

LEASE

Retail Units Available at Monee Crossing

5601-5689 W. MONEE MANHATTAN ROAD

Monee, IL 60449

PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



S Egyptian Trail

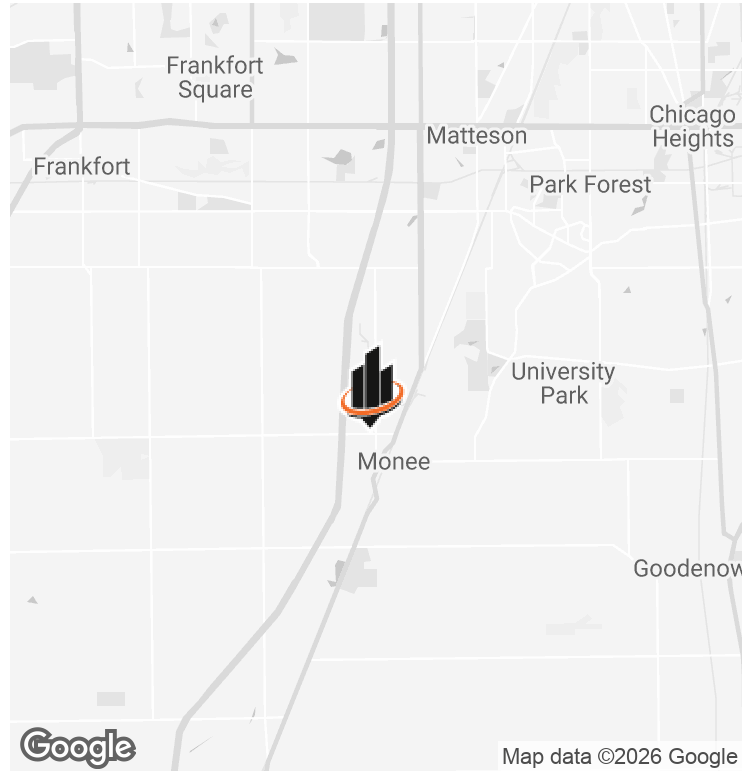
W Monee Manhattan Rd

12,200 VPD

5,400 VPD

SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 SF/yr (NNN)
BUILDING SIZE:	23,173 SF
UNITS:	2 Available
AVAILABLE SF:	+/- 1,000 or 2,000 SF
LOT SIZE:	3.62 Acres
YEAR BUILT:	2007
ZONING:	C1
SUBMARKET:	South Suburban
APN:	21-14-20-206-004; -005-0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present Monee Crossing, located at 5601-5689 W. Monee Manhattan Road, a ±23,173 SF Retail Strip Center in Monee, IL. This 10-unit retail center has two units remaining that are ±1,000 SF with a hood, walk-in cooler, triple sink, ready for a new restaurant concept, and a ±2,000 SF suite to be delivered vanilla box for a variety of commercial uses. Pylon signage, plenty of parking, and a signalized intersection. Highly visible with 383' frontage along Monee Manhattan Rd with easy access less than a mile to Interstate 57. Join Old National Bank, Fitness Premier, Massage Works, Athletico Physical Therapy, Will County Health Department, and Theresa Boggs, DDS.

PROPERTY HIGHLIGHTS

- 2 Units Available ±1,000 or 2,000 SF
- Commercial Zoned for various uses
- Plenty of Parking | Pylon Signage | Window Wall
- Signalized Intersection | Easy access to I-57
- Will County Enterprise Zone

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,000 - 2,000 SF	LEASE RATE:	\$16 SF/yr

