



LEASE

Two Retail Units Available at Centennial Plaza

1210-1264 STATE STREET

Lemont, IL 60439

PRESENTED BY:

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PROPERTY SUMMARY & OFFERING



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN) NNN/SF \$14.00 (2026)
BUILDING SIZE:	38,500 SF
AVAILABLE SF:	1,000 - 6,500 SF
LOT SIZE:	4.8 Acres
YEAR BUILT:	1997
RENOVATED:	2022
SUBMARKET:	Joliet/Central Will
APN:	22-32-107-014- 0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a leasing opportunity at Centennial Plaza in Lemont, Illinois. Centennial Plaza is in the prime retail corridor along 127th and State Street with high visibility. This 15-unit strip center is shadow-anchored by Jewel-Osco with only 2 remaining units available. Join this multi-tenant mix of National and Local tenants including School of Rock, Hair Cuttery, Anytime Fitness, IvyRehab ABA, UPS Store, L.A. Tan, Fork & Spoon Restaurant. The two spaces can be combined for a total of $\pm 7,500$ SF.

PROPERTY HIGHLIGHTS

- 2 Units Available $\pm 1,000$ -7,500 SF Adjacent to Jewel Osco
- Unit 1226: Open Front Concept | 2 Offices | ADA Restroom
- Unit 1232: Open Concept Fitness | Class Studio | 2 Offices | 3 Restrooms
- Shadow Anchored by Jewel-Osco
- High Visibility | Prime retail corridor

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AVAILABLE LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,000 - 6,500 SF	LEASE RATE:	\$22 SF/yr

