

151 Springfield Ave

Joliet, IL 60435

RETAIL INVESTMENT OPPORTUNITY FOR SALE



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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.59 Acres
Year Built:	1974
Building Size:	10,000± SF
Zoning:	B-1, Joliet
Traffic Count:	4,315 (Springfield Ave.)
2024 Taxes:	\$8,795

PROPERTY OVERVIEW

Two-story, multi-tenant retail strip center for sale in Joliet, featuring a mix of established tenants. This investment opportunity is fully leased offering strong, stable cash flow. Enjoy excellent visibility and ample parking for customers, all situated amid bustling businesses and restaurants. Easy access to the I-55 and I-80 interchanges.

PROPERTY HIGHLIGHTS

- Fully Leased
- Established tenant base
- High-traffic area
- Near the I-55 and I-80 interchanges.

Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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RENT ROLL							
Unit	Tenant	Lease Start	Lease End	Monthly Rent	Security Deposit	Next Rent Increase	\$ per Unit
A1, B2, C3	Steve Vesely d.b.a. ICON	8/1/25	7/31/27	\$3,375.00	\$500.00	Increase to \$3,476.25 on 8/1/26	\$1,125.00
D4, D5	Dr. David J Casper	1/1/22	12/31/27	\$1,762.76	\$1,615.00	Increase to \$1,815.71 in 2027	\$881.38
F6, G7	Vincent Moore d.b.a. Still Hungry Customs	6/1/25	5/31/26	\$2,000.00	\$3,000.00		\$1,000.00
H8	Eriana Bond	9/17/25	9/30/28	\$1,000.00	\$1,000.00	3% annual increase on 10/1	\$1,000.00
I9, J10	Latesha Turner-Houston	12/16/25	12/16/28	\$2,225.00	\$2,000.00	3% annual increase on 12/16	\$1,112.50

TOTAL MONTHLY RENT: \$10,362.76

INCOME & EXPENSES

Income:

Annual Rent: \$124,353.12
TOTAL INCOME: \$124,353.12

Expenses:

Taxes: \$8,794.60
 Utilities: \$4,068.20
 Repairs: \$12,000.00
 Insurance: \$10,721.00
TOTAL EXPENSES: \$35,583.80

NOI: \$88,769.32

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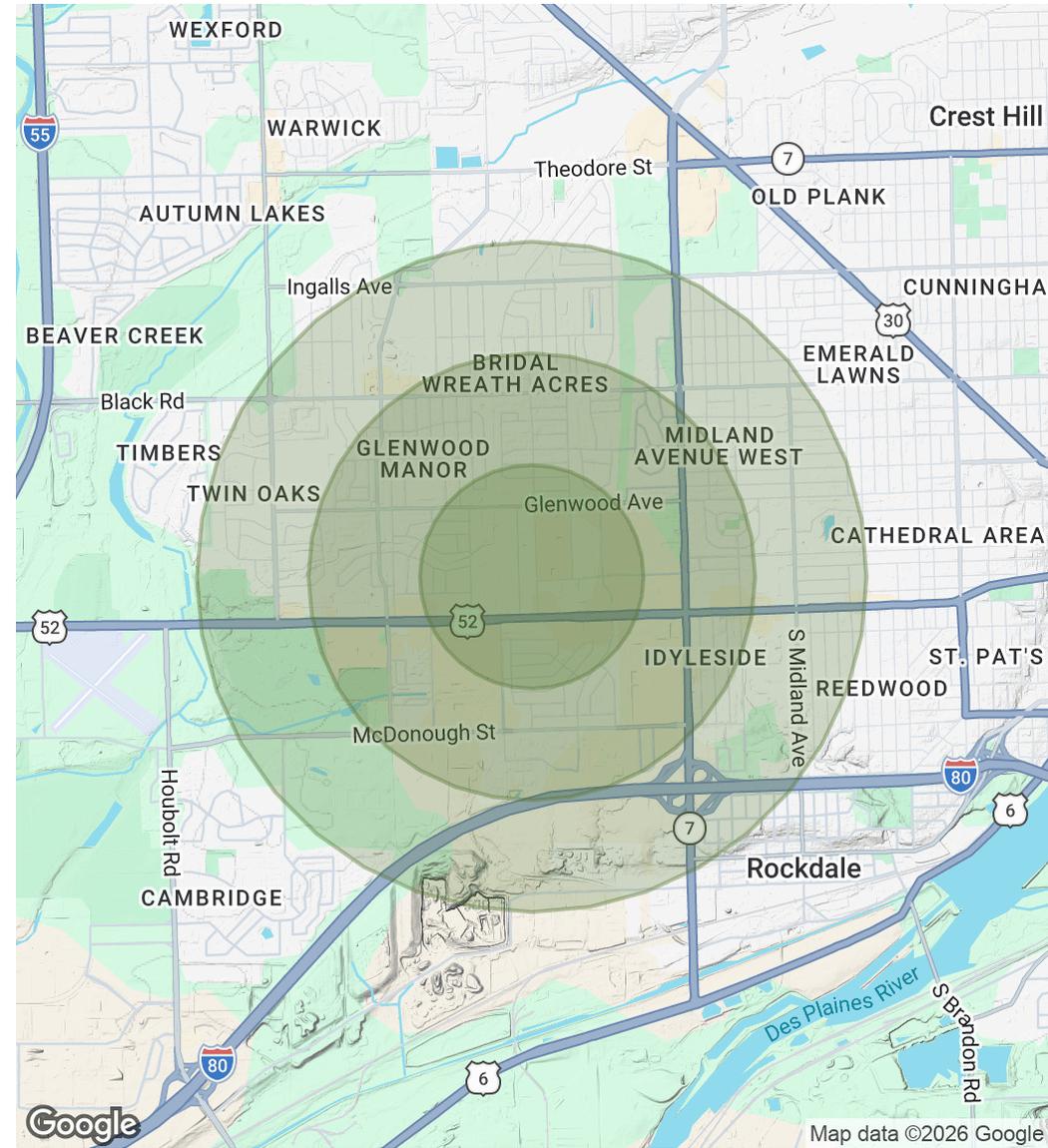
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,031	11,351	25,159
Average Age	45	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,294	4,767	10,526
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,920	\$82,183	\$85,325
Average House Value	\$208,633	\$235,395	\$249,662

Demographics data derived from AlphaMap



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