

The Shoppes at Meadowview

1 Meadowview Center | Kankakee, IL 60901



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For Lease

Property Highlights

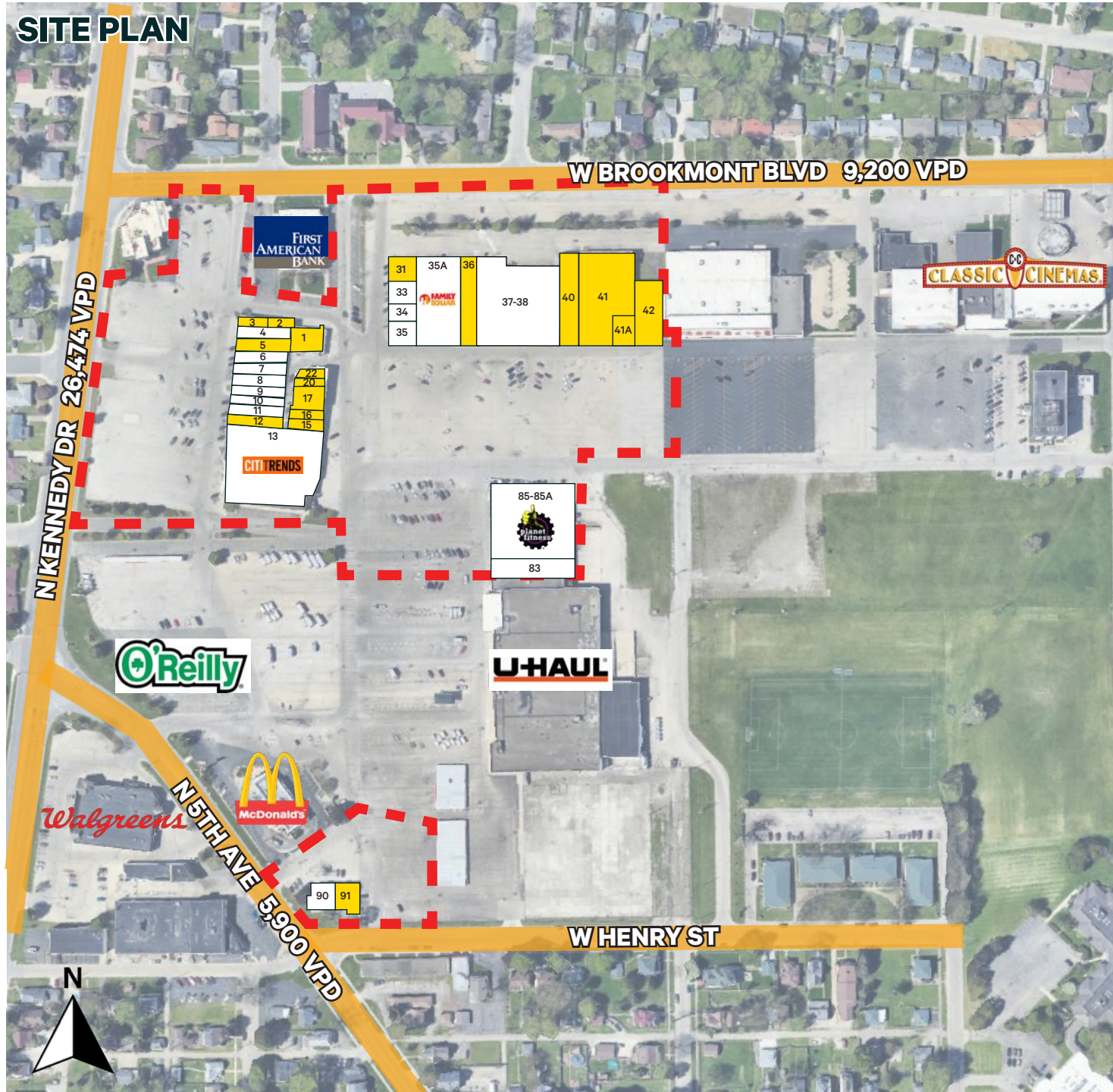
- + ±718 SF - ±49,836 SF Available (**Divisible**)
- + Join local retailers such as: Classic Cinema, Planet Fitness, Citi Trends, Family Dollar, O'Reilly Auto Parts, and Athletico
- + New management team with a budget to bring the property to the highest level in the area via landscaping, renovations, maintenance, etc.
- + Dual-sided monument signage along Kennedy Drive provides direct visibility and exposure to over 28,000 VPD
- + Within two miles of Riverside Medical Center and Olivet Nazarene University
- + Zoning: C-2 Service Commercial District
- + Kankakee is part of Kankakee County and is a far southern suburb approximately 50-miles south of Chicago. The property maintains excellent visibility at the signalized intersection of Kennedy Drive and North 5th Avenue. Located 3 miles away from Kankakee High School. This location features convenient accessibility with multiple curb cut entryways from all four (4) streets surrounding the center. The property is two (2) miles west of Interstate-57 (I-57), one (1) mile west of the Kankakee Amtrak Station, and includes multiple bus stops surrounding the center. The Shoppes at Meadowview is one of the largest retail developments in th area. For over 30 years, the center has remained the focal point of a prominent commercial corridor.



Demographics	1 Mile	3 Mile	5 Mile
Population	8,466	58,427	72,667
Average Household Income	\$59,290	\$68,300	\$73,518
Daytime Population	13,083	62,727	76,391

Traffic Count	
Kennedy Drive	28,000 ADT
W Brookmont Blvd	9,200 ADT

SITE PLAN



Suite	Tenant	SF
1	VACANT	2,428
2	VACANT	1,500
3	VACANT	1,600
4	Shelby's	1,479
5	VACANT	1,203
6	World Finance	1,479
7	Meadowview Laundry	1,479
8	Wingstop	1,479
9	Smoke Shop	1,400
10	Star Nails	1,479
11	H&R Block	1,460
12	VACANT	1,950
13	Citi Trends	17,212
15	VACANT	1,200
16	VACANT	1,205
17	VACANT	3,940
20	VACANT	1,454
22	VACANT	718
31	VACANT	1,205
33-34	Meadowview Currency Exchange	854
35	Jewelery Service Center	1,230
35A	Family Dollar	8,580
36	VACANT	3,500
37-38	Kankakee School District #111	14,077
40	VACANT	5,945
41	VACANT	12,158
41A	VACANT	2,528
42	VACANT	5,737
83	Events Venue	3,325
85-85A	Planet Fitness	20,643
90	OneMain Financial Services	1,565
91	VACANT	1,750

Aerial Photo



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