AVAILABLE SPACES

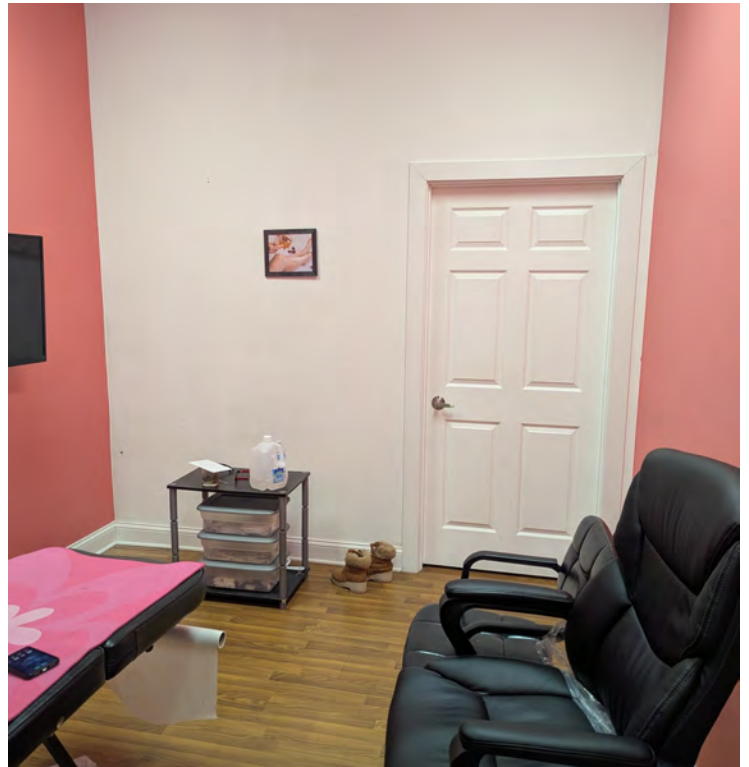
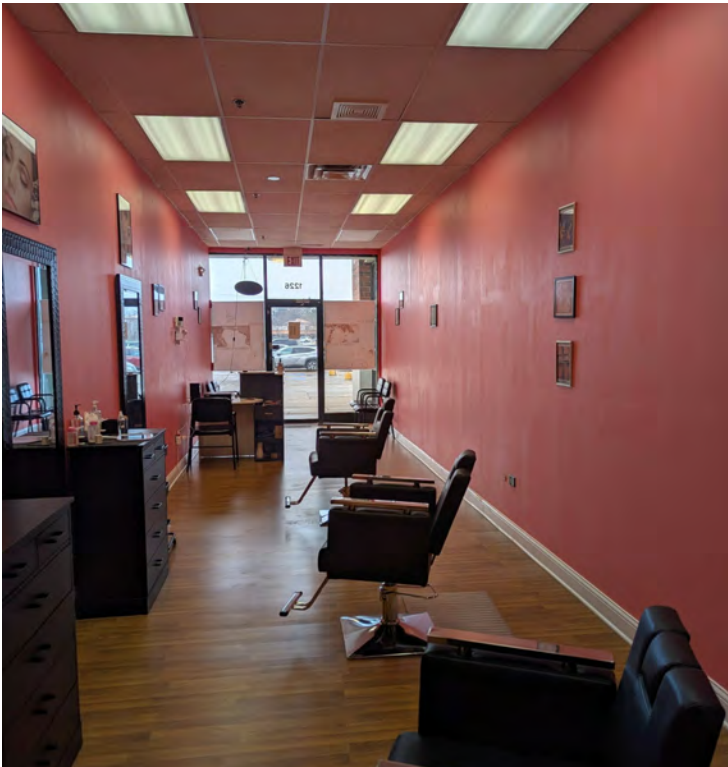
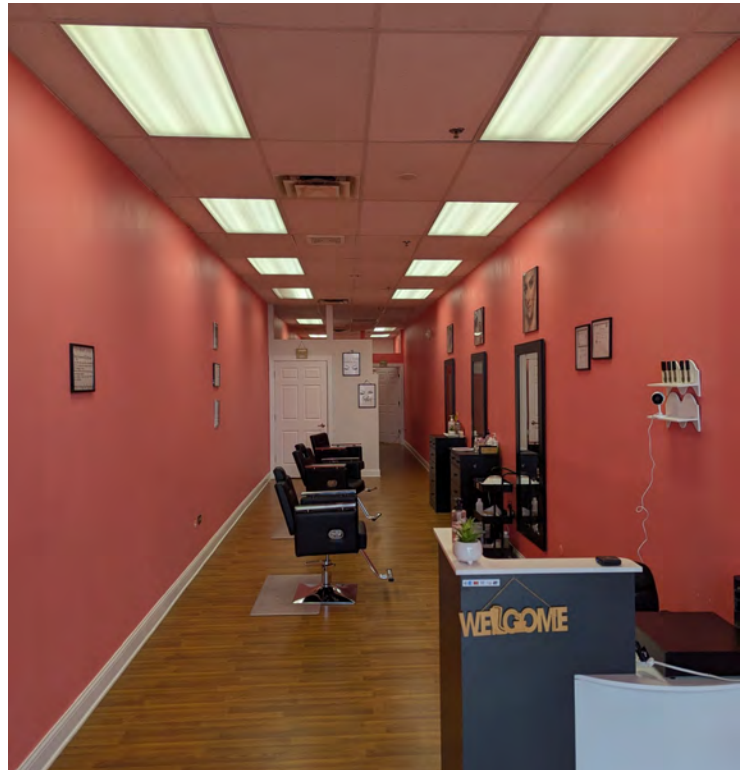
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1226	Available	1,000 SF	NNN	\$22.00 SF/yr	+/- 1,000 SF Available Open Concept Private Restroom Office Storage Area Plenty of Parking High Visibility Monument and Facade Signage
1232	Available	6,500 SF	NNN	\$22.00 SF/yr	6,500 SF expandable to 7,500 SF Open Concept Fitness Class Studio 2 Offices 3 Restrooms Tanning and Massage

