

310 MAIN

310 Main St | Lemont, IL
FOR LEASE

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Designated Managing Broker

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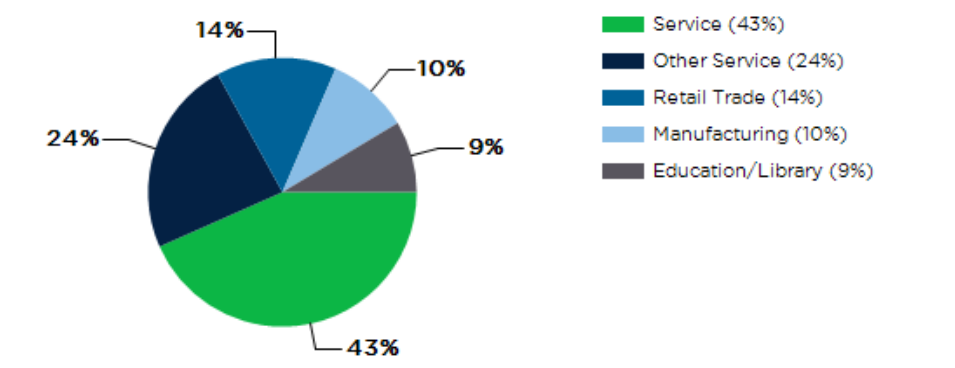
HIGHLIGHTS

- Rare downtown office opportunity with dedicated parking (new ownership)
- 2,891rsf second-floor office space available in Downtown Lemont
- Can be leased as a full-floor office suite or divided into executive office suites
- Available suite sizes: Suite A: 716 SF, Suite B: 866 SF, Suite C: 647 SF, Suite D: 662 SF
- Each suite includes private windowed offices and open workspace
- Full-service gross lease structure for executive suites, including utilities
- Common area restrooms and atrium
- Prime location in the heart of Downtown Lemont



Suite	Floor	Size	Lease Rate	Lease Type	Notes
A	2	716 SF	\$1,750 Rent (Monhly)	Full Service Gross	Two private offices with windows and open space
B	2	866 SF	\$2,165 Rent (Monhly)	Full Service Gross	Three private offices with windows plus open space
C	2	647 SF	\$1,650 Rent (Monhly)	Full Service Gross	Two private offices with windows plus open space
D	2	662 SF	\$1,650 Rent (Monhly)	Full Service Gross	Two private offices with windows plus open space

