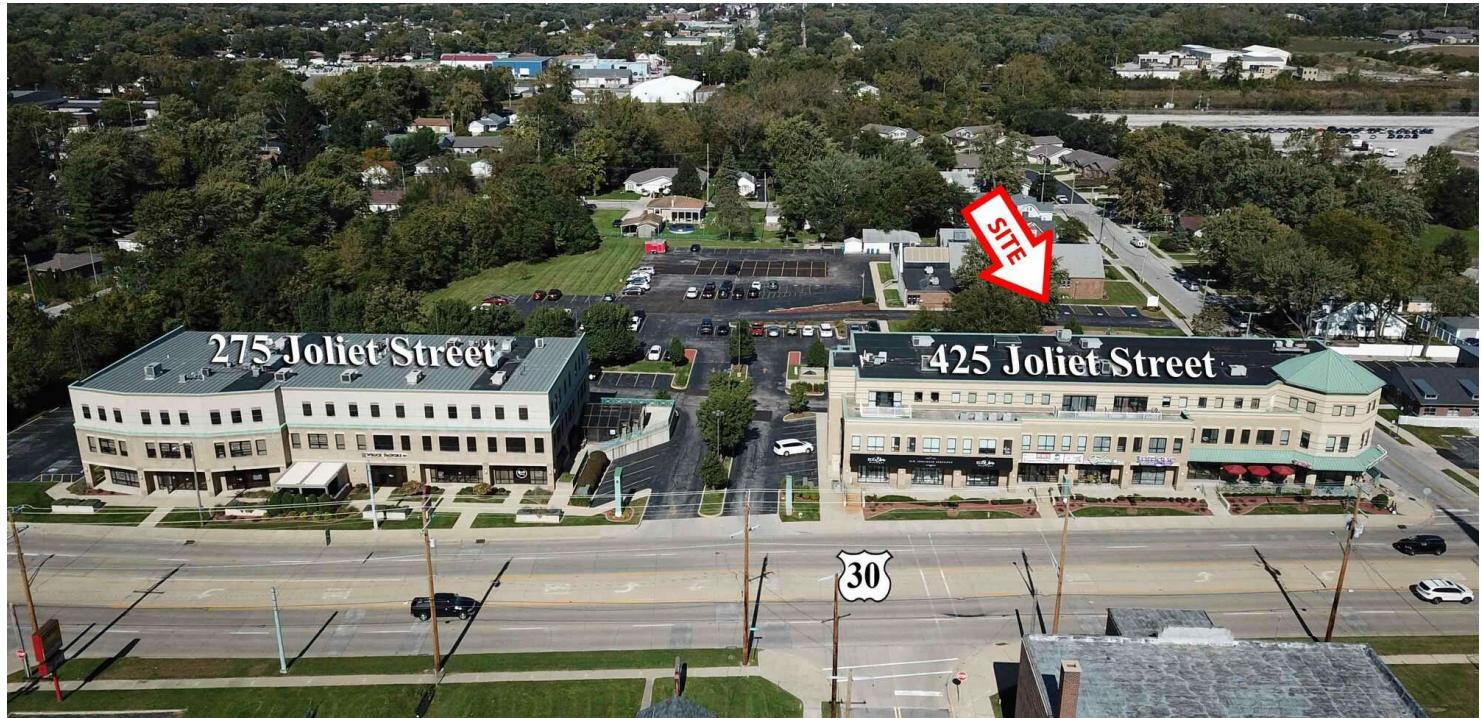


GALLERIA OF DYER - 5 CONDO OFFICE UNITS



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:

425 Joliet Street Building - Phase I (East)

Unit 100 (1,710 USF/1,829 RSF)

Unit 125 (1,575 USF/1,685 RSF)

Unit 221 (2,325 USF/2,487 RSF)

Unit 312 (2,613 USF/2,796 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.

For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

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COMMERCIAL



**GALLERIA OF DYER
425 JOLIET PRICING
AUGUST 22, 2025**

SQUARE FOOT

<u>UNIT</u>	<u>RENTABLE</u>	<u>USABLE</u>	<u>SALE \$/USF</u>	<u>SALE PRICE</u>	<u>RENT \$/RSF</u>
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425 - 100	1,829 RSF	1,710 USF	\$220.00/USF	\$376,200.00	\$17.00/RSF
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Taxes '24 pay '25: \$1,692.90

Gas & Electric utilitites: Prorated.

425 - 125	1,685 RSF	1,575 USF	\$220.00/USF	\$346,500.00	\$14.00/RSF
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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 utilitites: Prorated.

425 - 221	2,487 RSF	2,325 USF	\$220.00/USF	\$511,500.00	\$22.00/RSF
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Taxes '24 pay '25: \$3,653.44

Gas & Electric utilitites: Separately metered billed to unit directly.

*Liquor License = A 3-way type 210 liquor license is available for tenant use.

425 - 312	2,796 RSF	2,613 USF	\$220.00/USF	\$574,860.00	\$17.00/RSF
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Taxes '24 pay '25: \$4,618.30

Gas & Electric utilitites: Separately metered.

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 utilitites: Separately metered.

