

FOR LEASE

# WALMART-ANCHORED ENDCAP SPACE

503 RIVERSTONE PKWY • KANKAKEE, IL



AVAILABLE

**1,600 SF**

UNIT POSITION

**Endcap**

CO-TENANTS

**Dollar Tree | T-Mobile**

# I-57 RETAIL



AVAILABLE SF

## 1,600 SF

LEASE RATE

## Negotiable

NNN EXPENSES

## \$7.22/SF

### PROPERTY HIGHLIGHTS

- 1,600 SF retail endcap unit with prominent frontage and signage
- Immediately adjacent to a high-traffic Walmart Supercenter
- Established co-tenancy: Dollar Tree, T-Mobile & more
- Ample shared parking with strong pylon visibility

### TRADE AREA HIGHLIGHTS

- Strong 1-mile average household income of \$93,547
- Walmart-anchored center driving steady daily traffic
- Dominant retail node serving the greater Kankakee trade area
- Positioned on the Riverstone Parkway retail corridor



#### DEMOGRAPHICS

|                      | 2 MILE   | 5 MILE   | 10 MILE  |
|----------------------|----------|----------|----------|
| 2025 Population      | 3,968    | 41,789   | 80,101   |
| 2025 Households      | 1,360    | 16,037   | 30,537   |
| Avg Household Income | \$78,994 | \$72,765 | \$91,350 |

DAILY  
TRAFFICI-57  
**24,100** VPDRT 45  
**10,700** VPD

TRADE AREA

# NATIONAL RETAIL DENSITY



SUBJECT PROPERTY



ROUTE 45  
10,700 VPD



WYNDHAM  
GARDEN



I-57  
24,100 VPD



SITE PLAN

# SITE LAYOUT

AVAILABLE

**1,600 SF**

Endcap · For Lease

DIMENSIONS

**+/- 20' x 77'**

Approximate

ANCHOR

**Dollar Tree**

10,000 SF · Occupied

CO-TENANTS

**T-Mobile · El Mexicano**

Occupied

BUILDING GLA

**22,900 SF**

Multi-Tenant · Built 2009

SHADOW ANCHOR

**Walmart**

Adjacent Supercenter



SHADOW-ANCHORED

# WALMART FRONTAGE



AVAILABLE SPACE



Walmart 





# BUILD YOUR LEGACY.

## BROOKLINE REAL ESTATE

### Brookline Real Estate

171 N Aberdeen Street

Suite 400

Chicago, IL 60607

[brooklinellc.com](https://brooklinellc.com) · [info@brooklinellc.com](mailto:info@brooklinellc.com)

630.590.5910

## BROKERAGE TEAM

---

### Dave Schneider

**630.930.8470**

[ds@brooklinellc.com](mailto:ds@brooklinellc.com)

### Brad Ratajczak

**630.605.4474**

[br@brooklinellc.com](mailto:br@brooklinellc.com)

The information contained herein has been obtained from sources deemed reliable. While every effort has been made to ensure its accuracy, we make no guarantee, warranty, or representation as to its completeness or correctness. All information should be independently verified.