

208 & 210 MAIN

208-210 Main St | Lemont, IL
FOR LEASE



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THE SPACE

Location	208-210 Main St Lemont, IL 60439
County	Cook
APN	22-20-312-004-0000; 22-20-312-005-0000
Size	3,650 SF (1,800sf to 3,650sf)
Space	208-210 Main St
Lease Rate	\$27.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- Located in Downtown Lemont next door to Barrel & Vine
- Second Generation Kitchen with Hood Installed
- 3,650sf Footprint that can be demised into two units
- Tenant Improvement Allowance Offered
- Negotiable initial terms
- Mixed-use building with frontage on Main Street
- Zoned Downtown District (DD)



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,966	24,031	111,670

AVERAGE HOUSEHOLD INCOME

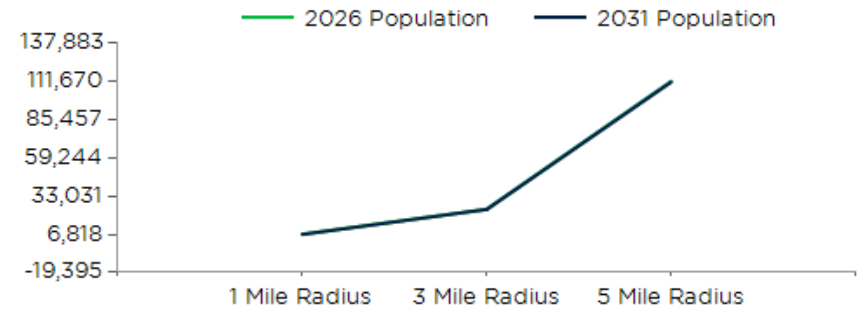
1.00 MILE	3.00 MILE	5.00 MILE
\$155,075	\$160,911	\$136,727

NUMBER OF HOUSEHOLDS

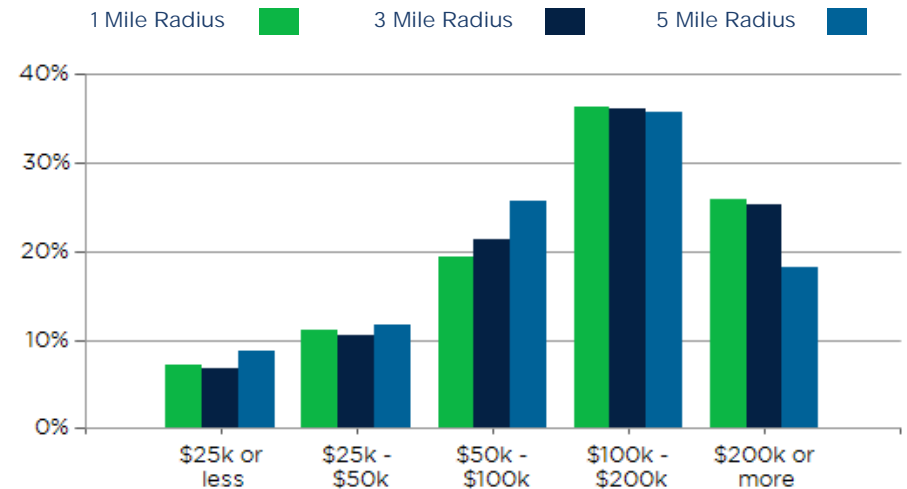
1.00 MILE	3.00 MILE	5.00 MILE
2,965	9,179	41,938

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,817	20,532	106,324
2010 Population	7,226	23,957	112,062
2026 Population	6,966	24,031	111,670
2031 Population	6,818	23,975	111,200
2026 African American	65	469	11,483
2026 American Indian	9	64	753
2026 Asian	148	938	8,448
2026 Hispanic	570	2,676	22,876
2026 Other Race	133	851	10,275
2026 White	6,157	19,922	69,217
2026 Multiracial	450	1,777	11,452
2026-2031: Population: Growth Rate	-2.15%	-0.25%	-0.40%

