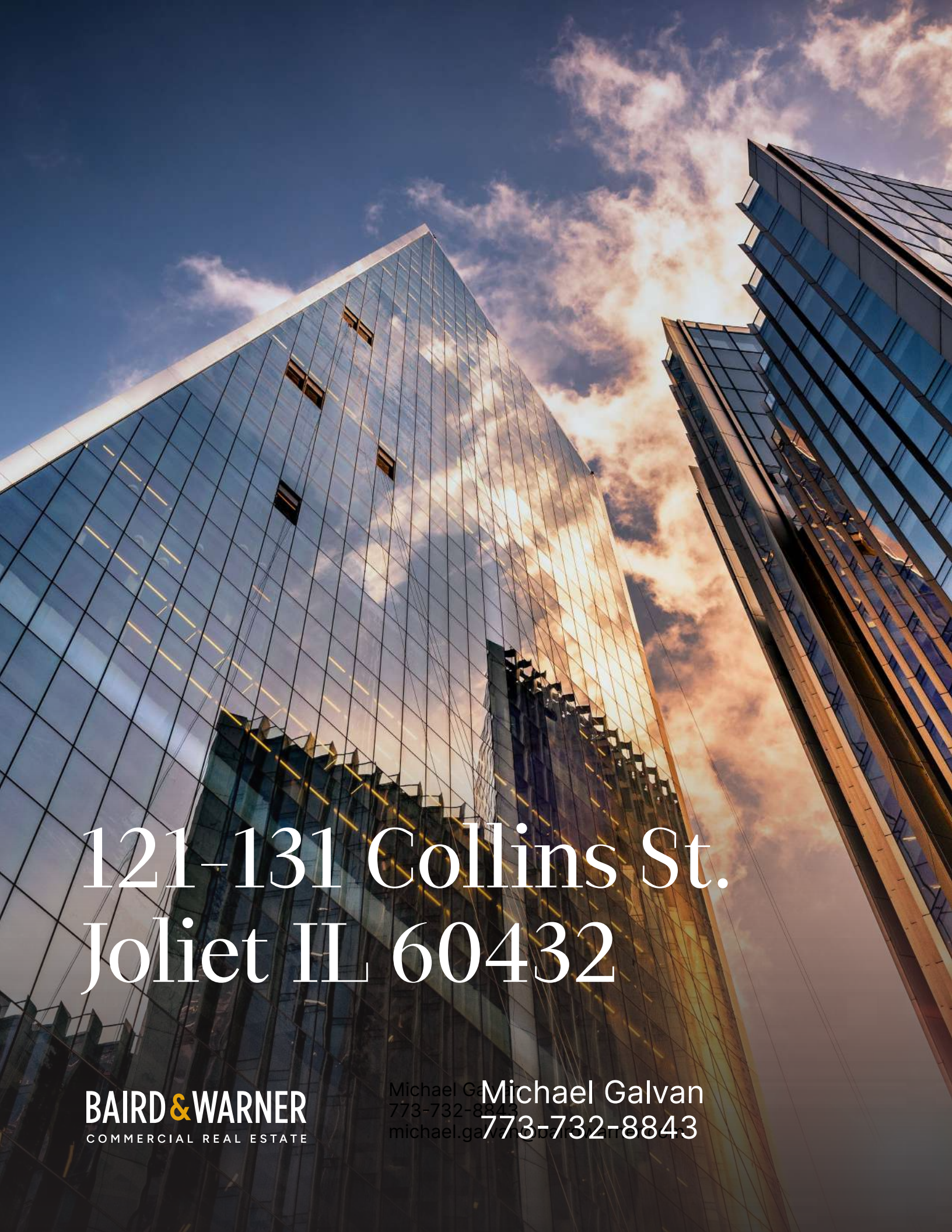




121-131 Collins St.  
Joliet IL 60432

**BAIRD & WARNER**  
COMMERCIAL REAL ESTATE

Michael Galvan  
773-732-8843  
michael.galvan@bairdwarner.com

# 121-131 Collins Street, Joliet, IL 60432

**For Sale**      \$1,975,000

## **EXECUTIVE SUMMARY**

Baird and Warner is proud to present this premier investment opportunity. This well-maintained strip center is situated minutes from the downtown Joliet business district and I-80.