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

Galleria/425 Pricing 8.22.25

425 - UNIT 100



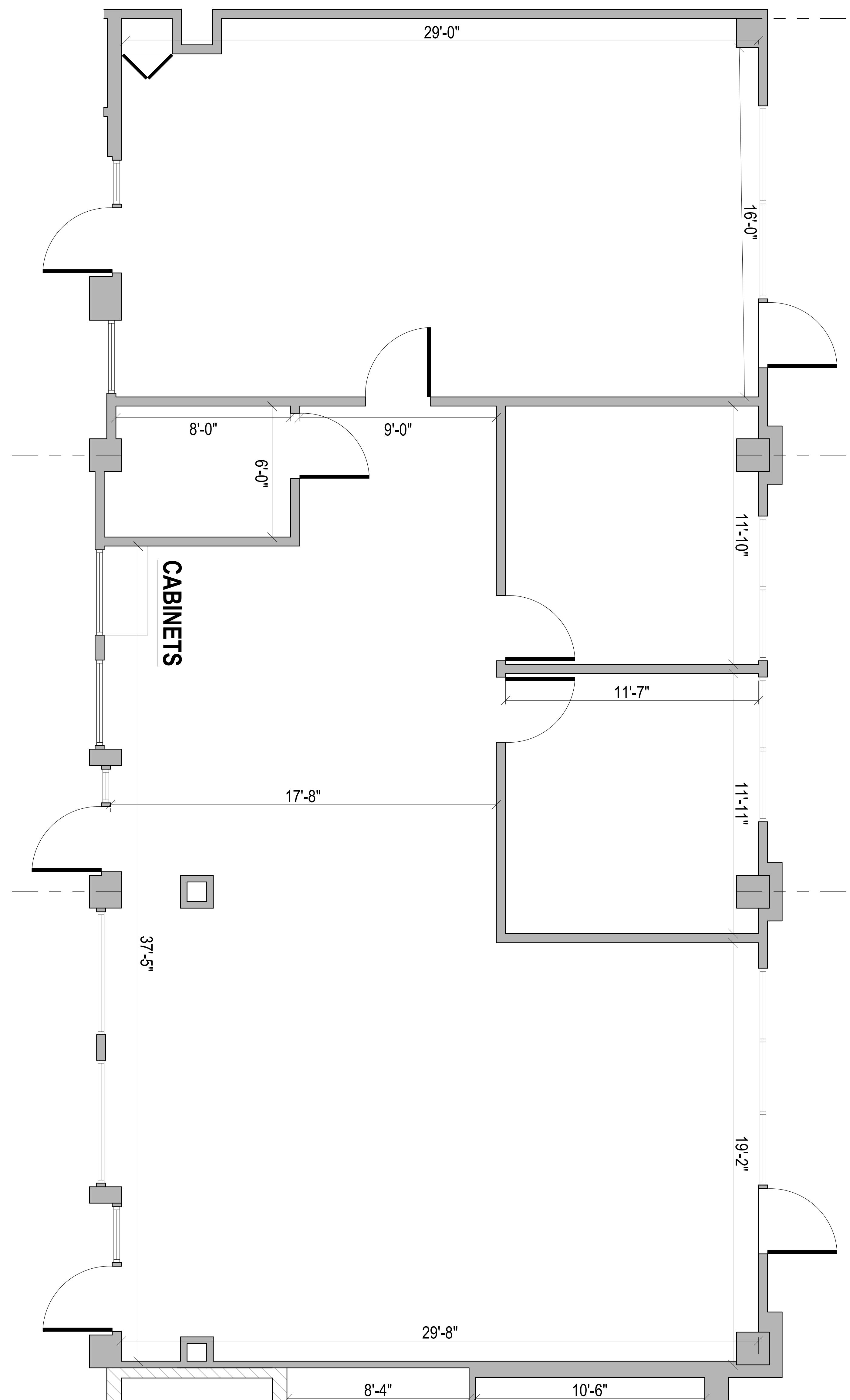
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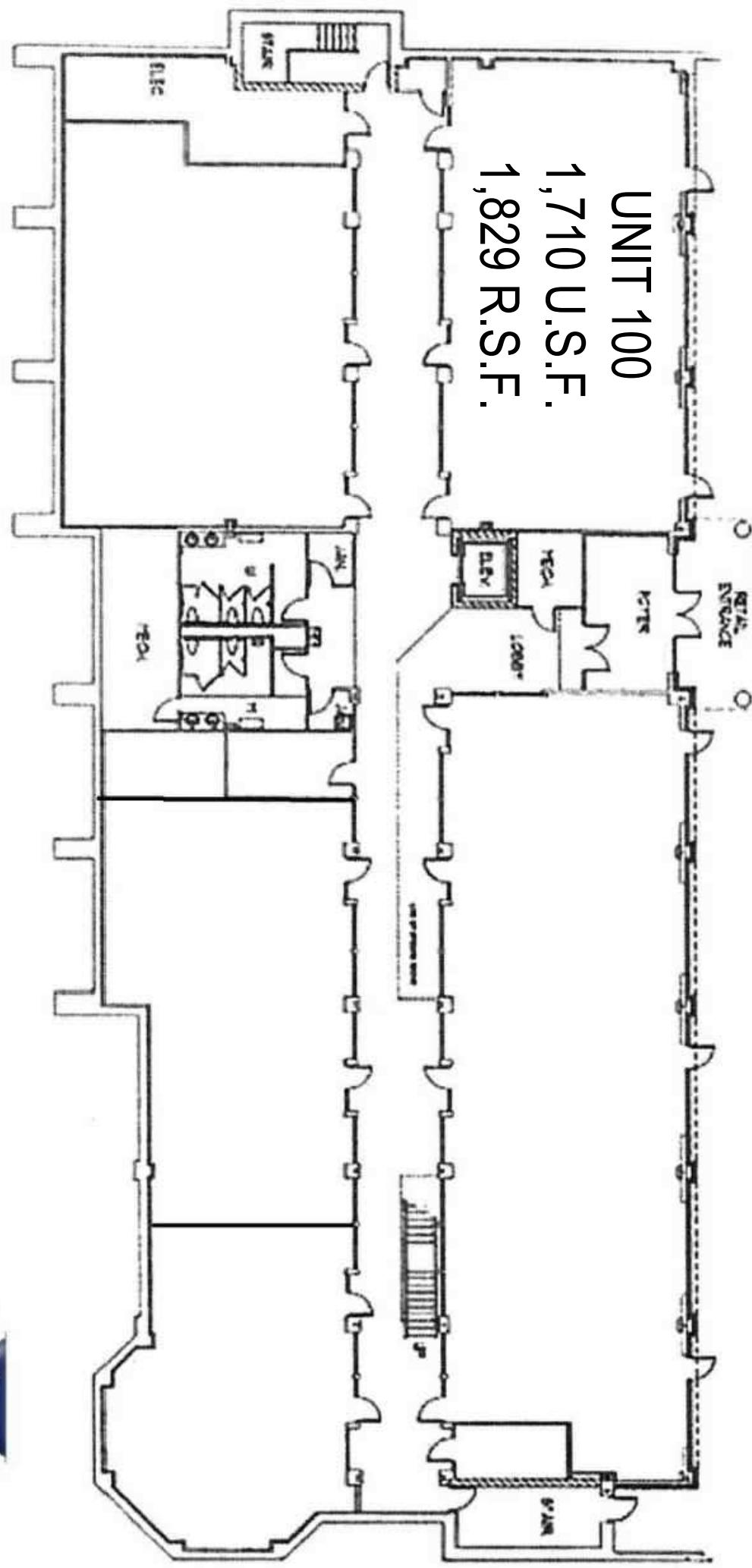
GALLERIA OF DYER

