

RETAIL SPACE FOR LEASE

NEC JEFFERSON STREET (ROUTE 52) & ESSINGTON ROAD
JOLIET, ILLINOIS 60435

TWIN PLAZA RETAIL CENTER



TWIN PLAZA RETAIL CENTER

3119 W. JEFFERSON ST (1,600SF)

NEC Jefferson Street (Route 52) & Essington Road

Lighted Corner with 40,000 vehicles passing by this center daily.

Some current tenants: LaMex Restaurant, The Pankake House, Aurelio's Pizza, D Construction, Industry Tap House, Elevated Barber Studio, Accurate Staffing, Illinois State Representative Larry Walsh Jr, Connect Hearing, Shear Envy Salon and more.

Excellent, Visibility, Traffic Counts and Demographics

CALL LISTING BROKER FOR MORE INFORMATION

MARK E. KOENIG (815) 546-1679

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WWW.THEKOENIGGROUPRES.COM

\$12.00sf Base Rent - \$5.25sf NNN - \$17.25sf total
\$2,300.00 a month

DEMOGRAPHICS

2023 POPULATION

1 MILE: 20,290

3 MILES: 102,758

5 MILES: 227,762

AVERAGE HOUSEHOLD INCOMES:

1 MILE: \$81,089

3 MILES: \$84,810

5 MILES: \$90,635

TRAFFIC COUNT

JEFFERSON ST

23,000 VPD

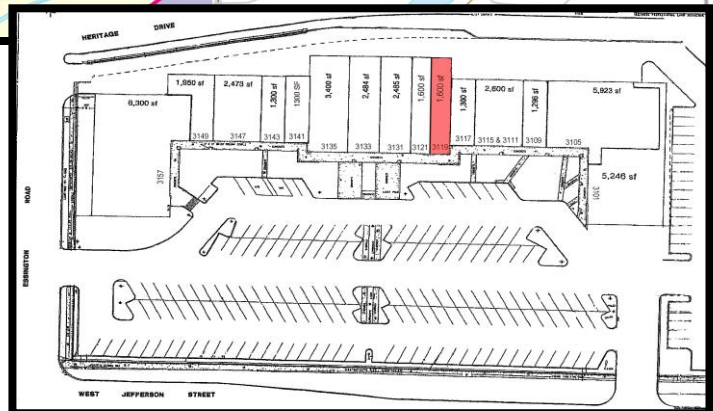
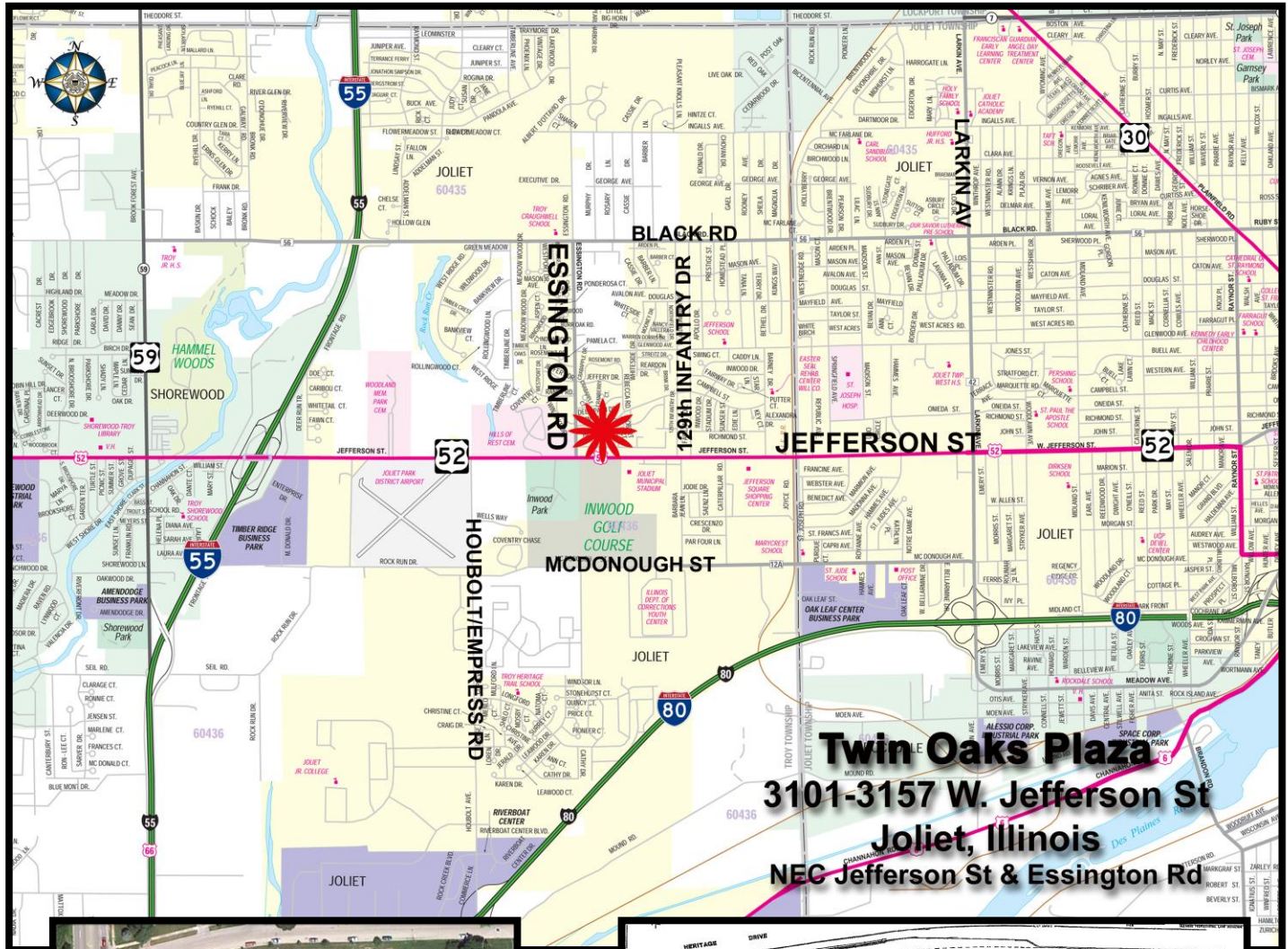
ESSINGTON RD

17,300 VPD



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FOR ADDITIONAL INFORMATION CONTACT:

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