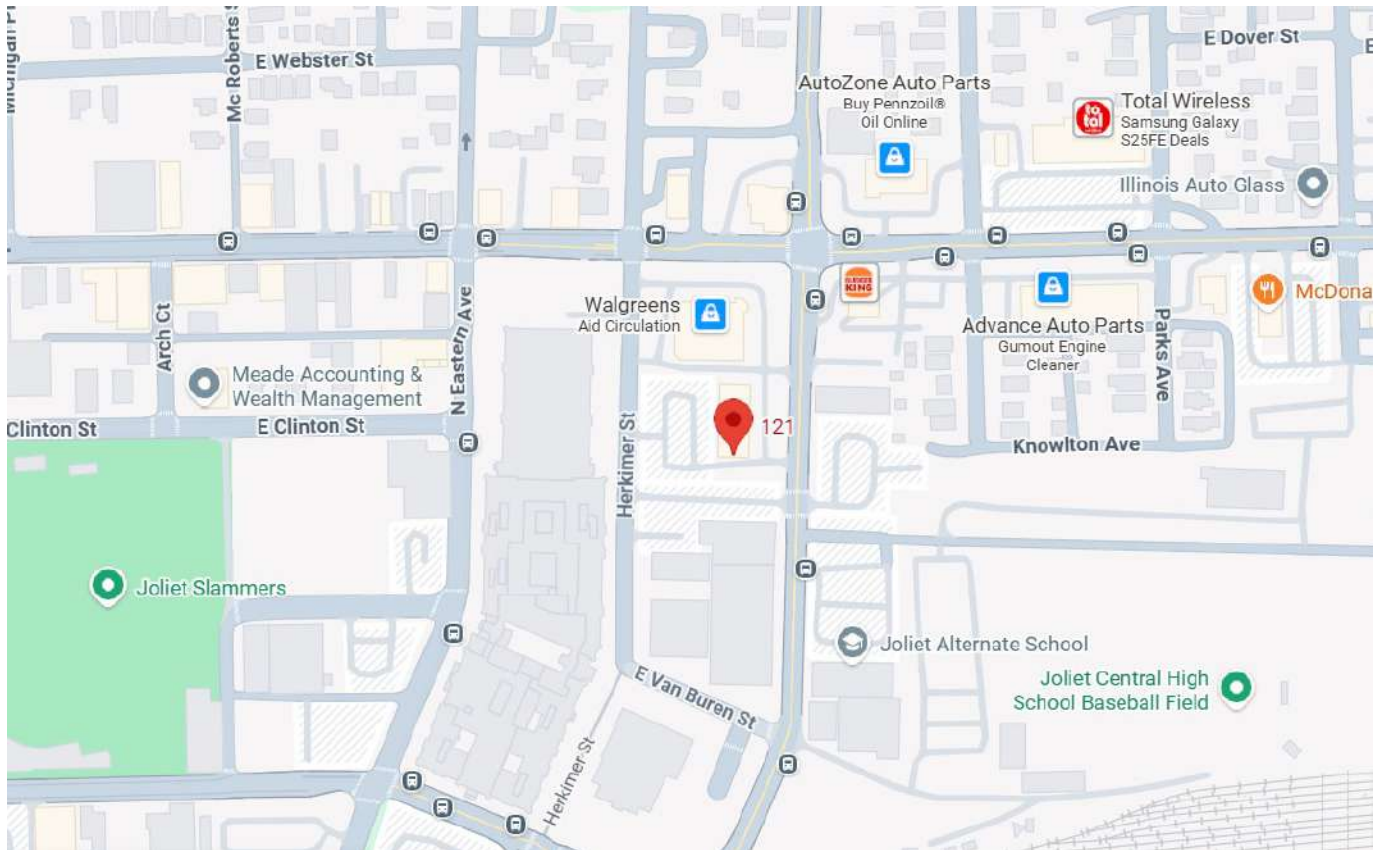
5

This bustling location benefits from high foot traffic and excellent visibility and is surrounded by numerous national brands. The center currently hosts a strong mix of national tenants and established local small businesses, consistently producing an excellent return on investment.

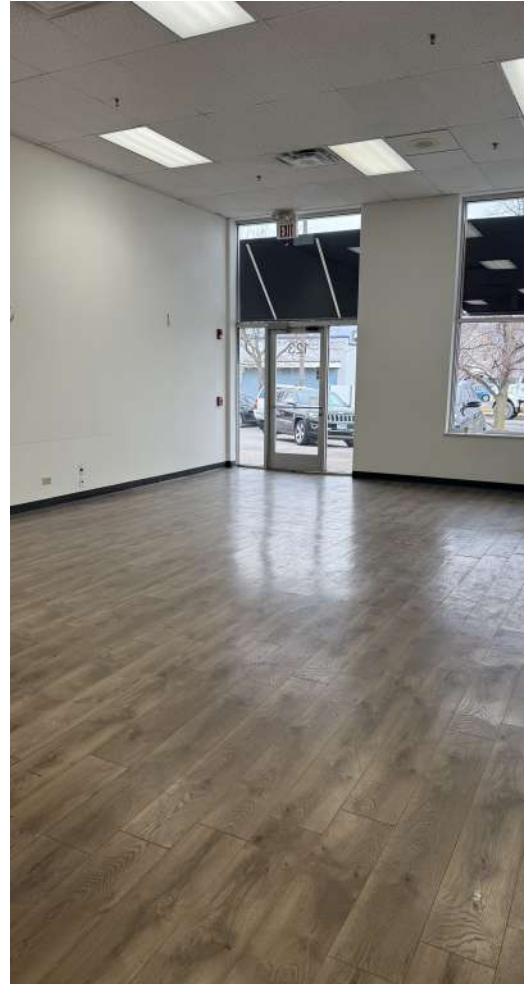
Contact me for more information.