425 JOLET 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



GALLERIA

PROJECT
FLOOR
PLAN
SCALE: 3/8" = 1'-0"
DATE: _____
PROJECT NUMBER: _____
DRAWN BY: _____
CHECKED BY: _____
PERMIT SET: _____
SHEET: _____
FILE NAME: _____

A-1.0

COMMERCIAL



FOR SALE AND FOR LEASE | OFFICE/RETAIL CONDOMINIUMS

BUILDING

Galleria of Dyer

425 Joliet Street, Dyer, IN 46311

425 JOLIET - UNIT 125



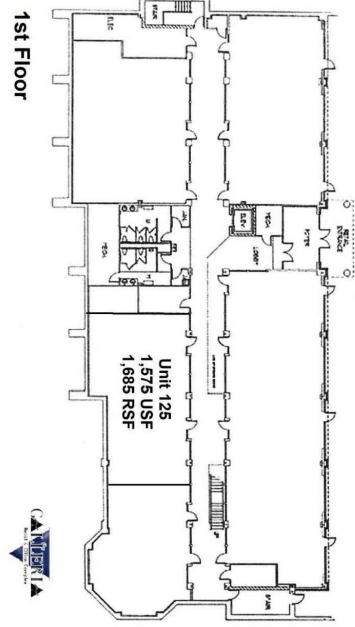
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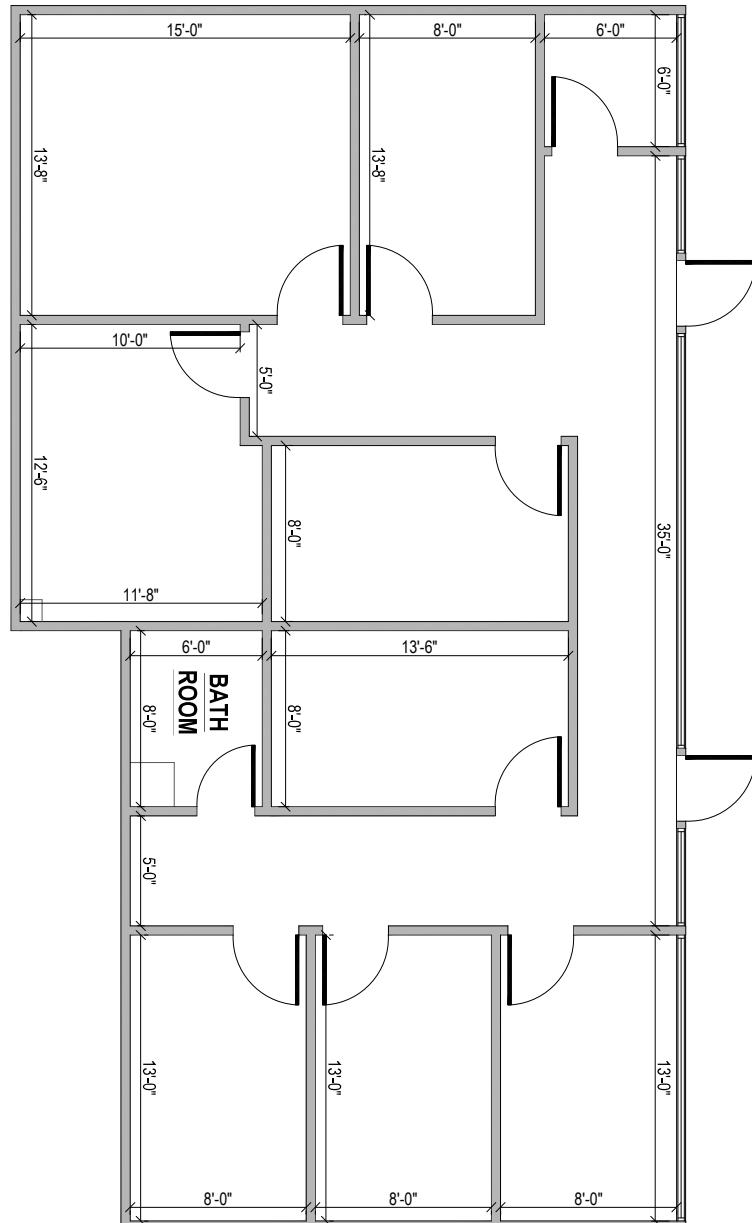
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GALLERIA OF DYER

