



FOR LEASE

Retail/Healthcare Space

2004-2134 W Jefferson Street
Joliet, IL 60435

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Executive Summary

Lease Rate:	\$10.50-\$18.00 SF
Taxes:	\$1.40 SF
CAM:	\$1.75 SF
GLA:	170,928 SF
Available SF	503-16,583 SF
Renovated:	2018
Zoning:	C Business/Commercial
Traffic Count:	24,000 + VPD

Spaces	Lease Rate	Space Size
2018 W. Jefferson St.	\$14.00 SF/yr	3,897 SF
2110A W. Jefferson St.	\$18.00 SF/yr	673 SF
2110 W Jefferson St.	\$14.00 SF/yr	2,051 SF
2114 W. Jefferson St.	\$18.00 SF/yr	503 SF
2116 W. Jefferson St.	\$14.00 SF/yr	1,298 SF
2120 W. Jefferson St. (copy)	\$14.50 SF/yr	2,413 SF
2126 W. Jefferson St.	\$13.00 SF/yr	2,942 SF
2130 W. Jefferson St.	\$16.00 SF/yr	7,425 SF
2132 W. Jefferson St. (copy)	\$15.00 SF/yr	16,583 SF

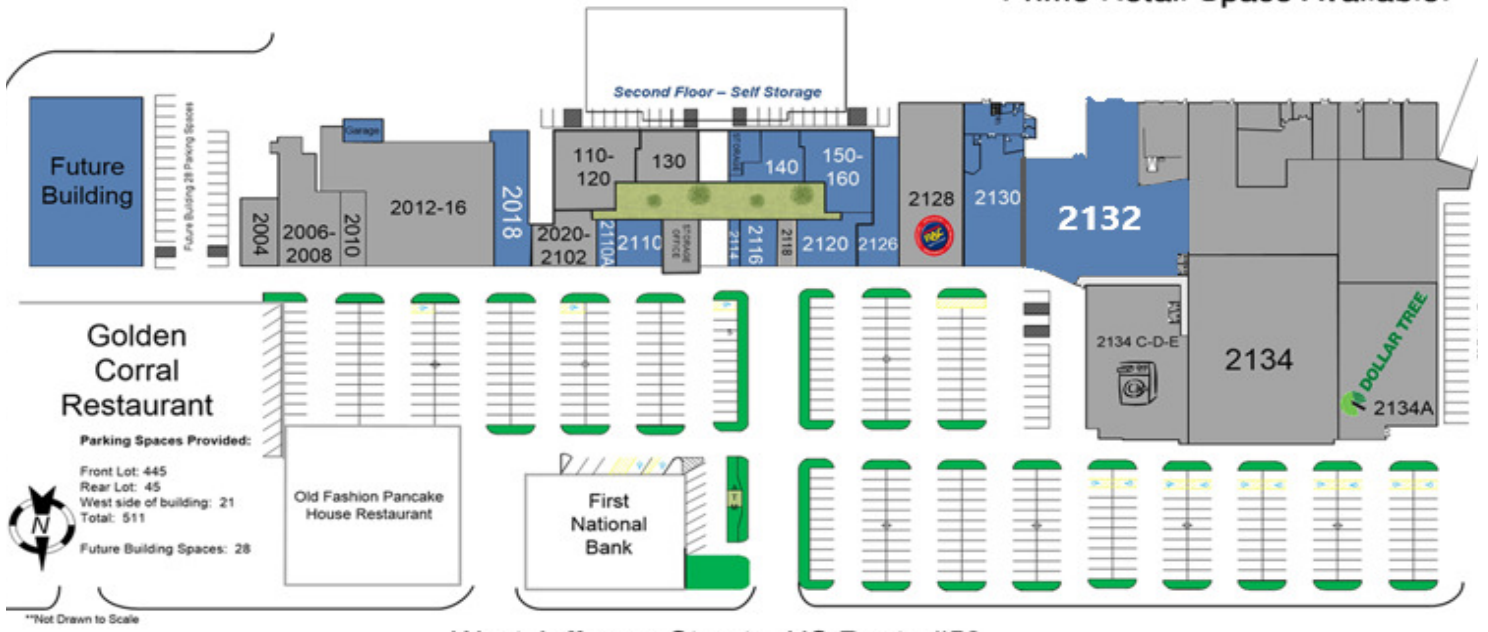
Property Description

Retail leasing opportunity at Marycrest Shopping Center with ample parking ratio of 3.67 spaces per 1,000 square feet, Marycrest SC offers high visibility along Jefferson St. with almost 1000' of frontage and pylon signage. Benefit from strong demographics, including a median age of 38.30, and a population of 401,349 within 20 minute drive. Join successful tenants: Posh Salon Suites, Joliet Bank & Trust, Rent-A-Center, Golden Carrol, Dollar Tree, Sidelines Sports Bar, Clair Beauty Mart, Popus G Popcorn, and Basinger's Pharmacy. Other area tenants include Sam's Club, Walgreens, Walmart, AutoZone, Pep Boys, Chipotle, Aldi, Al's Steakhouse, Supercuts, Super China Buffet, Popeye's Chicken, Arby's, and O'Reilly Auto Parts. Contact us now to secure your spot at Marycrest Shopping Center.

Property Highlights

- Former Provena Healthcare Space Available
- 1000' + Frontage on Jefferson St
- 400K + Population within 20-min Drive
- AMPLE Parking
- Over 24K VPD
- Stron Reginal Shopping Corridor
- Signalized Intersection & Pylon Sign

Prime Retail Space Available!