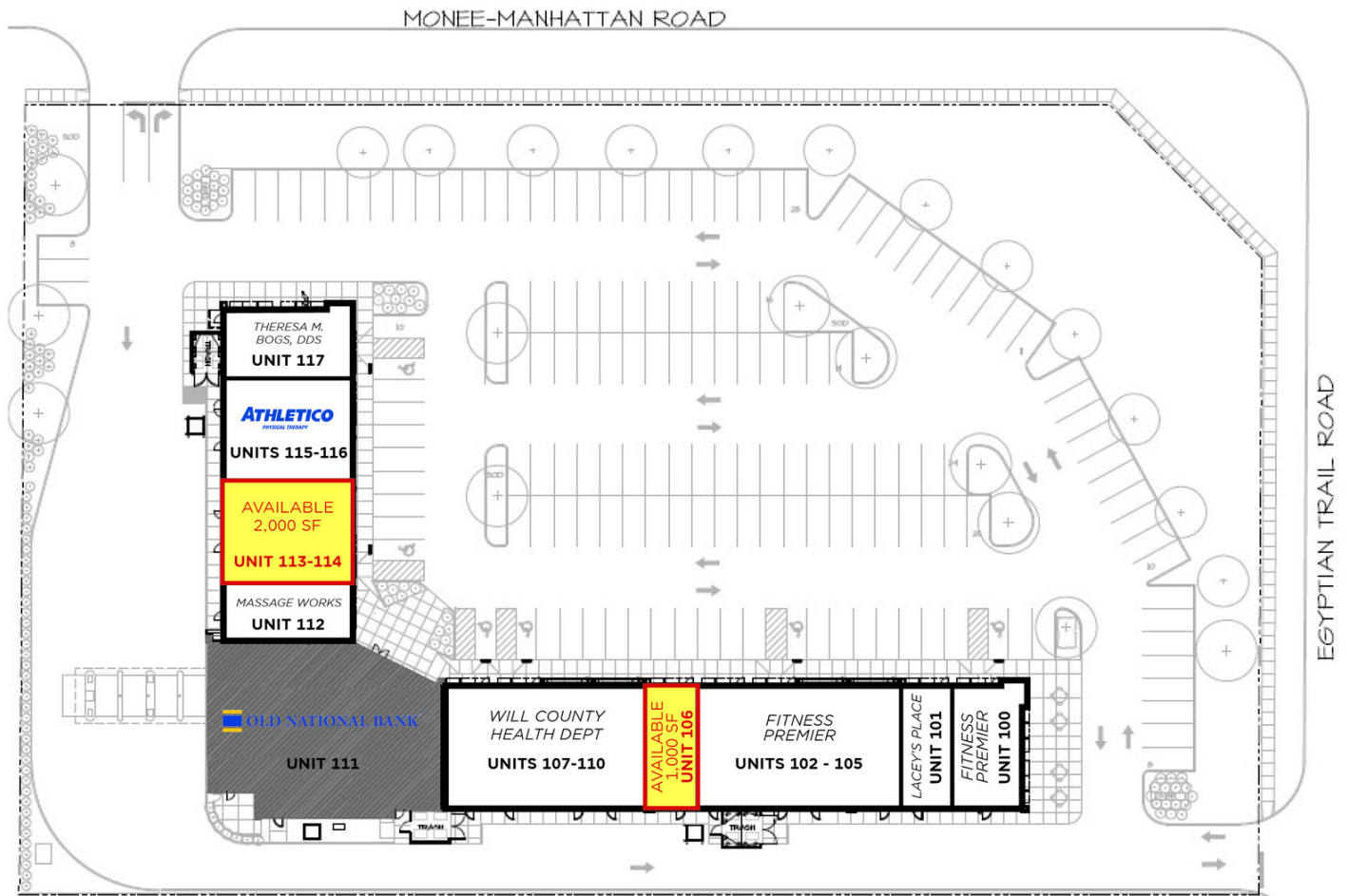
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
106	1,000 SF	NNN	\$16.00 SF/yr	±1,000 SF Former Pizza Hut Type II Hood Walk-in Cooler/Freezer 3 compartment sink Reception Restroom Pylon Signage Highly Visible
113-114	2,000 SF	NNN	\$16.00 SF/yr	±2,000 SF Vanilla Box Delivery Open Concept Restroom Window Wall Pylon Signage

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SITE PLAN



Retail East Wing:

Suite 100	Fitness Premier
Suite 101	Lacey's Place
Suite 102-105	Fitness Premier
Suite 106	Vacant - 1,000 SF
Suite 107-110	Will County Health Department

Corner/Center:

Suite 111	Old National Bank
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Retail West Wing:

Suite 112	Massage Works
Suite 113-114	Vacant - 2,000 SF
Suite 115-116	Athletico Physical Therapy
Suite 117	Theresa M. Bogs, DDS