425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)
DYER, IN 46311

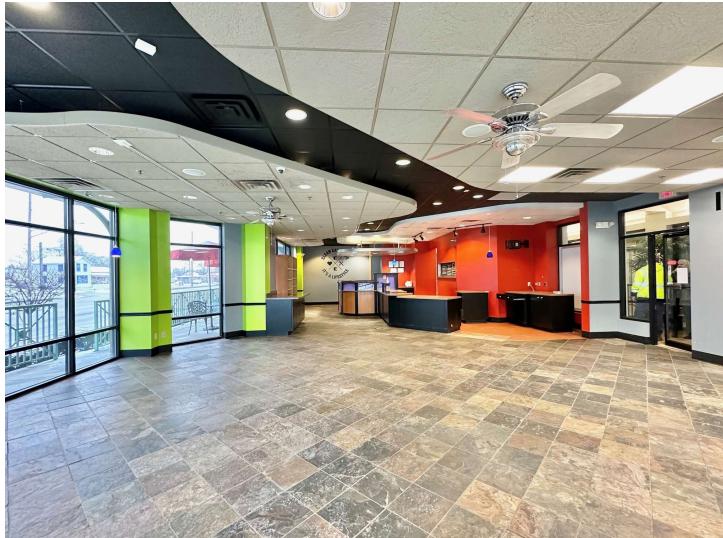
UNIT 125
1,575 U.S.F.
1,685 R.S.F.



PROJECT
FLOOR
PLAN
SCALE : 3/8" = 1'-0"
DATE : _____
PROJECT NUMBER : _____
DRAWN BY : _____
CHECKED BY : _____
PERMIT SET : _____
SHEET : _____
FILE NAME : _____

A-1-0

425 JOLIET - UNIT 221



For Information Contact:

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dlasser@commercialin-sites.com

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EXTERIOR UNIT 221



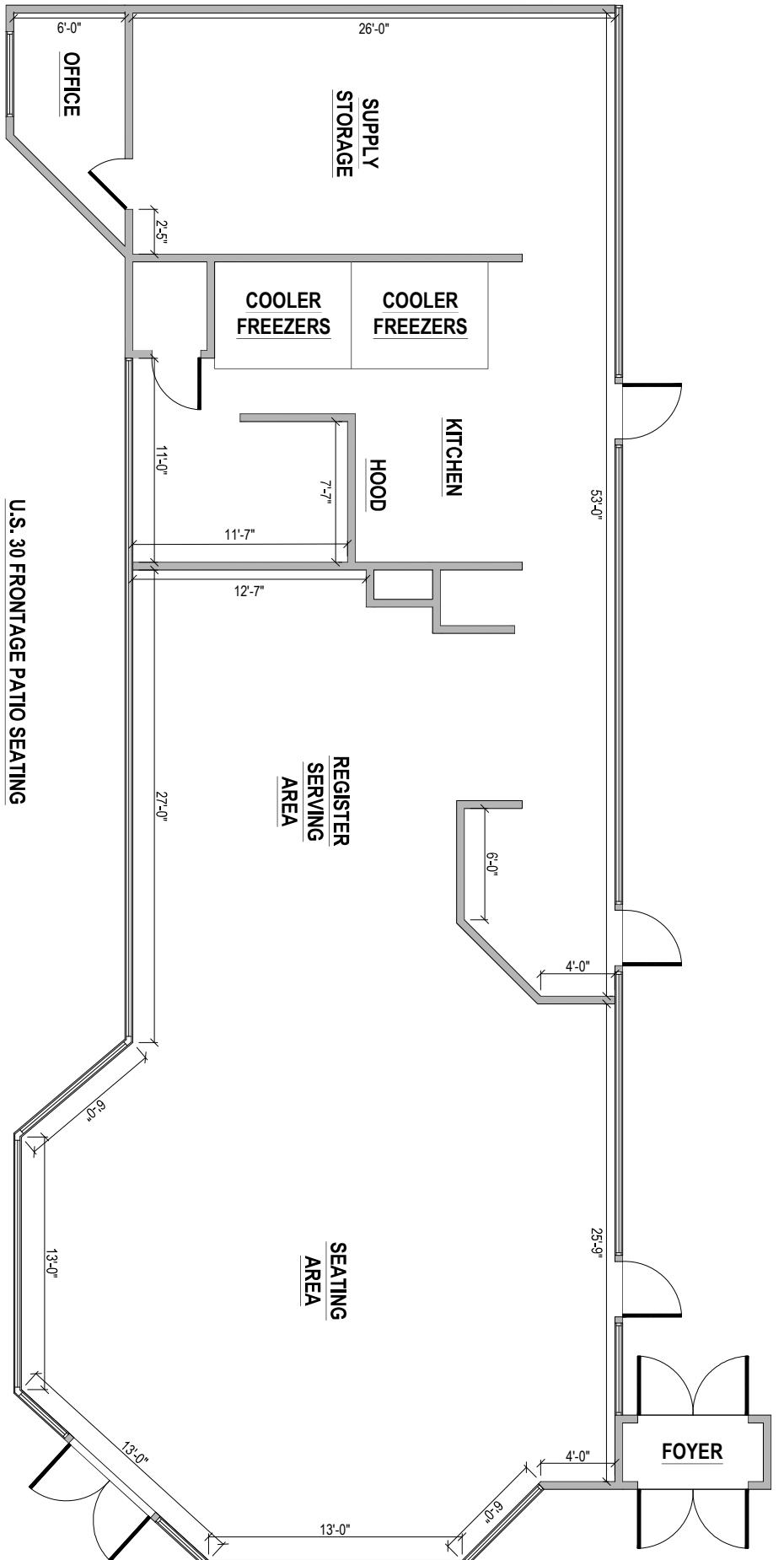
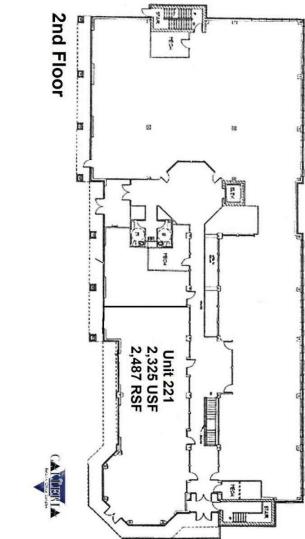
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GALLERIA OF DYER
 425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)
 DYER, IN 46311
 UNIT 221
 2,325 U.S.F.
 2,487 R.S.F.