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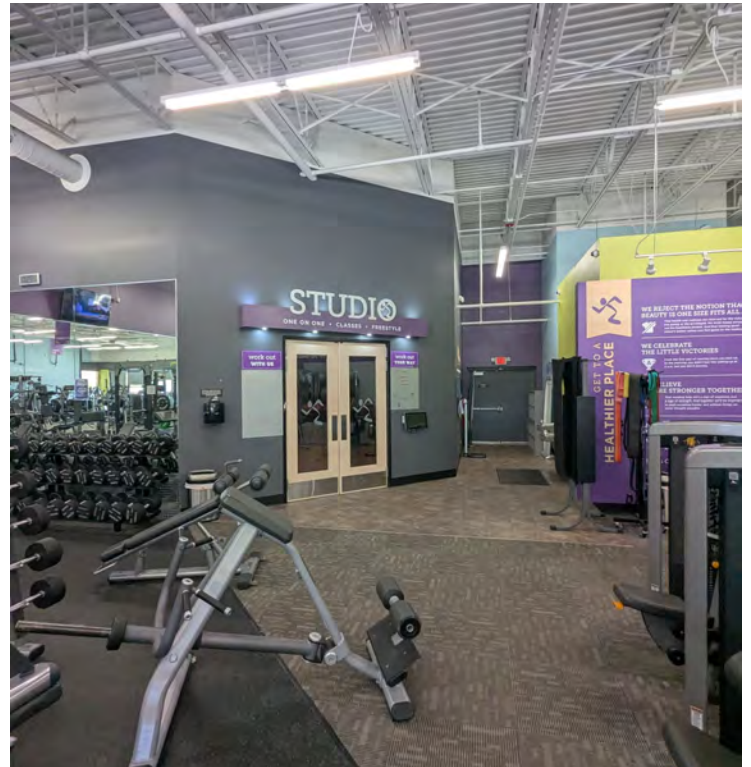
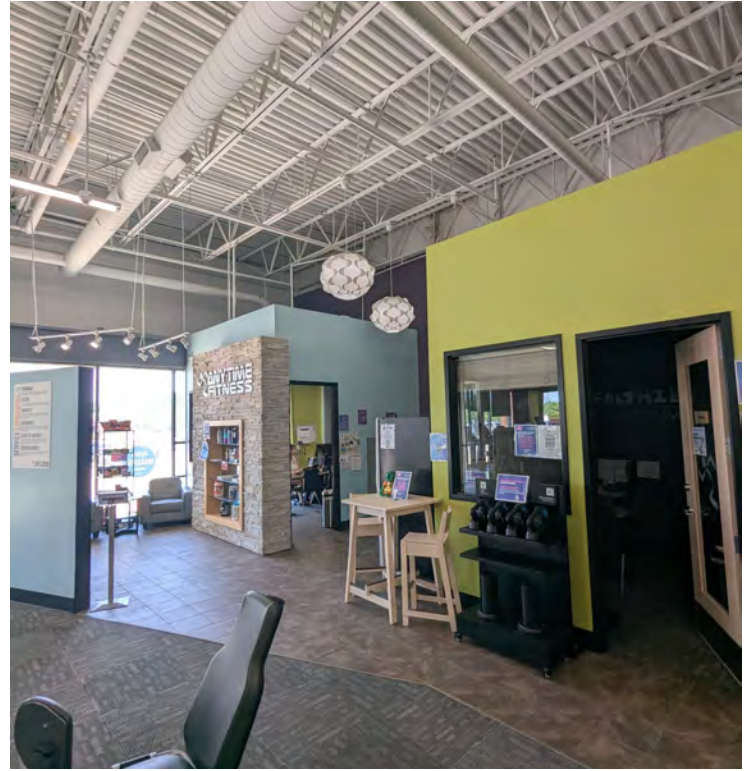
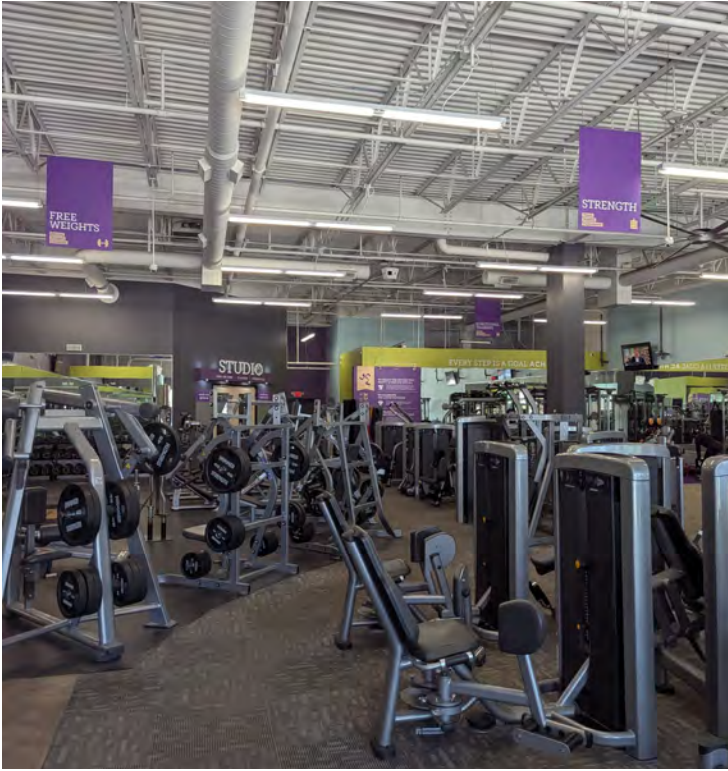
1226: INTERIOR PHOTOS



