

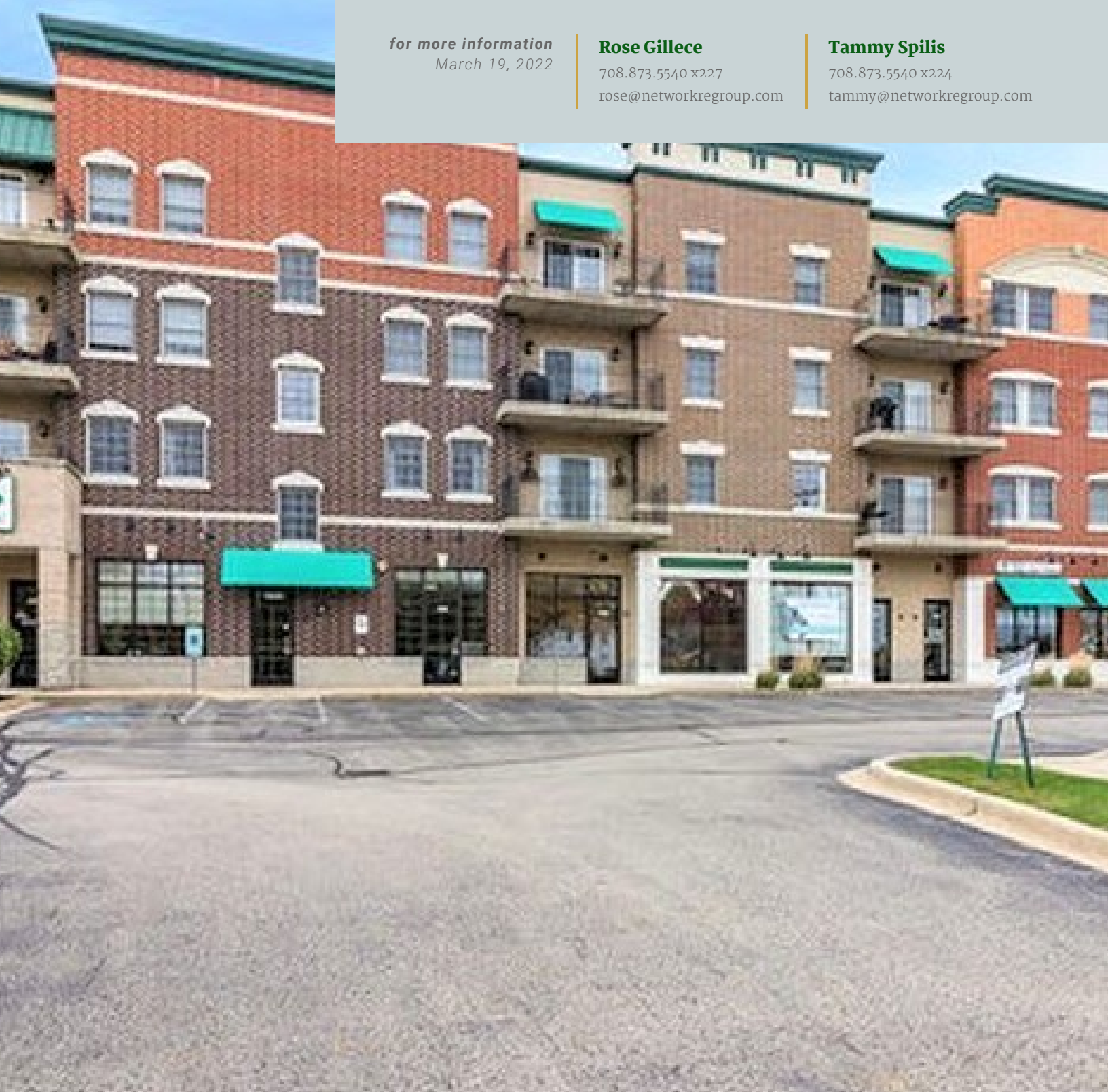
*for more information*  
March 19, 2022

**Rose Gillece**

708.873.5540 x227  
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19806 Wolf Road Unit 106, Mokena, IL 60448

# Mokena Mills

**Retail Property For Lease** March 19, 2022



7820 Graphics Dr Suite 107 | Tinley Park, IL 60477 | 708.873.5540 x227 | [networkregroup.com](http://networkregroup.com)

19806 Wolf Road Unit 106, Mokena, IL 60448

# Mokena Mills



## OFFERING SUMMARY

Available SF:	1,106 - 2,264 SF
Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Year Built:	2006
Building Size:	8,590
Zoning:	Commercial

## PROPERTY OVERVIEW

Nicely built out office with open area, restrooms and private offices. Currently 1 unit (\$16 psf); can be divided (\$18 psf). Can be retail or office. Located on busy Wolf Road with residential condos above. Across from Mokena Metra Station. Monument sign. Available immediately.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
107	\$16.00 SF/yr	1,106 - 2,263 SF
108	\$18.00 SF/yr	1,158 - 2,264 SF

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See circuit use helpful notes



INSTALL 4X6 PLYWOOD BO. ON WALL 36" AFF AND PAINT TO MATCH WALL AND MT. OUTLET AND 2 BOXES FOR PHONE WIRE AND DATA WIRE ABOVE BD. @96" AFF

FROM S. HOLLAND  
FROM LANSING  
FROM HOME OFFICE

Mokena, IL - #42155

19806 S. Wolf Road Unit 108  
Mokena, IL 60448

Joe Gergely, Mgr.



TOTAL LEASED SQUARE FOOTAGE = 2264

**Electrical Notes**

- Any questions regarding the floor plan or furniture plan contact:  
Lisa Long at 309-821-2691.
  - Any questions regarding phone or data wiring contact:  
Deb Beurnier at 309-821-5392.
  - New 4-port faceplate. Install blue RJ45 jack for data (ports B & D) and white RJ45 jack for phone (ports A & C). Pull (1) CAT5e cable for phone, (1) CAT5e cable for data, and leave (2) ports Blank for future use.
  - ▶ New single port faceplate data line location.
  - ▷ New single port faceplate phone line location.
  - ⊕ New electrical single duplex wall outlet. Outlet locations are dimensioned on center, unless otherwise noted.
  - ⊕ New double duplex wall outlet. Outlet locations are dimensioned on center, unless otherwise noted.
  - ⊕ New single duplex wall outlet on dedicated circuit. Only required for Laser Printer if standard circuit is not 20 amp.
  - Existing electrical/phone/data locations.
- Contractor and electrician are responsible for supplying 20 amp circuits, conduit per local code if required, (2) CAT5e cables inside wall to each location, and patch panel. One box should be provided at each location with a 4-port faceplate to be labeled by contractor. Contractor to terminate jacks at each wall location and at patch panel in phone and data equipment area.
- This is not intended to be an all-inclusive electrical plan.** Outlets must be placed where shown and are needed to work with furniture and equipment placement. Use existing outlets where possible.



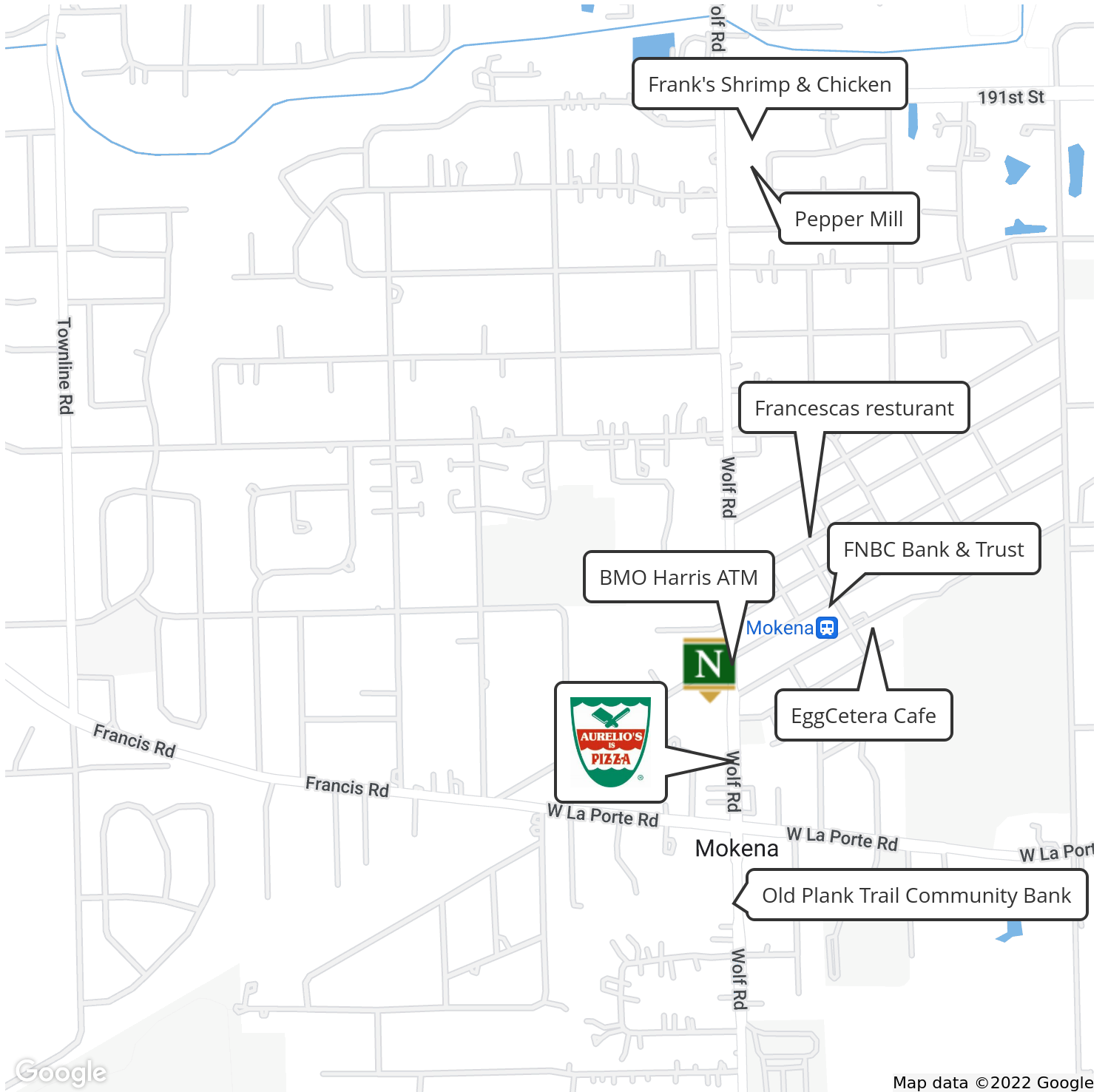
COUNTRY FINANCIAL FACILITIES PLANNING DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN. ALL INFORMATION MUST BE CONFIRMED BY A GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

PROJECT: Mokena, IL Agent Office  
DATE: August 24, 2011  
SCALE: NONE  
PLAN / REV: FLOOR PLAN

FACILITIES ANALYST: LISA LONG  
1711 GE ROAD / PO BOX 2020  
BLOOMINGTON, IL 61702-2020  
PH: (309) 821-2691 FAX: (309) 820-5705  
EMAIL: lisa.long@countryfinancial.com

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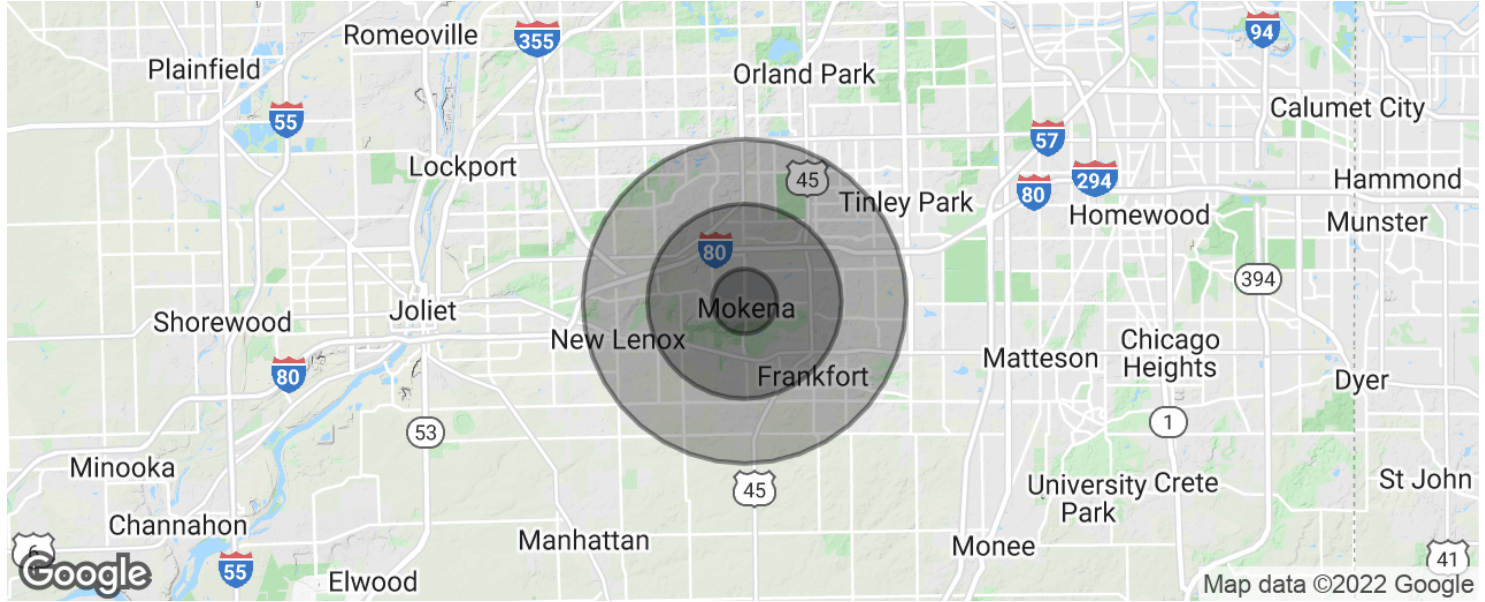
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,487	44,166	107,424
Median age	36.4	39.4	39.9
Median age (Male)	34.4	38.4	38.6
Median age (Female)	37.5	40.0	40.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,615	14,696	35,742
# of persons per HH	2.9	3.0	3.0
Average HH income	\$96,420	\$106,698	\$108,389
Average house value	\$319,429	\$365,509	\$364,699

*\* Demographic data derived from 2010 US Census*

*for more information*

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