PROJECT
 FLOOR
 PLAN
 SCALE : 3/8" = 1'-0"
 DATE :
 PROJECT NUMBER :
 DRAWN BY :
 CHECKED BY :
 PERMIT SET :
 SHEET : A-1-0
 FILE NAME : _____

425 JOLIET - UNIT 312



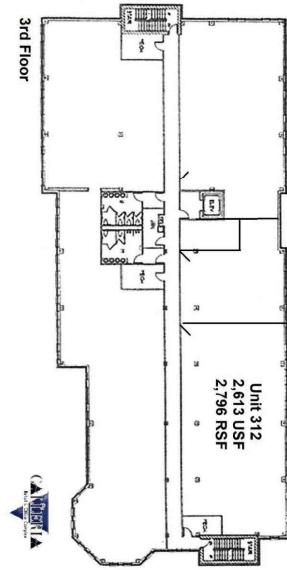
For Information Contact:

David Lasser, SIOR/CCIM

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dlasser@commercialin-sites.com

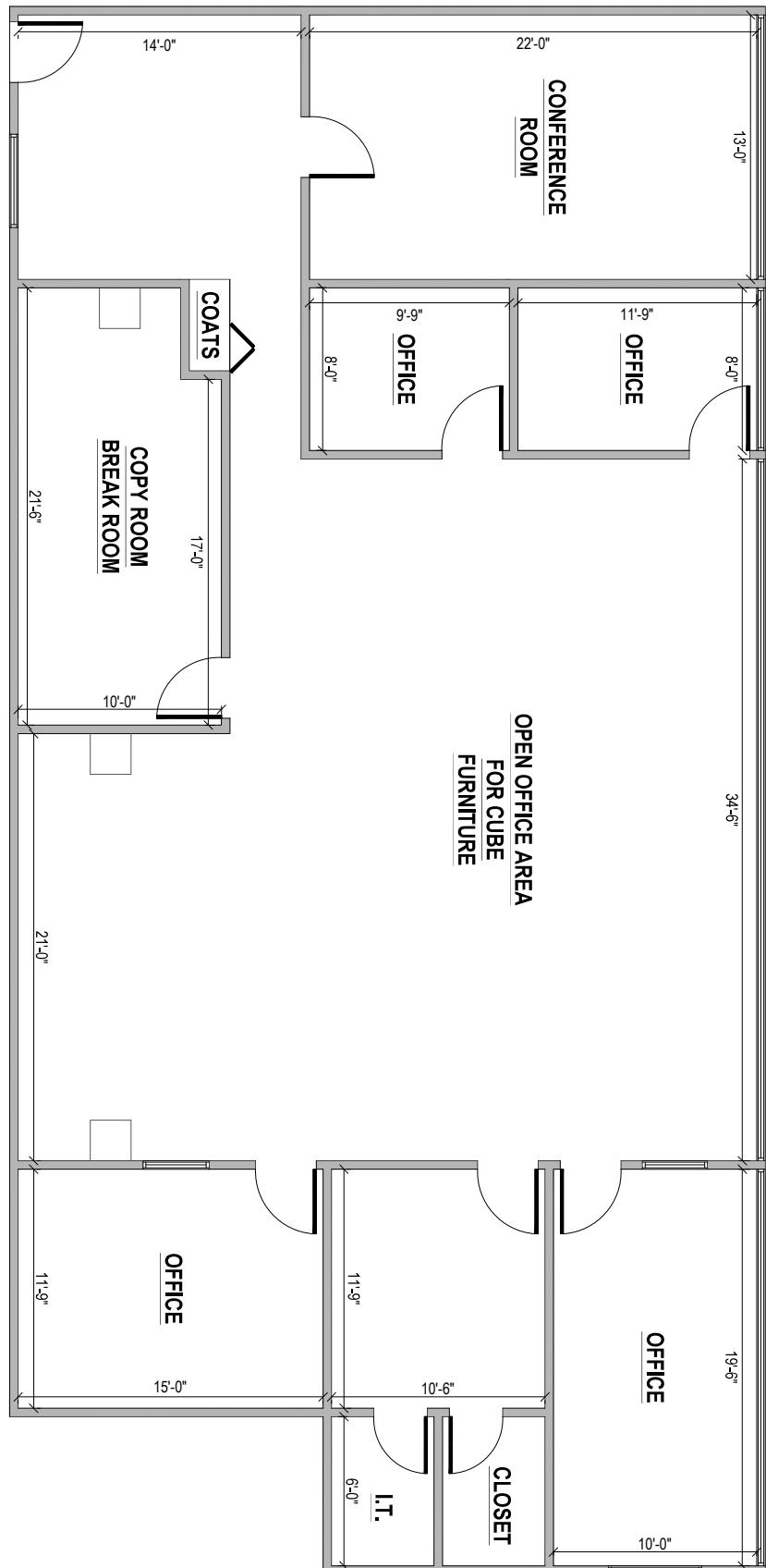
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2,613 U.S.F.
2,796 R.S.F.