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1232: INTERIOR PHOTOS



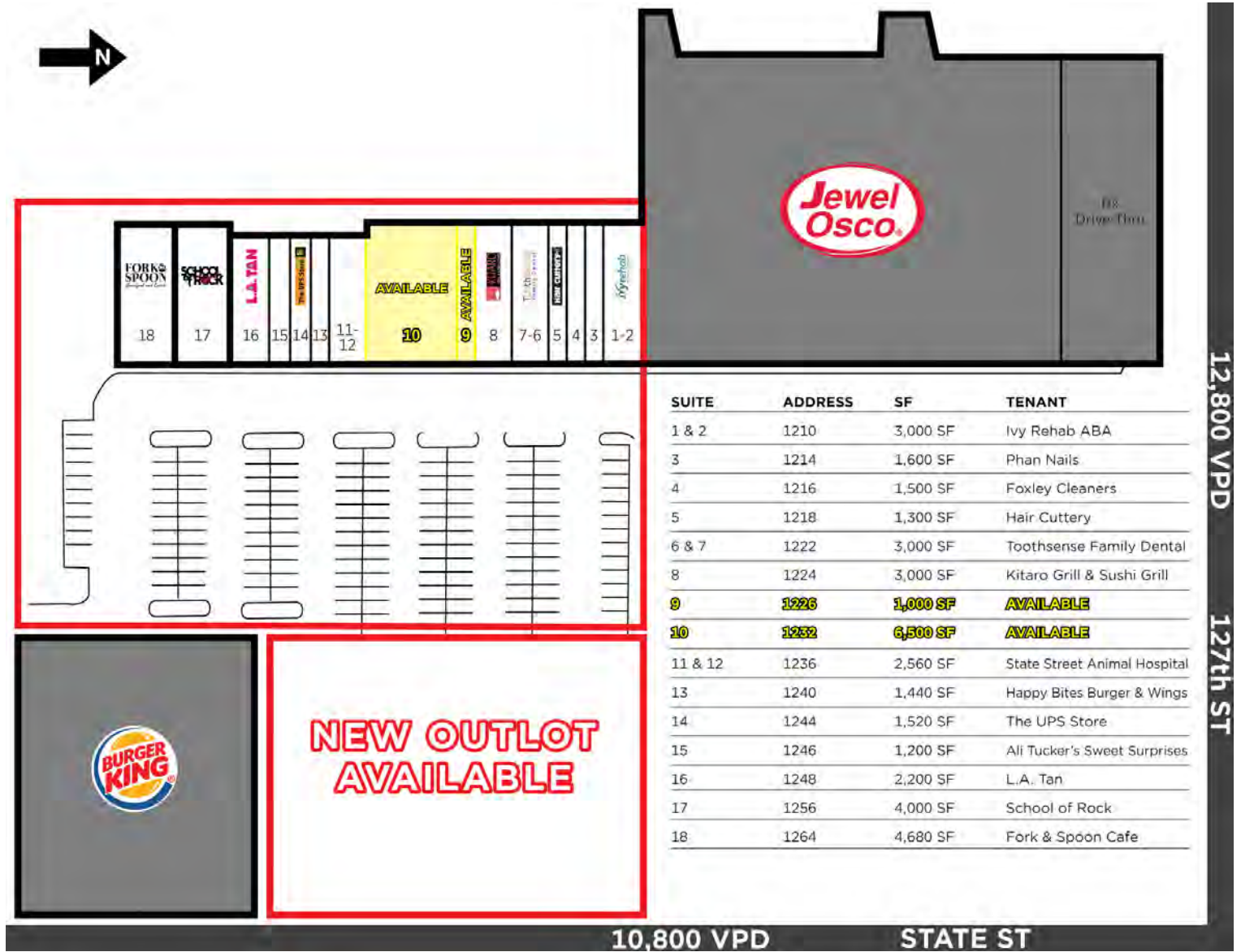
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CENTENNIAL PLAZA SITE PLAN



