

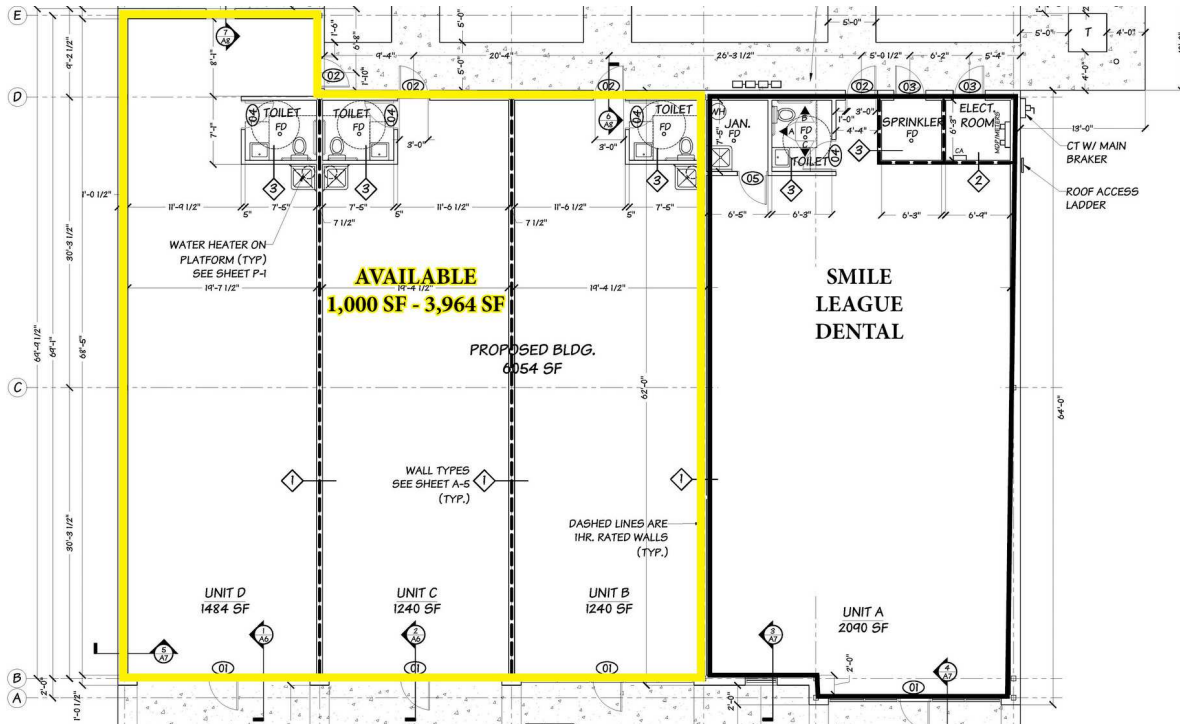


Retail Property For Lease

NEW CONSTRUCTION RETAIL CENTER

2501-2509 PLAINFIELD RD , JOLIET, IL 60403

NEW CONSTRUCTION RETAIL CENTER



OFFERING SUMMARY

Available SF: 1,000 - 3,964 SF

Lease Rate: Contact Broker

Estimated Pass-Thrus: \$11/SF

Lot Size: 2.1 Acres

Building Size: 6,054 SF

PROPERTY HIGHLIGHTS

- High-traffic location on Plainfield less than a mile from Louis Joliet Mall
- Drive-thru space available
- Co-tenant is Smile League Dental
- 22,700 vehicles per day pass this center

LOCATION OVERVIEW

Area retailers include Potbelly, Denny's, O'Reilly Auto Parts, Firestone and more!

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,462	28,155	70,599
Total Population	6,999	74,471	198,373
Average HH Income	\$105,985	\$104,050	\$106,653

REQUIRED PARKING:
DENTAL OFFICE 2040 SF @ 1/150 = 14
RETAIL 3964 @ 1/180 = 22
TOTAL REQUIRED = 36
PROVIDED = 41

LED FULL CUT-OFF LIGHTS
4" ALUM. POLE
POWDER - COATED BLACK

LIGHT P
SCALE: 1/4" = 1'

LED POLE LIGHTS:
LITHONIA LIGHTENING RSX
LUMINAIRE P4, 133W 6000K
16,360 LUMENS, 208V POW
BLACK

16" H PREFINISHED ALUM. POLES W/24" Ø CONC. PIERS UP TO 3' ABOVE GRADE, AND 123W LED FULL CUT-OFF LIGHTS (TYP.)

PROPOSED BLDG. 6054 SF

LOADING

COMED TRANSFORMER

30' BUILDING SETBACK LINE

KELLOGG STREET

525'-10 1/2"

4" POST TO FRONT OF CURB (TYP. UON)

6" Ø, 4" H CONC. FILLED STEEL BOLLARDS (TYP.)

6" Ø, 4" H CONC. FILLED STEEL BOLLARDS (TYP.)

4" BRICK OVER 6" CMU BLOCK (TYP.)

4" CONC. FROST WALL, 3 SIDES UNDER MASONRY WALL

CONC. FROST WALL, 3 SIDES UNDER MASONRY WALL

THROW-BOLT W/PADLOCK (TYP.)

WOOD GATES (TYP.)

8" CONC. FROST WALL, 3 SIDES UNDER MASONRY WALL

18

10

LANDSCAPE EASEMENT

U.S. ROUTE 30 - PLAINFIELD ROAD

SCALE: 1"=20'

SITE PLAN

NORTH

NEW CONSTRUCTION RETAIL CENTER