425 EAST JOLIET STREET (A.K.A. U.S. HIGHWAY 30)
DYER, IN 46311

GALLERIA OF DYER



PROJECT
FLOOR
PLAN
SCALE : 3/8" = 1'-0"
DATE :
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :
PERMIT SET :
FILE NAME :
A-1.0

425 JOLIET - UNIT 320



For Information Contact:

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dlasser@commercialin-sites.com

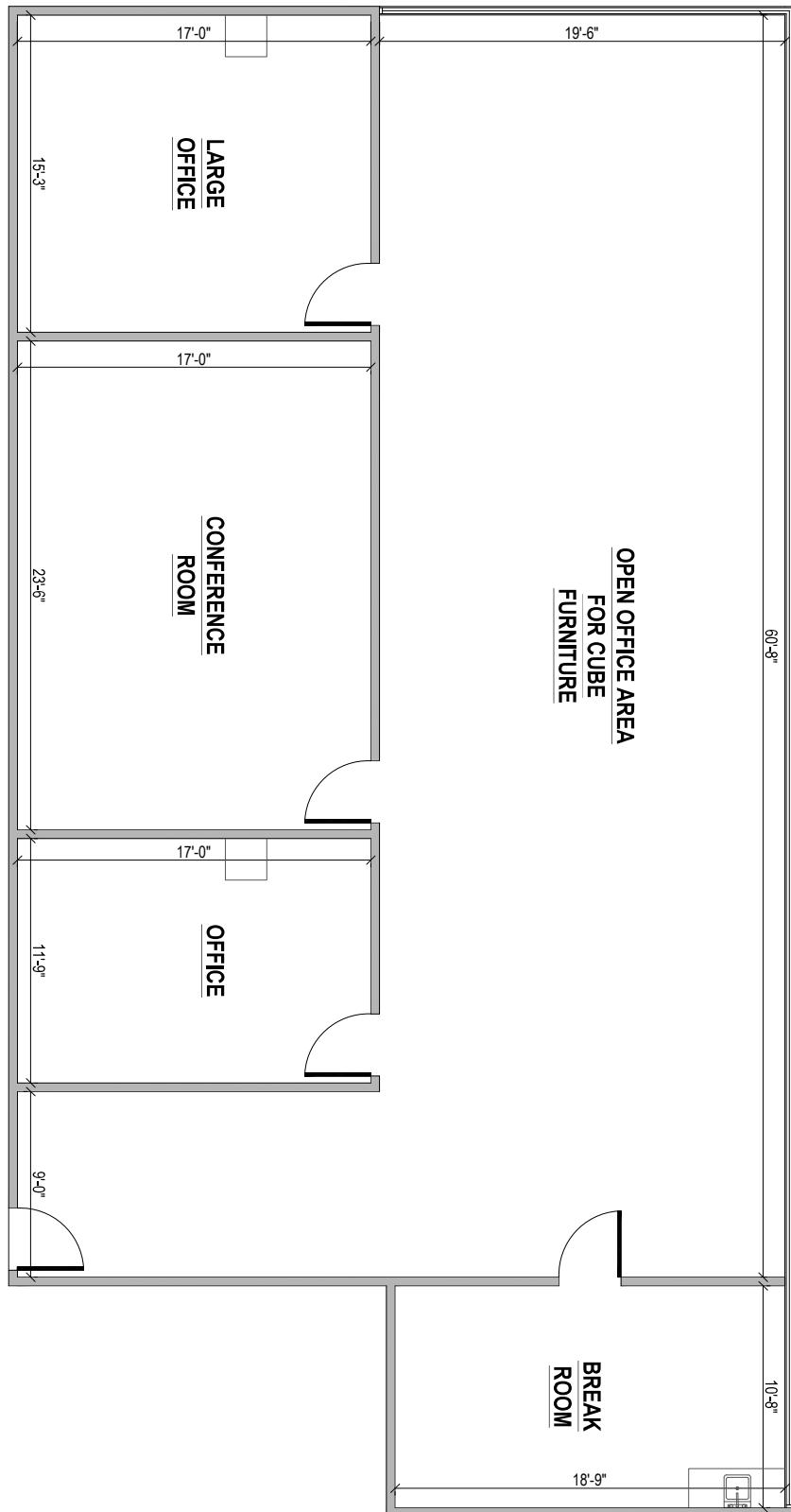
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60'-8"

10'-8"

18'-9"

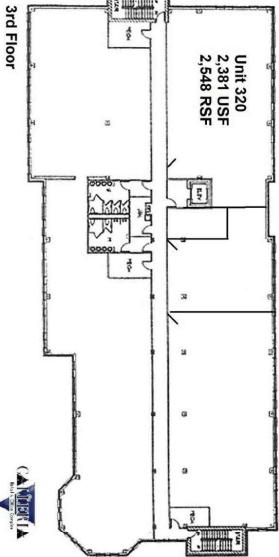
**OPEN OFFICE AREA
FOR CUBE
FURNITURE**



PROJECT
FLOOR
PLAN
SCALE : 3/8" = 1'-0"

DATE :
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :
PERMIT SET

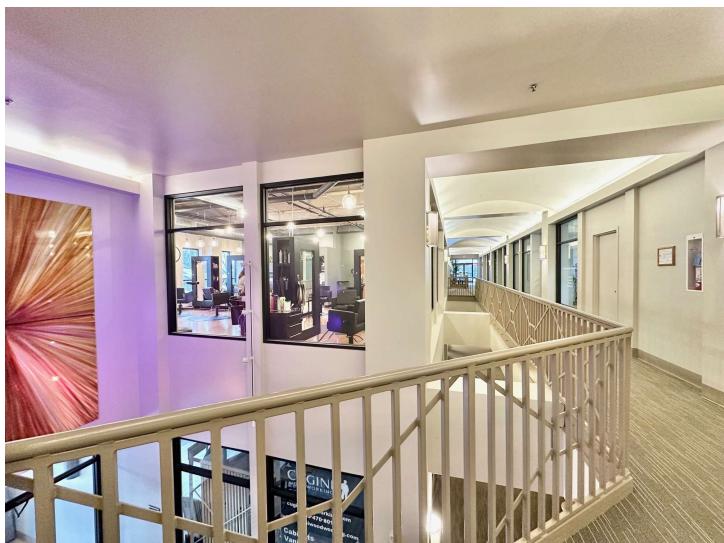
SHEET :
FILE NAME : **A-1-0**



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.