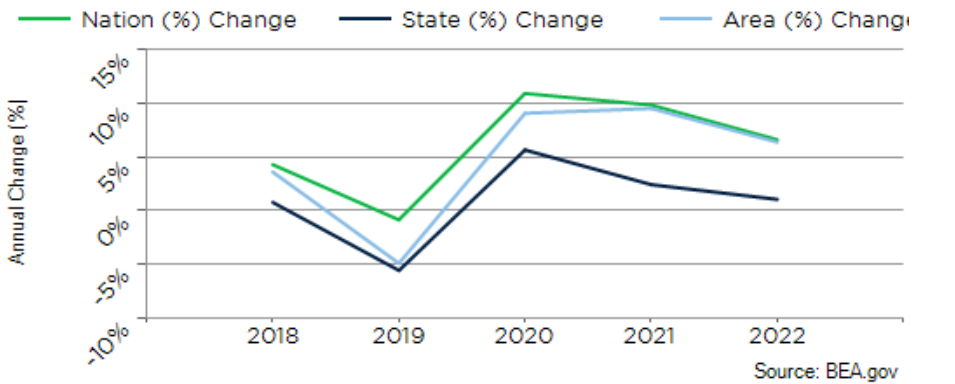
Major Industries by Employee Count



Largest Employers

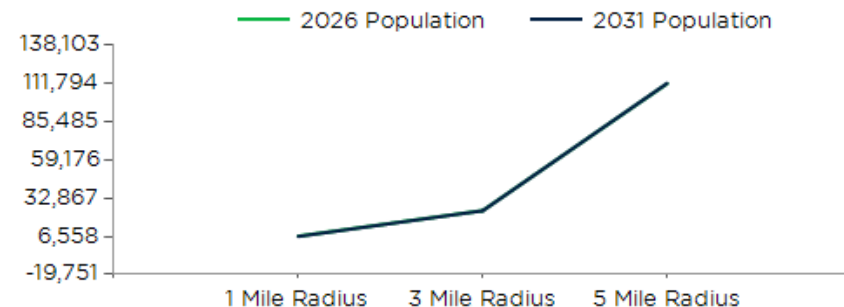
Dayton Superior Corp	1,000
K-Five Construction Corp	1,000
Mark It Express LLC	1,000
CCI Manufacturing Illinois Corp	50
Stelle Corp	20
ES Express Lines Inc	1 to 5
Chevron Texaco	1 to 5
Illini Hi-Reach Inc	1 to 4

Cook County GDP Trend

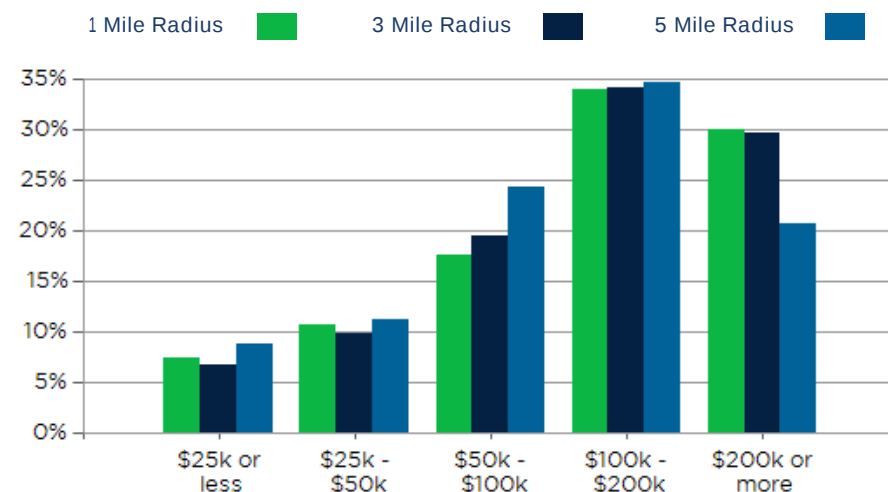


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,570	20,406	105,588
2010 Population	7,000	23,836	110,948
2026 Population	6,739	24,344	111,629
2031 Population	6,558	24,223	111,794
2026 African American	59	418	11,285
2026 American Indian	9	54	659
2026 Asian	144	957	8,742
2026 Hispanic	539	2,562	22,062
2026 Other Race	126	774	9,898
2026 White	5,967	20,365	69,753
2026 Multiracial	431	1,768	11,251
2026-2031: Population: Growth Rate	-2.70%	-0.50%	0.15%

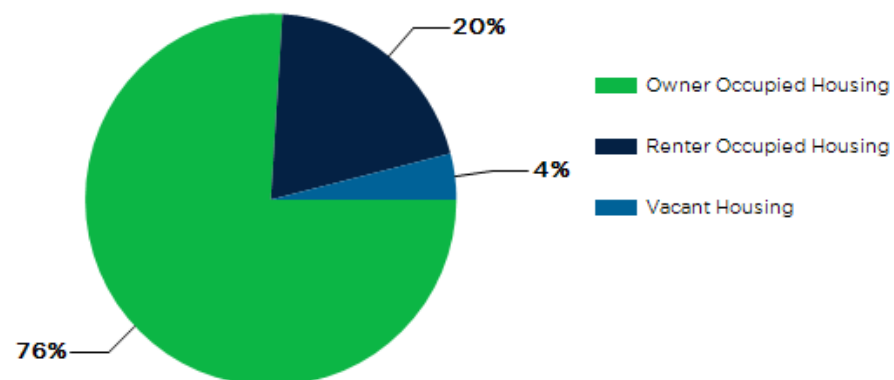
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	124	380	2,162
\$15,000-\$24,999	93	245	1,614
\$25,000-\$34,999	65	252	1,893
\$35,000-\$49,999	246	672	2,891
\$50,000-\$74,999	283	1,022	5,706
\$75,000-\$99,999	229	796	4,626
\$100,000-\$149,999	581	1,617	9,006
\$150,000-\$199,999	405	1,561	5,703
\$200,000 or greater	872	2,758	8,835
Median HH Income	\$133,391	\$138,609	\$110,937
Average HH Income	\$163,654	\$169,120	\$145,412



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

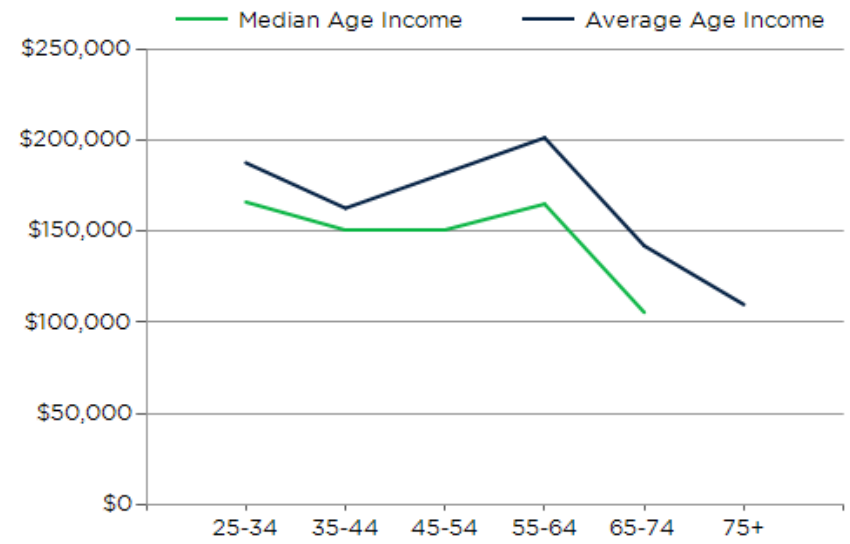
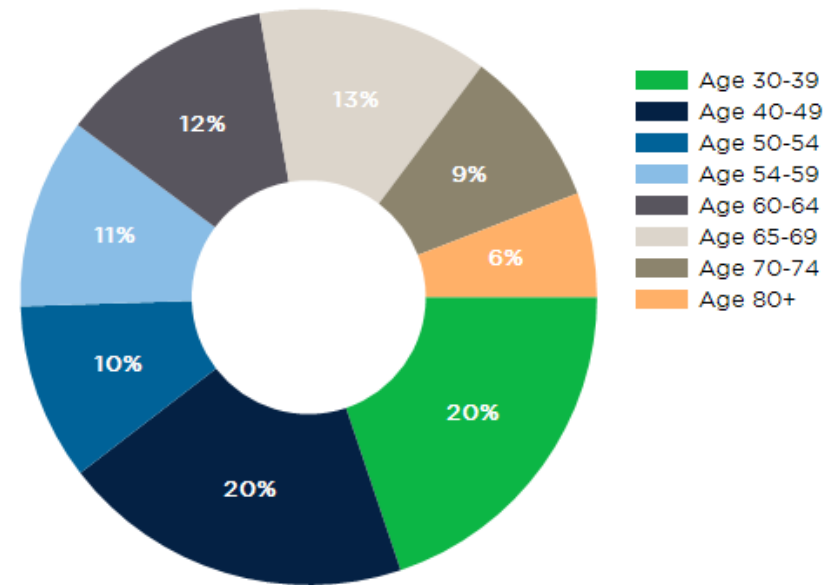