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CENTENNIAL PLAZA PHOTOS



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AERIAL PHOTO



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RETAILER AERIAL



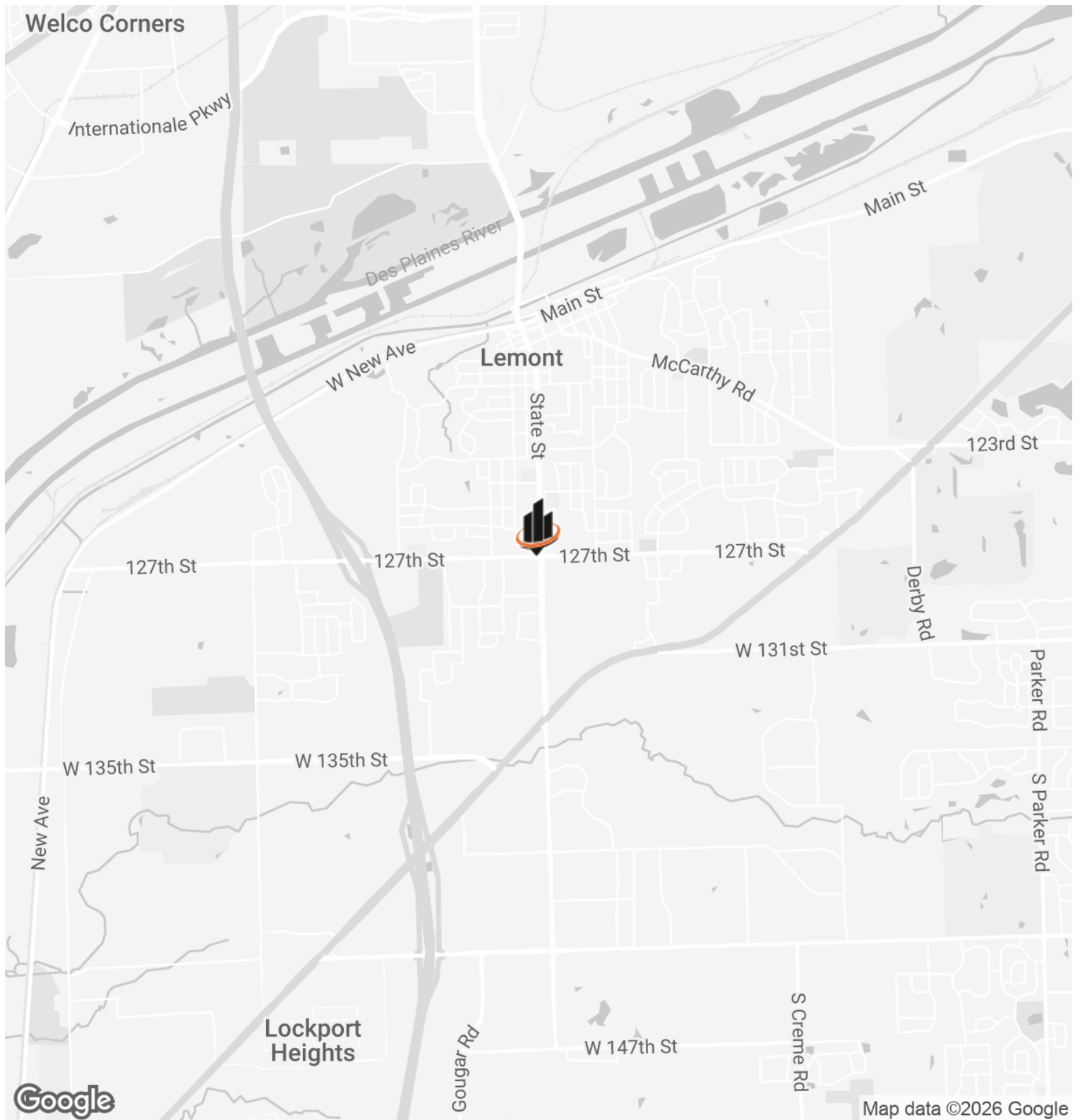
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LOCATION MAP