West Jefferson Street – US Route #52

24,561 VPD



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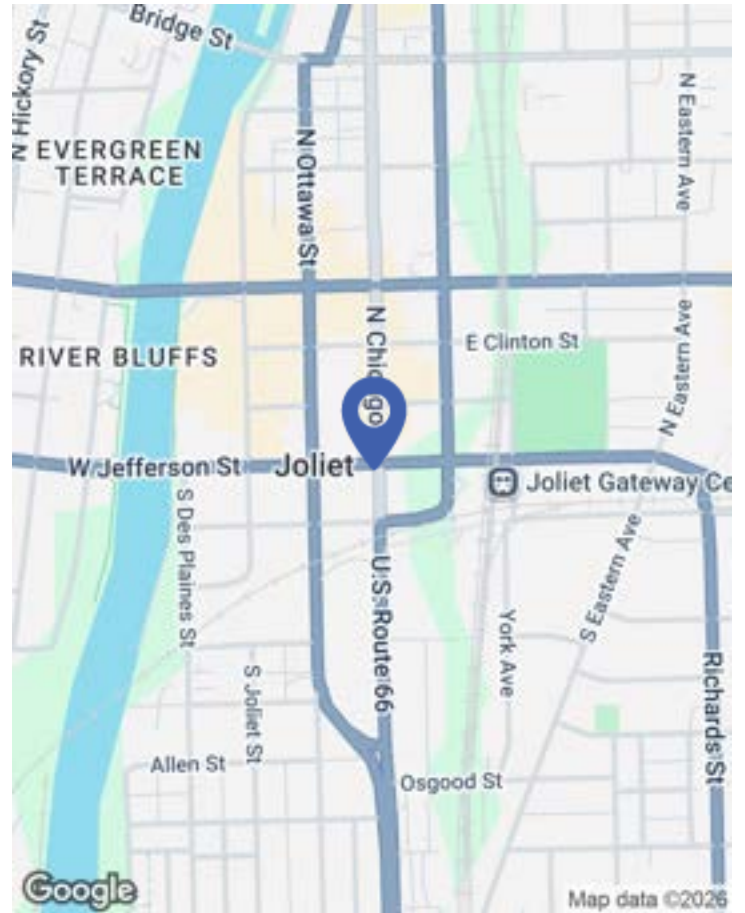
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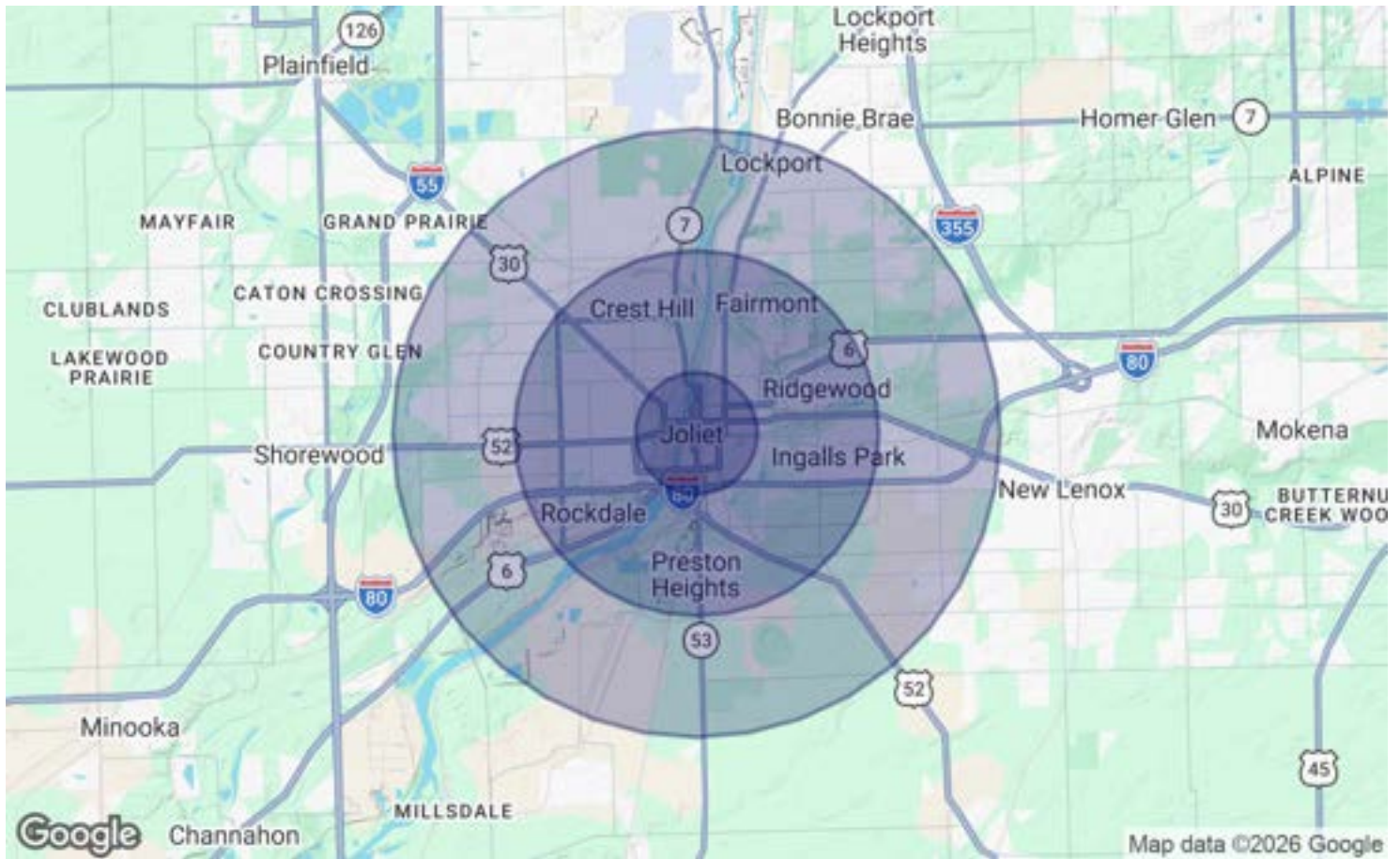
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Location Overview

Joliet, Illinois, a vibrant city southwest of Chicago, offers a rich history, stunning architecture, and a diverse economy. Enjoy outdoor activities along the Des Plaines River, thrilling entertainment at the Chicagoland Speedway and Route 66 Raceway, and a lively arts scene. With convenient transportation and a range of amenities, Joliet is an ideal place to live, work, and visit. Explore the historic downtown, experience cultural events, and take advantage of the city's strong industrial sectors, including manufacturing, healthcare, education, and logistics. Whether it's nature, entertainment, or economic opportunities, Joliet has something for everyone.



Population	1 Mile	3 Miles	5 Miles
Total Population	19,957	85,418	146,898
Average Age	35	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,736	30,823	53,329
# of Persons per HH	3	2.8	2.8
Average HH Income	\$63,009	\$72,738	\$89,360
Average House Value	\$179,351	\$195,864	\$235,887

2020 American Community Survey (ACS)