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	387	1,255	6,980
2026 Population Age 35-39	457	1,362	7,018
2026 Population Age 40-44	472	1,550	7,567
2026 Population Age 45-49	367	1,475	6,962
2026 Population Age 50-54	423	1,459	6,813
2026 Population Age 55-59	456	1,611	7,053
2026 Population Age 60-64	513	1,818	7,219
2026 Population Age 65-69	551	1,811	7,231
2026 Population Age 70-74	379	1,313	6,096
2026 Population Age 75-79	250	1,044	4,464
2026 Population Age 80-84	145	734	2,947
2026 Population Age 85+	121	832	2,324
2026 Population Age 18+	5,453	19,567	88,534
2026 Median Age	43	45	42
2031 Median Age	44	45	43

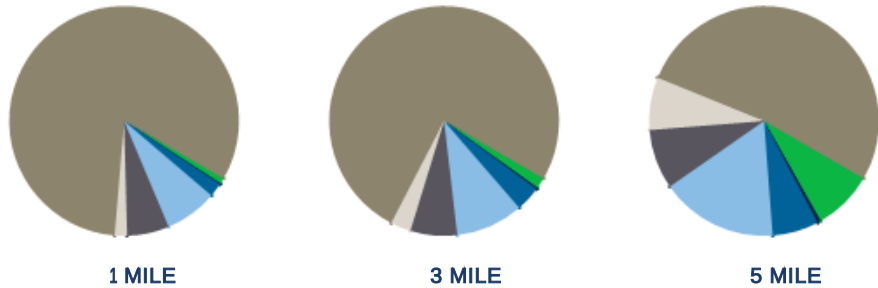
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$166,339	\$157,809	\$107,927
Average Household Income 25-34	\$187,969	\$184,646	\$131,514
Median Household Income 35-44	\$150,955	\$154,741	\$126,645
Average Household Income 35-44	\$162,977	\$181,104	\$155,496
Median Household Income 45-54	\$151,079	\$165,086	\$135,953
Average Household Income 45-54	\$182,312	\$197,831	\$172,859
Median Household Income 55-64	\$165,264	\$167,768	\$134,448
Average Household Income 55-64	\$201,726	\$201,995	\$172,412
Median Household Income 65-74	\$105,573	\$108,102	\$99,606
Average Household Income 65-74	\$142,245	\$148,115	\$133,368
Average Household Income 75+	\$109,888	\$105,810	\$96,588

Population By Age



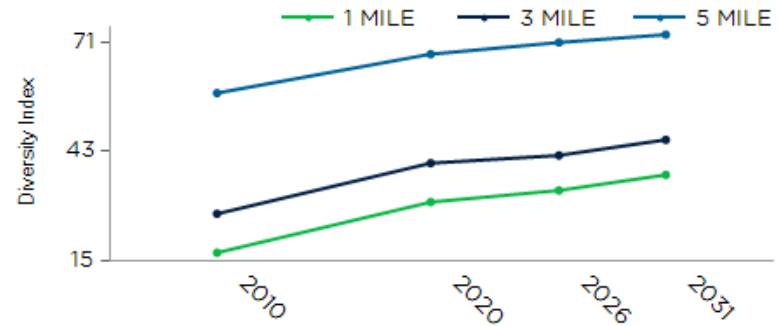
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	37	46	73
Diversity Index (current year)	33	43	71
Diversity Index (2020)	30	40	69
Diversity Index (2010)	17	27	58

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	8%
American Indian	0%	0%	0%
Asian	2%	4%	7%
Hispanic	7%	10%	17%
Multiracial	6%	7%	8%
Other Race	2%	3%	7%
White	82%	76%	52%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	19	30	33
Median Asian Age	40	42	45
Median Black Age	32	39	37
Median Hispanic Age	32	30	30
Median Multiple Races Age	32	29	29
Median Other Race Age	38	34	32
Median Pacific Islander Age	38	40	39
Median White Age	45	47	47

2026 MEDIAN AGE BY RACE