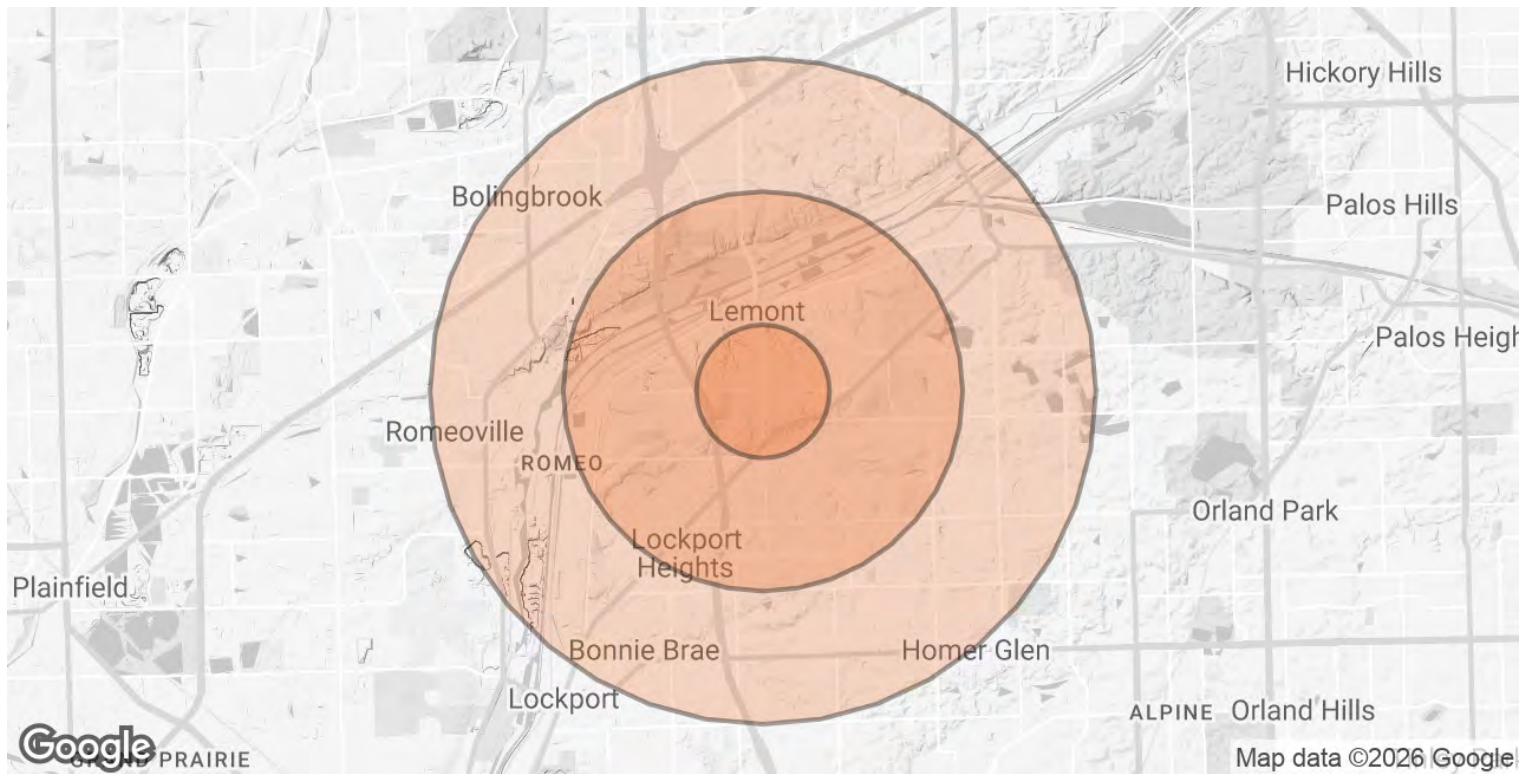
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,349	27,853	79,525
AVERAGE AGE	40.5	40.0	37.8
AVERAGE AGE (MALE)	40.9	39.9	36.9
AVERAGE AGE (FEMALE)	40.5	40.3	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,770	9,374	26,490
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$109,091	\$101,871	\$94,958
AVERAGE HOUSE VALUE	\$385,404	\$403,257	\$378,962

* Demographic data derived from 2020 ACS - US Census

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