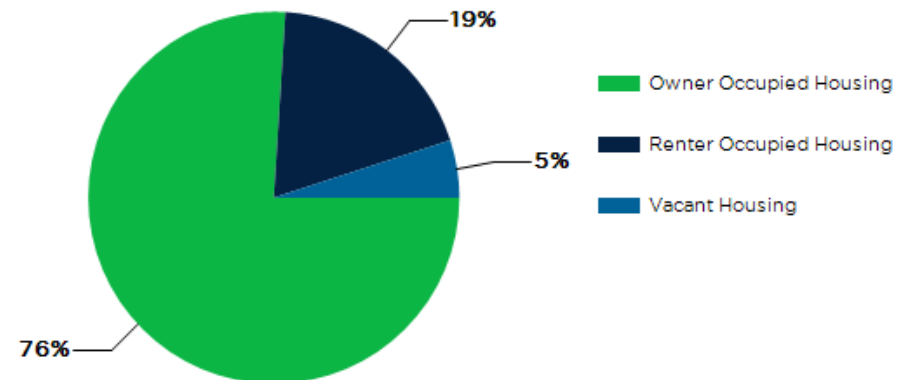
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	124	368	2,130
\$15,000-\$24,999	91	249	1,512
\$25,000-\$34,999	71	273	1,980
\$35,000-\$49,999	259	690	2,928
\$50,000-\$74,999	331	1,135	5,890
\$75,000-\$99,999	241	825	4,912
\$100,000-\$149,999	625	1,706	9,366
\$150,000-\$199,999	453	1,603	5,596
\$200,000 or greater	770	2,330	7,624
Median HH Income	\$127,521	\$129,425	\$106,738
Average HH Income	\$155,075	\$160,911	\$136,727



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

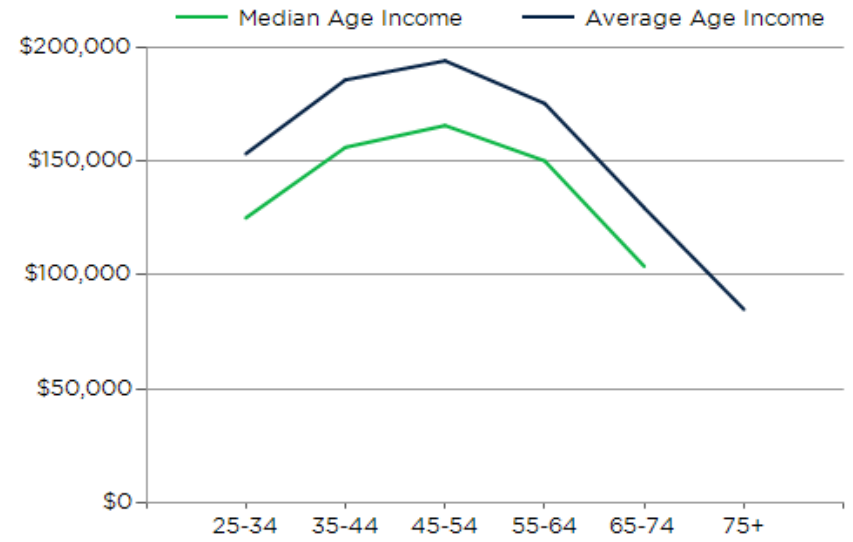
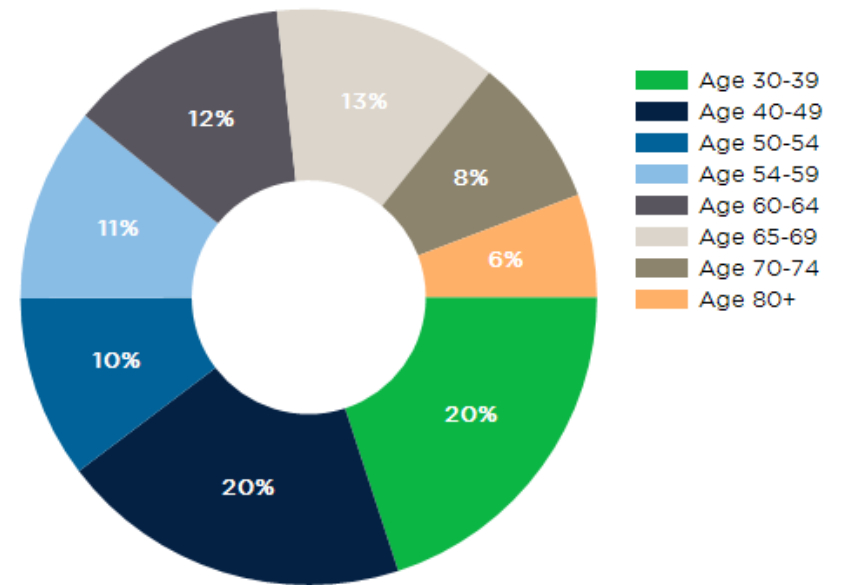