# Area map



# Property photos



# Joliet Illinois

Joliet, Illinois, stands as a vibrant, booming "City of Stone" that has evolved into a powerhouse of economic growth and opportunity in the Midwest. Located just 45 miles south of Chicago, this energetic city—the third largest in Illinois—combines the convenience of a suburban lifestyle with the commercial velocity of a global logistics hub, offering a prime environment for both expanding businesses and thriving families.

## A Thriving Economic Powerhouse

Joliet's economic strength is built on its unrivaled position as the "Crossroads of Mid-America".

**The Third Coast Logistics Hub:** As home to the nation's largest inland port and the CenterPoint Intermodal Center, Joliet connects global commerce with unparalleled ease.

**Diverse Business Ecosystem:** Beyond logistics, the economy is supported by a robust retail base, a major petroleum refinery (ExxonMobil), and a growing service-based workforce.

**Rapid Job Growth:** Will County, led by Joliet, has been a state leader in job growth since 2019, adding thousands of new positions.

**Affordable Quality Living:** Joliet has been ranked among the most affordable U.S. suburbs, with a cost of living over 23% lower than Chicago, enabling families to live well within their means. The city has seen a 53.5% increase in high-income households between 2023 and 2024, demonstrating its rising status as a destination for upward mobility.

With a population of 150,000 that continues to grow, Joliet is a city that brings people together. Its unique blend of industrial strength, educational opportunities, and family-friendly amenities makes it a standout choice for those looking to build a business or raise a family in a dynamic, rapidly progressing community.







## Rent roll and financials



121-131 Collins St Joliet IL 60432

8464 SF Strip Center

PROFORMA

| UNIT              | Tenant             | Total Rent    | Lease Expiration | Rent Escalation     |
|-------------------|--------------------|---------------|------------------|---------------------|
| 121               | Subway             | \$ 37,800.00  | 7/31/2031        | \$50/mo on Jan1     |
| 123               | Tenant             | \$ 31,347.00  | TBD              |                     |
| 125               | Tio Donuts         | \$ 32,244.00  | 2/28/2030        | 3% annually on Jan1 |
| 127-131           | Rise Up for Autism | \$ 108,514.00 | 4/30/2027        | 3% annually on Jan1 |
| TOTAL             |                    | \$ 209,905.00 |                  |                     |
| Vacancy Allowance |                    | \$10,495      |                  |                     |
| Effective Rent    |                    | \$ 199,410.00 |                  |                     |

EXPENSES

|              |              |
|--------------|--------------|
| Property Tax | \$ 27,054.00 |
| Insurance    | \$ 5,233.00  |
| Utilities    | \$ 8,985.00  |
| Lawn/Snow    | \$ 7,000.00  |
| Scavenger    | \$ 2,580.00  |
| Repair/Maint | \$ 5,000.00  |
| TOTAL        | \$ 55,852.00 |

NOI \$ 143,558.00

**RTT PROPERTIES LLC. RENT ROLL**

| UNIT    | TENANT                   | LEASE TYPE | SECURITY DEPOSIT | RENT        | CAM         | TOTAL RENT  | GROSS RENT    | SQ. FT. |
|---------|--------------------------|------------|------------------|-------------|-------------|-------------|---------------|---------|
| 121     | SLR of Illinois - Subway | RENEWAL    | \$ 1,375.25      | \$ 2,457.00 | \$ 693.04   | \$ 3,150.04 | \$ 37,800.48  | 1,103   |
| 123     | Vacant                   | ORIGINAL   | \$ -             | \$ -        | \$ -        | \$ -        | \$ -          | 1,161   |
| 125     | Tio Donuts               | ORIGINAL   | \$ 5,374.00      | \$ 1,860.00 | \$ 827.00   | \$ 2,687.00 | \$ 32,244.00  | 1,200   |
| 127-131 | Rise Up For Autism       | ORIGINAL   | \$ 16,250.00     | \$ 6,751.13 | \$ 2,291.67 | \$ 9,042.80 | \$ 108,513.60 | 5,000   |
|         |                          |            |                  |             |             |             | \$ 178,558.08 | 8,464   |

Exclusively Marketed By

**BAIRD & WARNER**  
COMMERCIAL

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD®



**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL®