



LEASE

Olympia Centre

19060-19070 EVERETT BOULEVARD

Mokena, IL 60448

PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

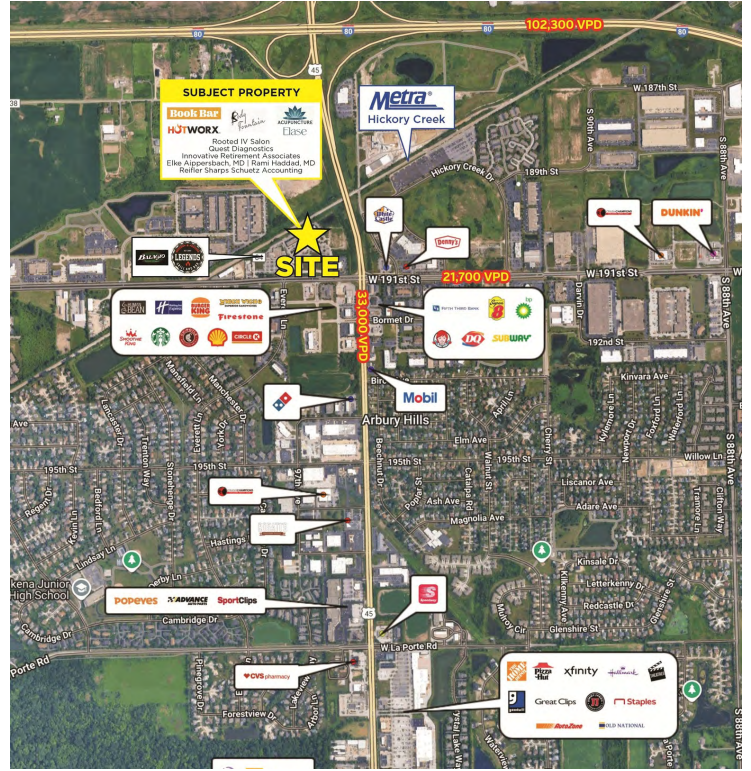
DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

Lori Strock
REAL ESTATE PHOTOGRAPHER

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 - 22 SF/yr (NNN)
BUILDING SIZE:	25,768 SF
AVAILABLE SF:	1708 - 1950 SF
YEAR BUILT:	2005
ZONING:	C1A
TRAFFIC COUNT:	21,700
APN:	19-09-04-403-005

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to exclusively represent Olympia Centre I and II, located at 19060-19070 Everett Blvd in Mokena, Illinois. There are two available units for lease. A second-floor office space (204) and a first-floor retail space (107). Both spaces are move-in ready!

This property is situated near the LaGrange & I-80 interchange, offering ease of access and high traffic counts. Cotenants include, but are not limited to, the Book Bar, oncology, behavioral therapy, retirement services, and Ozinga. The spaces are configurable and spacious, and would be a great fit for a number of different business types. The property is well-maintained, and proactive management is always a plus! Spaces like these don't last long. Inquire today to set up your personalized tour!

LOCATION OVERVIEW

Mokena is a Village in Will County, Illinois.

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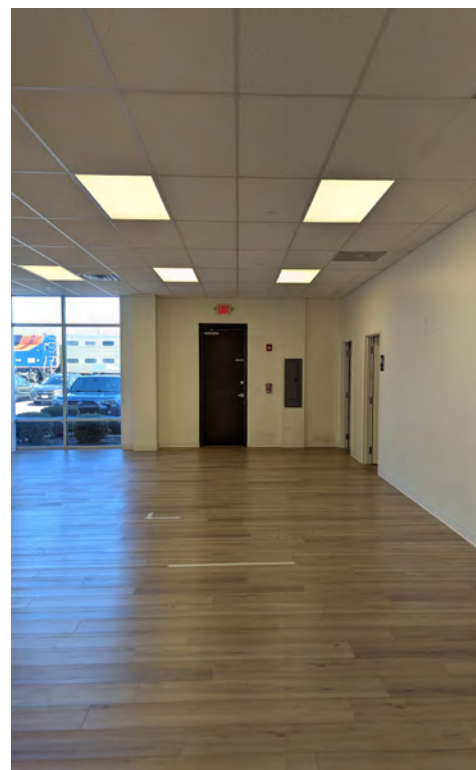
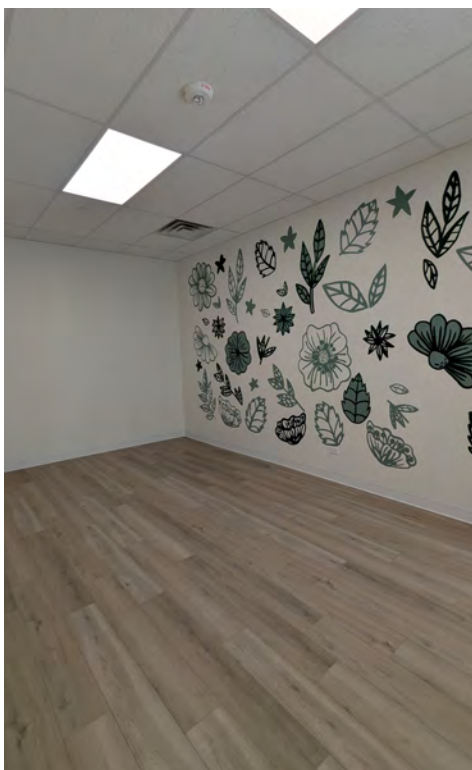
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UNIT 107 +/- 1,950 SF RETAIL OR OFFICE



107 HIGHLIGHTS

- Move in ready
- Deep and thin
- Former behavioral services
- Ground level
- Front & rear entrance
- 1 Bathroom
- 3 Private Offices
- Conference Room
- Large Open Area
- High Ceilings



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UNIT 204 +/-1,708 SF OFFICE



204 HIGHLIGHTS

- Move in ready
- High end finishes
- Common area entrance
- Common area bathroom
- Great natural light
- 6 Private Offices
- 2 Storage Closets
- Reception Area



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AERIAL PHOTO: OLYMPIA CENTRE



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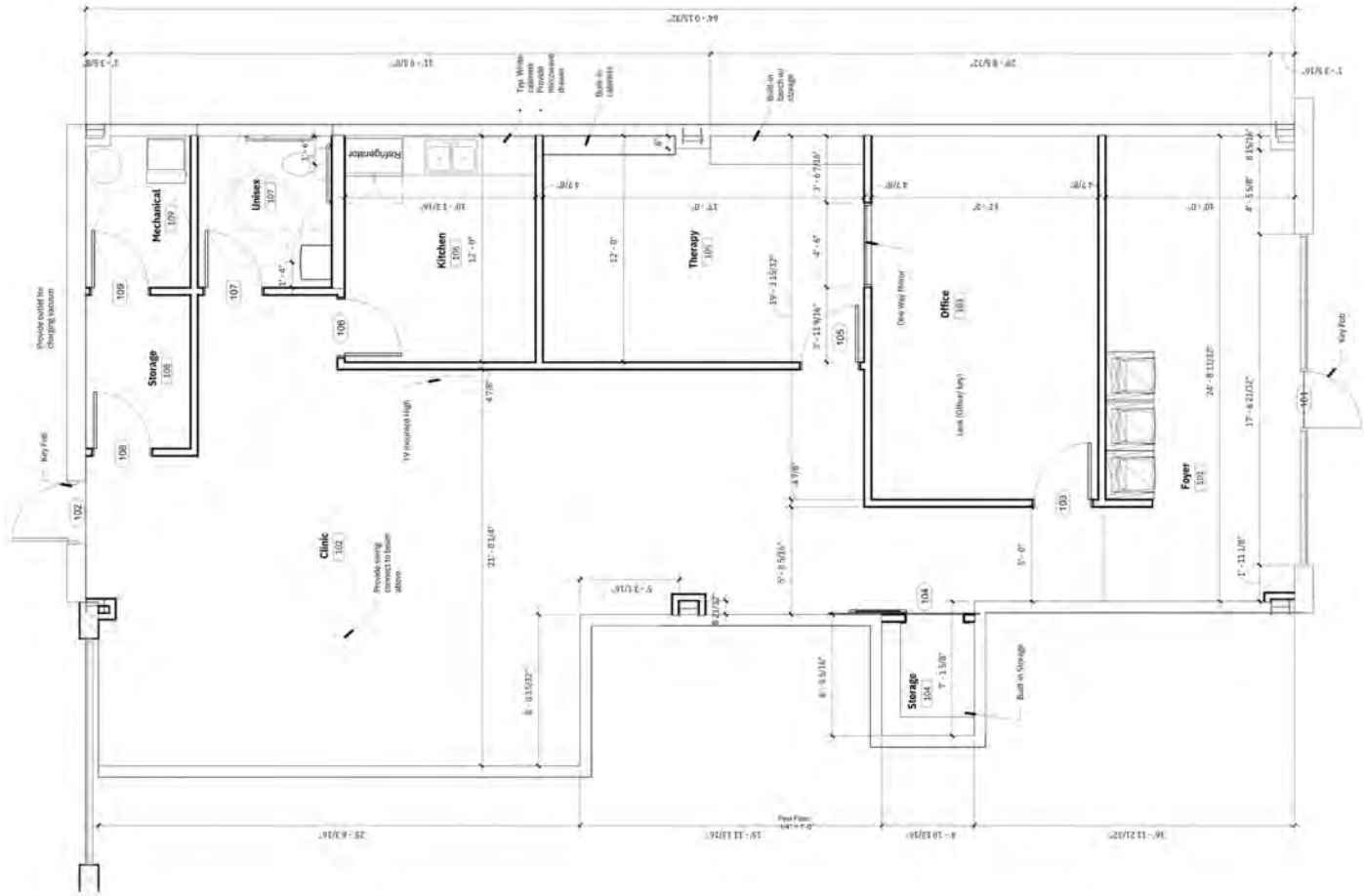
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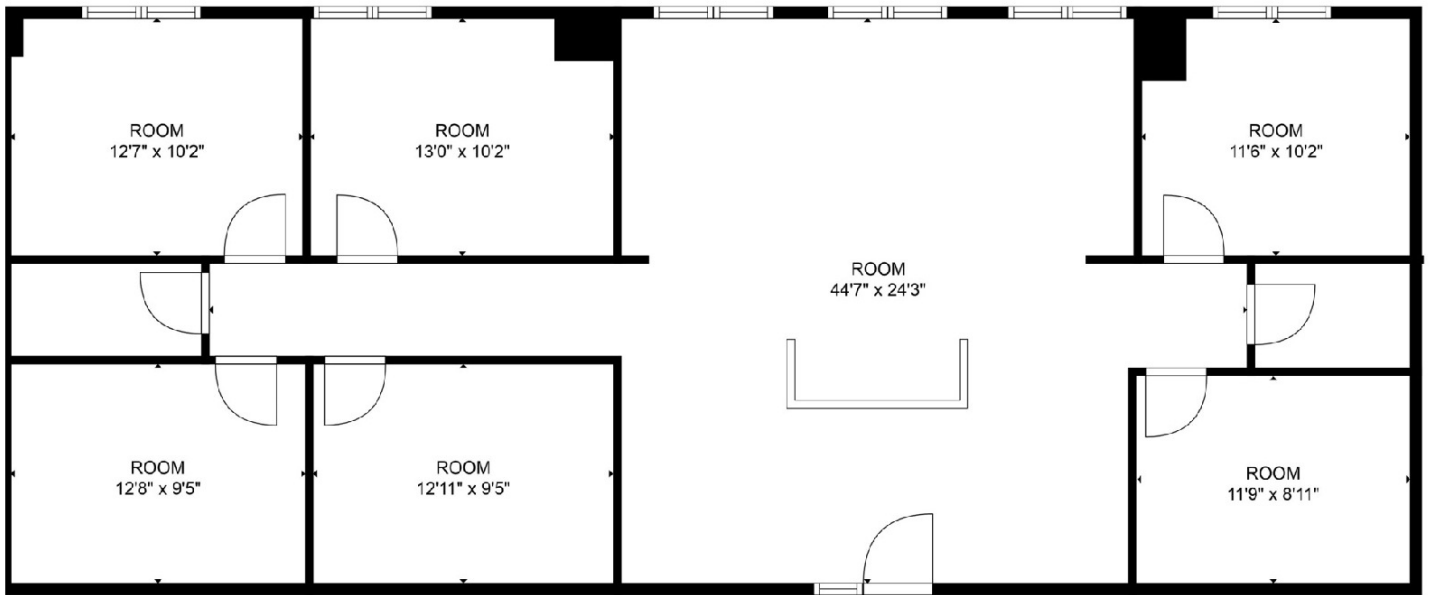
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107 FLOORPLAN



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204 FLOORPLAN



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STAGED RENDERINGS



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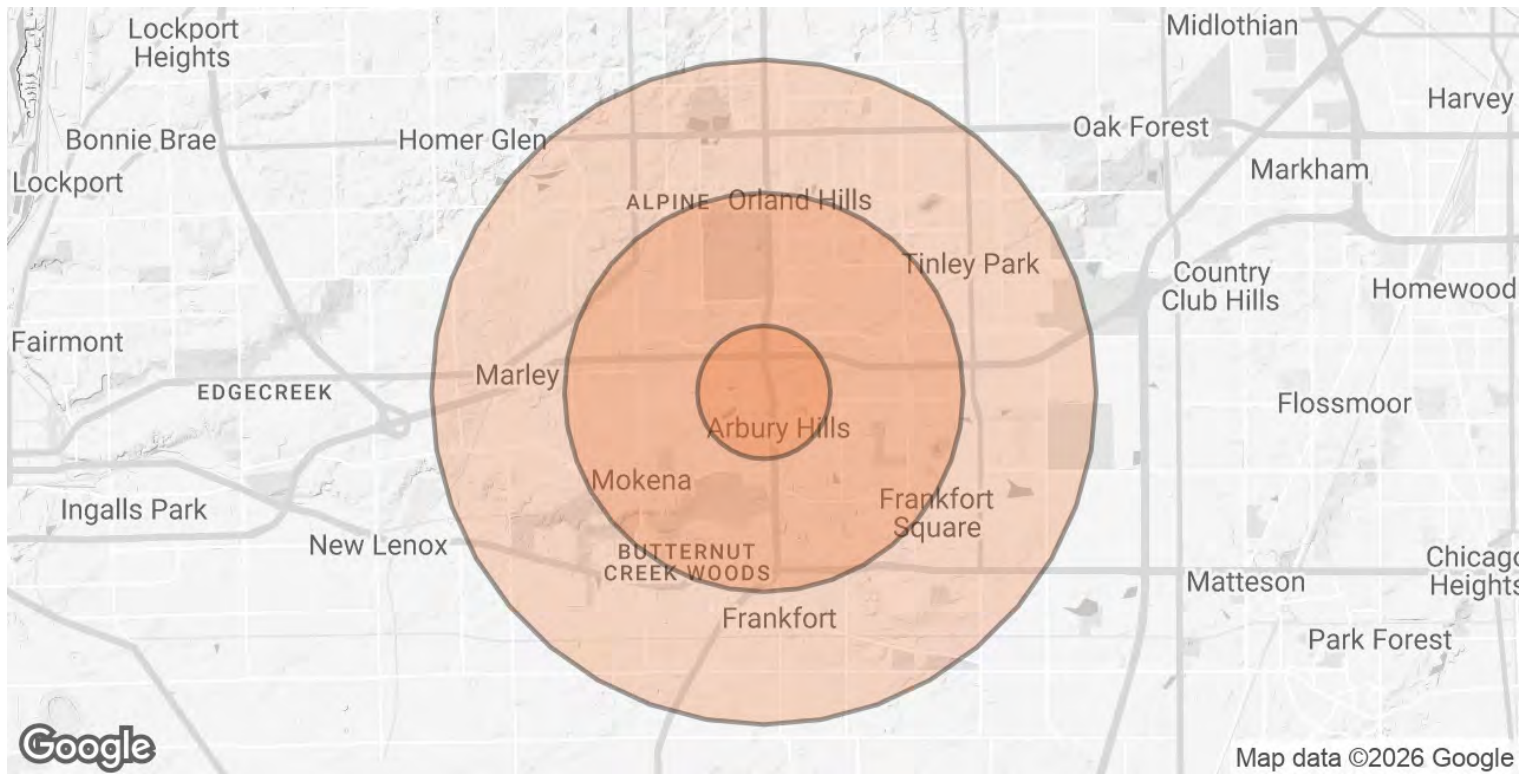
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RETAIL AND TRAFFIC AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,908	59,827	151,515
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	41	42	42
AVERAGE AGE (FEMALE)	44	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,391	21,657	56,924
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$159,897	\$151,131	\$140,920
AVERAGE HOUSE VALUE	\$368,598	\$388,149	\$379,750

2020 American Community Survey (ACS)

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