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	407	1,264	7,018
2026 Population Age 35-39	469	1,354	7,081
2026 Population Age 40-44	478	1,530	7,575
2026 Population Age 45-49	386	1,434	6,935
2026 Population Age 50-54	450	1,481	6,955
2026 Population Age 55-59	479	1,626	7,051
2026 Population Age 60-64	542	1,824	7,414
2026 Population Age 65-69	550	1,782	7,186
2026 Population Age 70-74	370	1,292	5,896
2026 Population Age 75-79	254	978	4,283
2026 Population Age 80-84	153	685	2,796
2026 Population Age 85+	125	783	2,205
2026 Population Age 18+	5,615	19,289	88,339
2026 Median Age	43	45	42
2031 Median Age	44	45	43

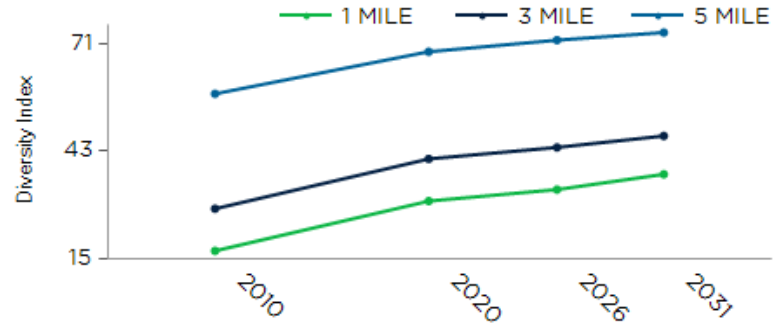
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$125,214	\$130,191	\$107,048
Average Household Income 25-34	\$153,471	\$162,975	\$133,057
Median Household Income 35-44	\$156,308	\$160,732	\$124,319
Average Household Income 35-44	\$186,017	\$195,446	\$159,002
Median Household Income 45-54	\$165,913	\$170,666	\$125,943
Average Household Income 45-54	\$194,419	\$205,753	\$162,409
Median Household Income 55-64	\$150,333	\$156,637	\$123,181
Average Household Income 55-64	\$175,649	\$184,747	\$156,677
Median Household Income 65-74	\$103,879	\$98,898	\$89,810
Average Household Income 65-74	\$129,637	\$131,493	\$119,797
Average Household Income 75+	\$84,950	\$84,264	\$78,408

Population By Age

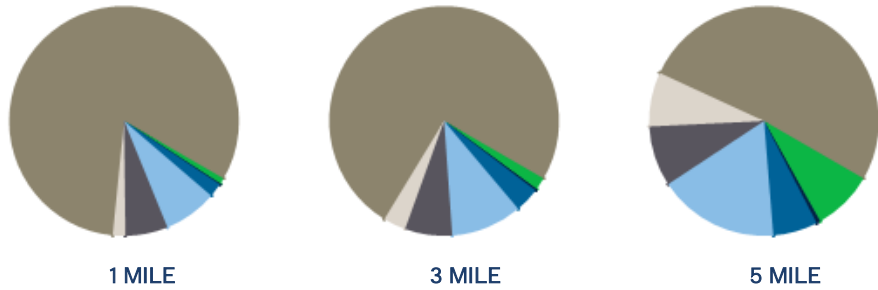


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	37	47	74
Diversity Index (current year)	33	44	72
Diversity Index (2020)	30	41	69
Diversity Index (2010)	17	28	58

POPULATION DIVERSITY



POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	9%
American Indian	0%	0%	1%
Asian	2%	4%	6%
Hispanic	8%	10%	17%
Multiracial	6%	7%	9%
Other Race	2%	3%	8%
White	82%	75%	51%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	19	29	33
Median Asian Age	39	42	44
Median Black Age	32	39	36
Median Hispanic Age	31	30	30
Median Multiple Races Age	31	29	29
Median Other Race Age	40	34	32
Median Pacific Islander Age	38	39	38
Median White Age	45	47	47

2026 MEDIAN AGE BY RACE