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SUITE 106 +/- 1,000 SF (FORMER PIZZA HUT)



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SUITE 113 & 114 +/-2,000 SF



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TENANT MIX



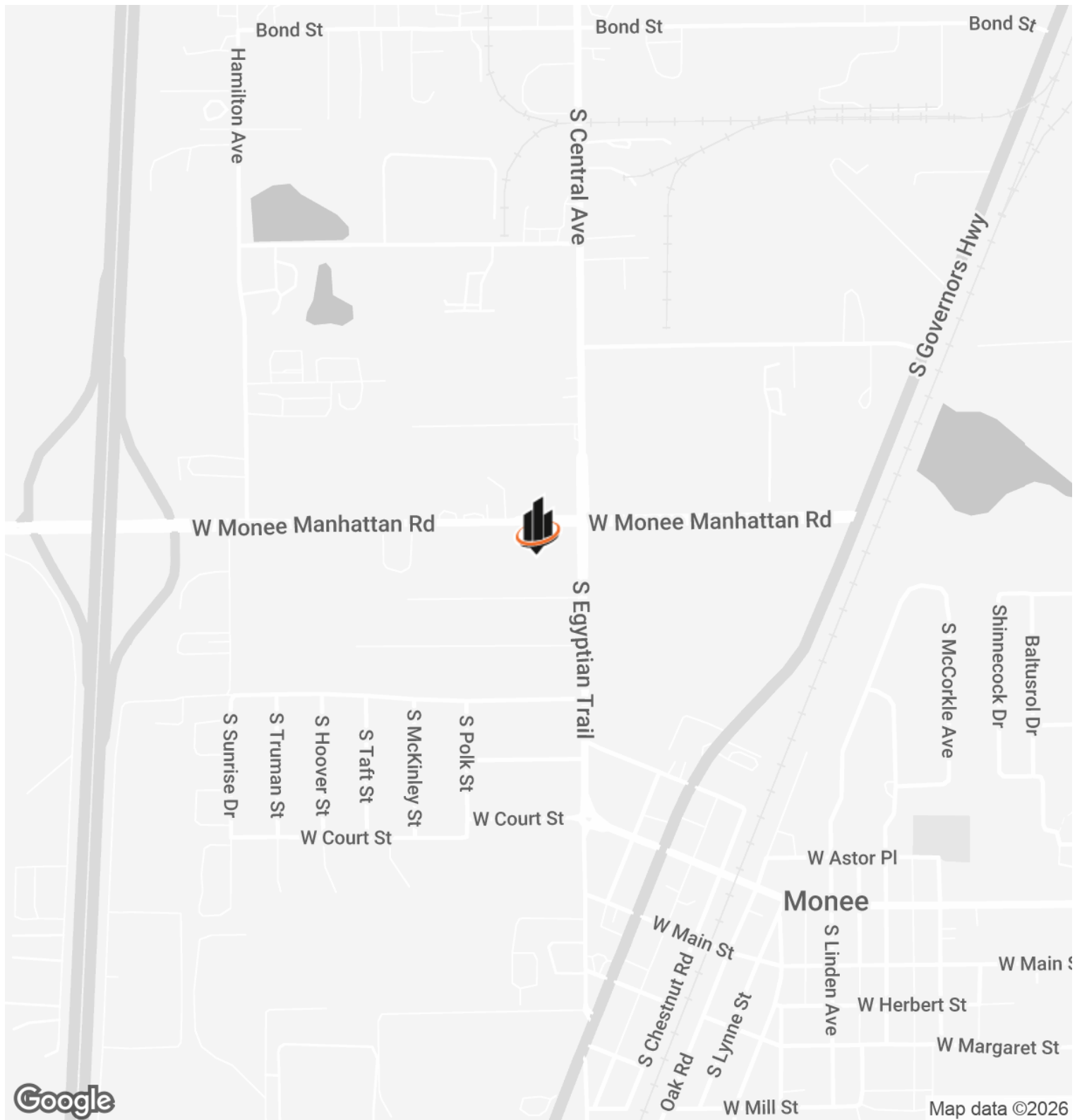
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LOCATION MAP