3rd Floor

COMMON AREAS



For Information Contact:

David Lasser, SIOR/CCIM

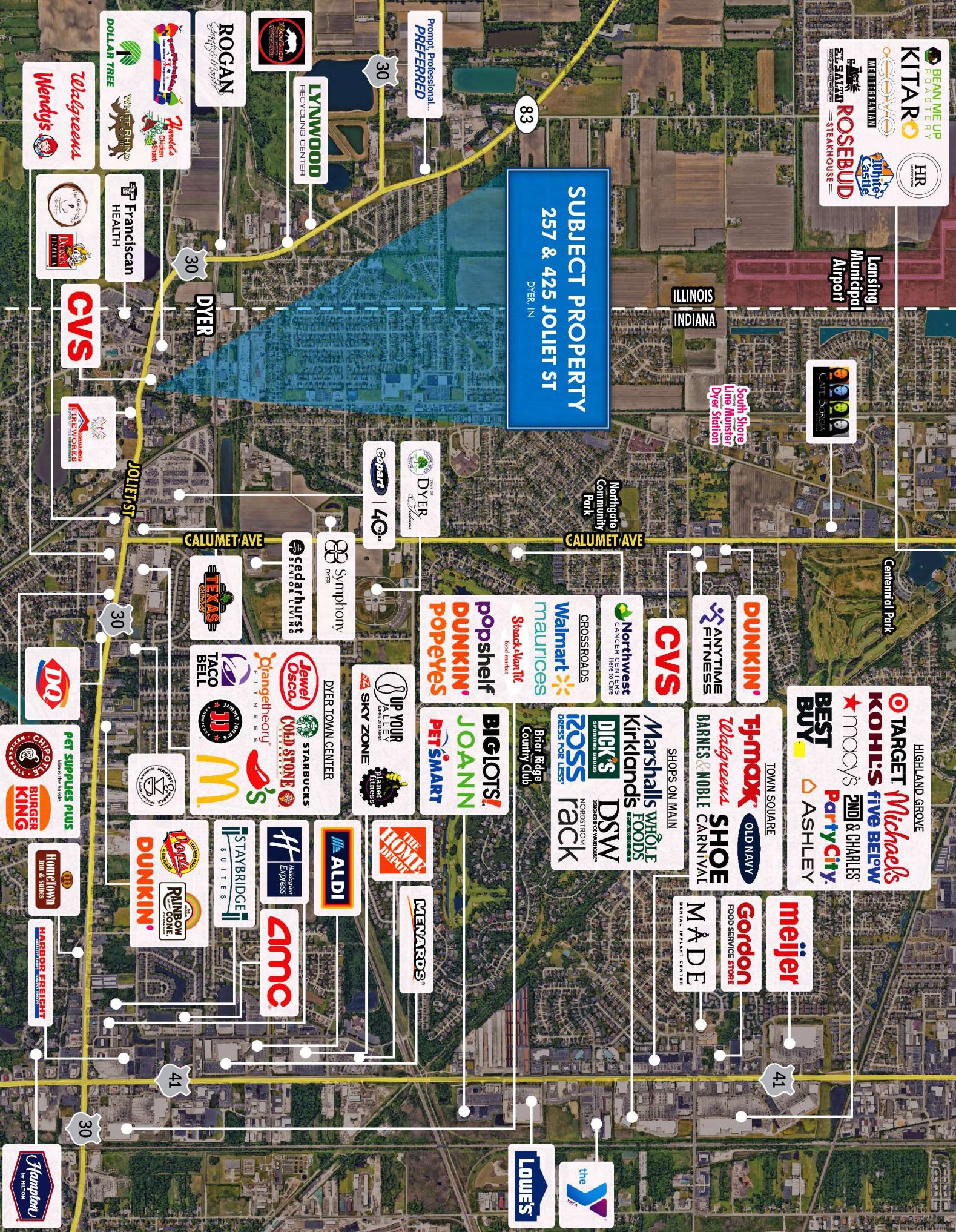
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SUBJECT PROPERTY

25 / & 425 JOLIEI 51



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FOR SALE AND FOR LEASE | OFFICE/RETAIL CONDOMINIUMS

BUILDING

Galleria of Dyer

425 Joliet Street, Dyer, IN 46311

AERIALS



For Information Contact:

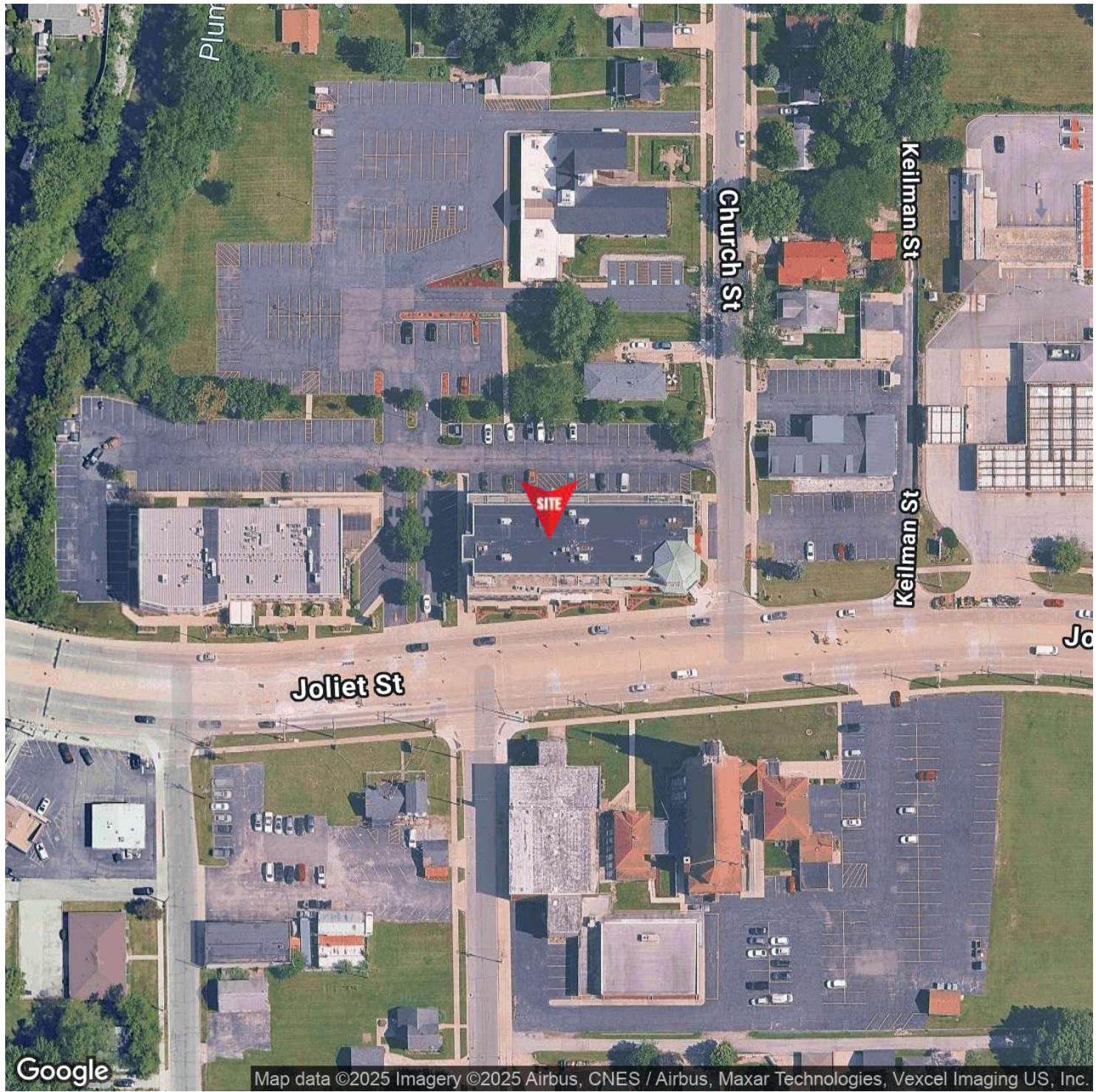
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LOCATION MAP



For Information Contact:

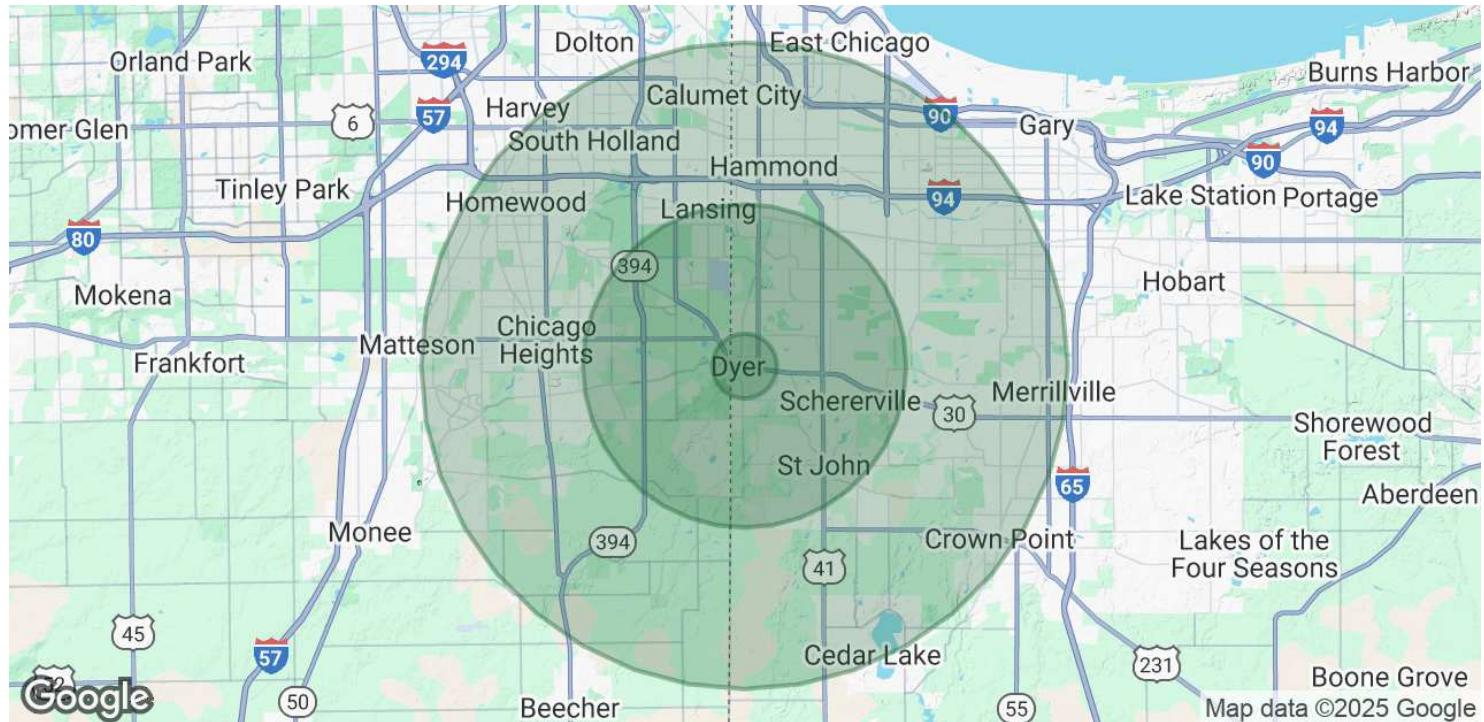
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DEMOGRAPHICS MAP & REPORT



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

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