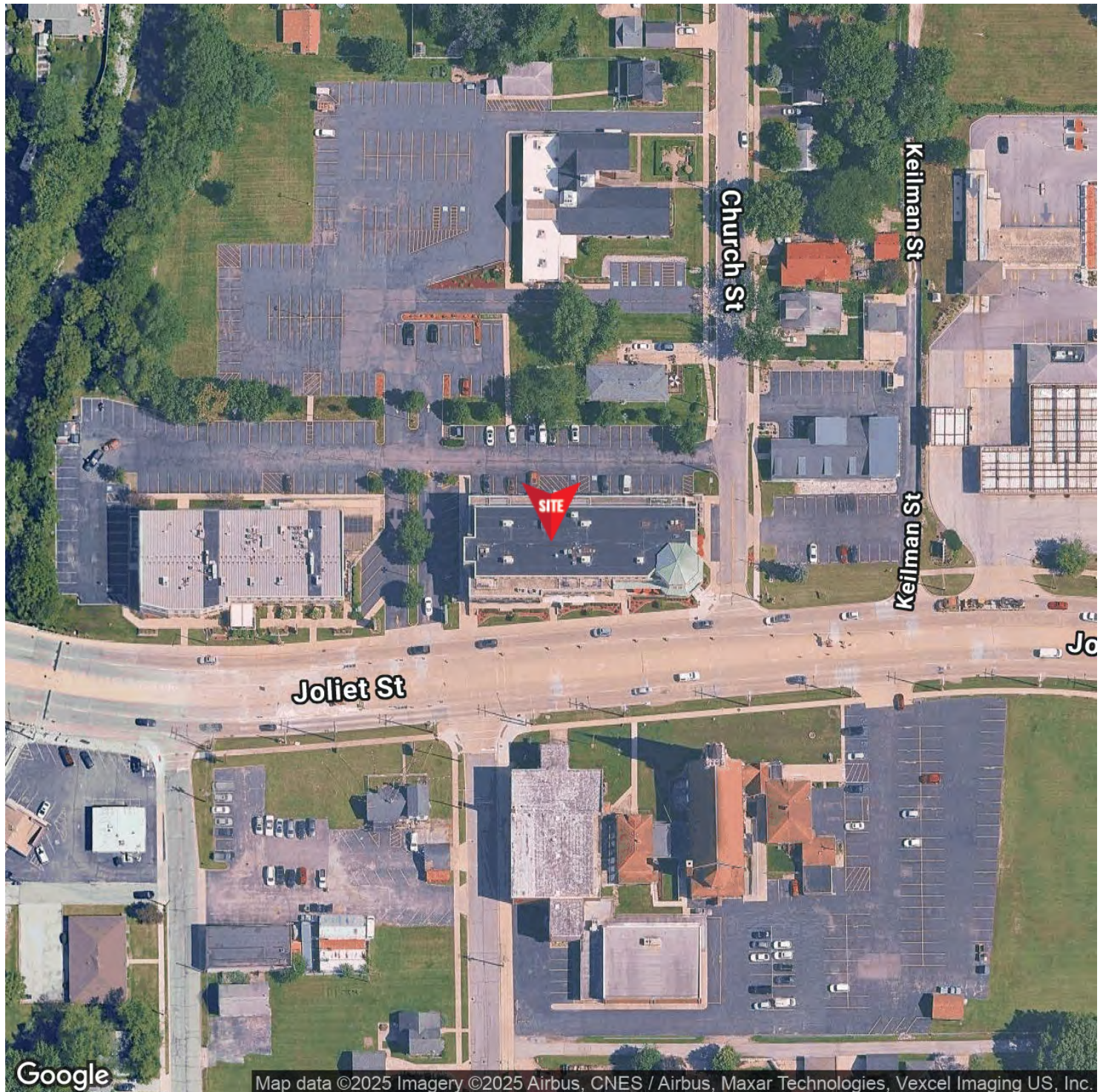
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LOCATION MAP



For Information Contact:

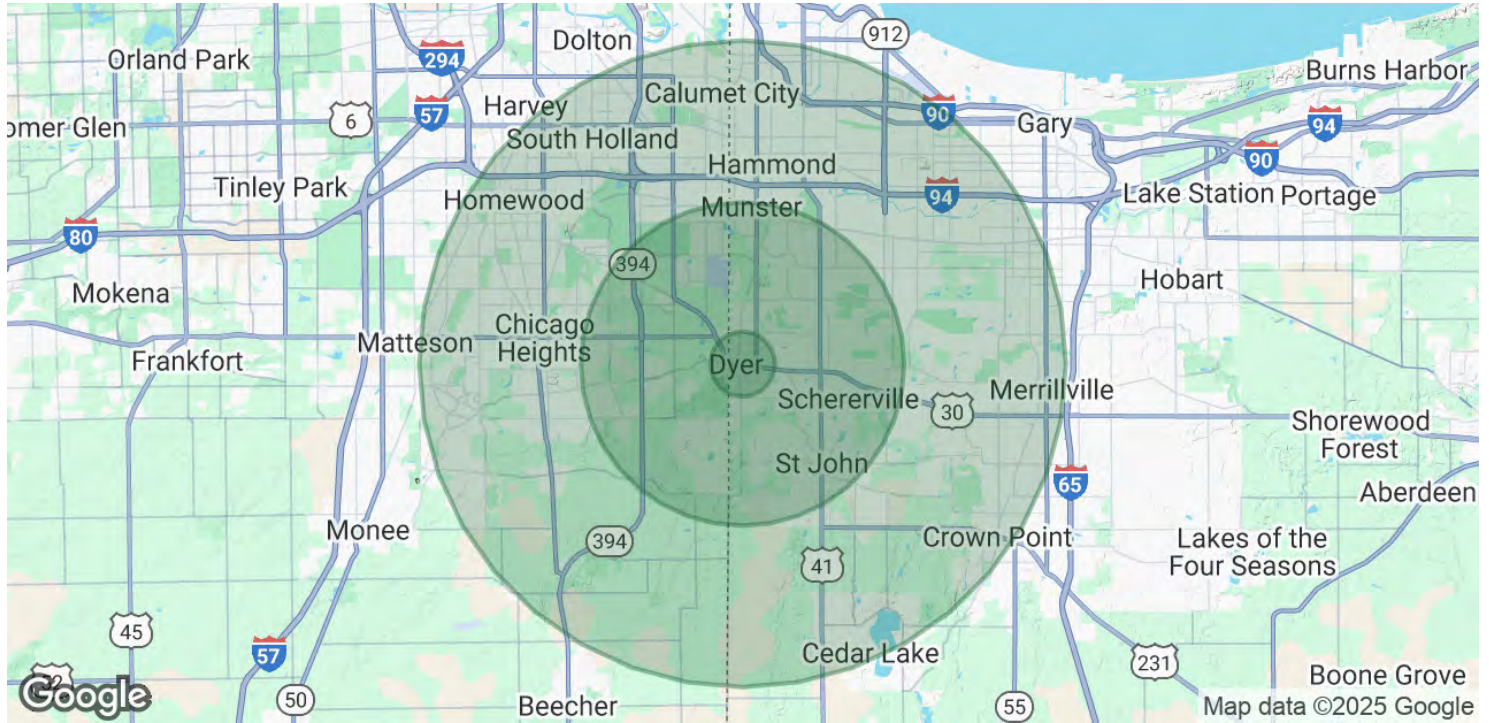
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DEMOGRAPHICS MAP & REPORT



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

Demographics data derived from AlphaMap