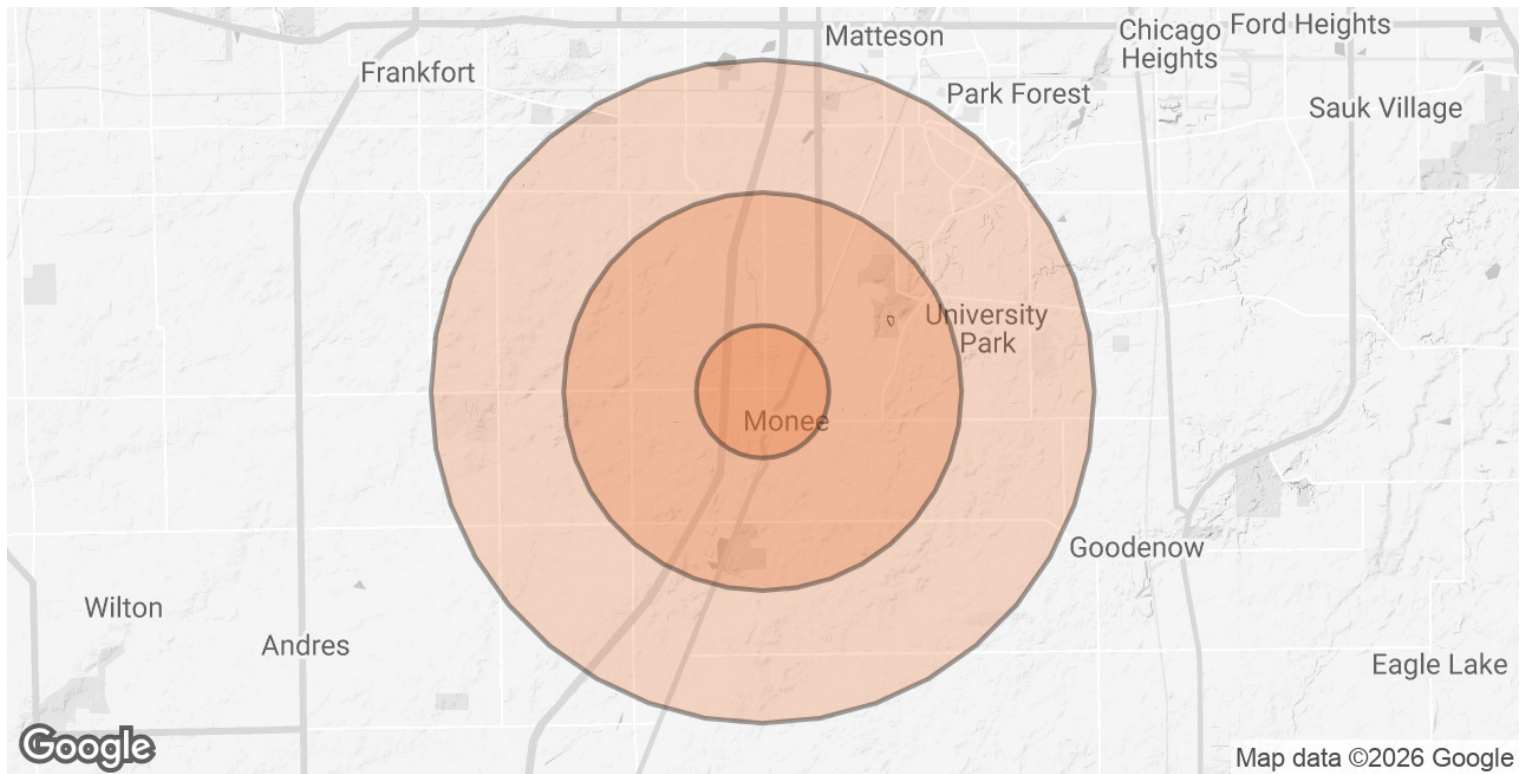
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,387	7,603	40,376
AVERAGE AGE	47.4	41.9	39.5
AVERAGE AGE (MALE)	43.0	38.4	36.3
AVERAGE AGE (FEMALE)	43.2	39.5	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,019	2,826	15,822
# OF PERSONS PER HH	2.3	2.7	2.6
AVERAGE HH INCOME	\$121,130	\$129,299	\$91,910
AVERAGE HOUSE VALUE	\$191,369	\$252,330	\$206,271

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