

Front Street Lofts Commercial Condos **FOR SALE**

320 River Street

Lemont, IL 60439

848 - 18,957 Sq Ft



**Multiple retail spaces available in the heart of downtown
along the historic riverwalk, just steps away from
Lemont Metra Station**

MILLER
CHICAGO

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HIGHLIGHTS

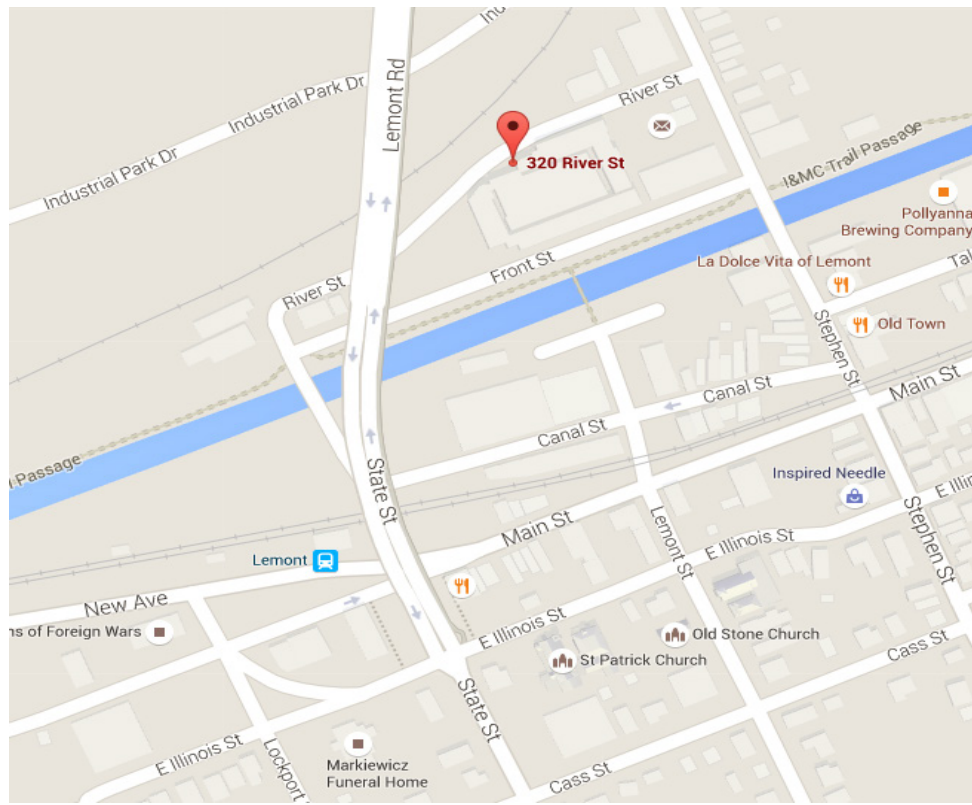
Highlights

Price:	\$63,600 - \$1,779,550
Listing Type:	For Sale
Lease Type:	Retail / Office
Min. Divisible:	848
Max Contiguous:	18,957
Parking:	Parking Garage

Demographics

(2015 Estimates)

	1 Mile	3 Miles
Population	3,702	19,455
Households	281	727
Average Income	\$103,878	\$112,887



Description

- Approximately 19,000 Sq Ft of retail / office space available in unique mixed-use development along downtown Lemont Riverwalk
- Located on ground level of beautifully constructed luxury residential 82-unit fully-occupied condo complex, with tenants providing a built-in customer base
- Situated in the heart of downtown, just steps away from Lemont Metra station
- Retail spaces divisible from 848 to 5,686 Sq Ft--perfect for coffee shop, boutique, spa, restaurant or professional office use
- Municipal garage in rear with 262 parking spaces provides parking for all tenants and customers (free 4-hour / overnight parking & all day employee / commuter parking available with purchase of monthly pass from Village)
- Assessments of approx \$2.47/Sq Ft (2015) include all common area utilities, water, common area insurance, building exterior maintenance, common area cleaning, fire alarm/sprinkler system maintenance & snow removal (assessed to Building 2 only / Buildings 1, 3 & 4 will begin to split these costs as units are sold)
- Commercial unit tenants responsible for own utilities and trash removal
- Existing businesses include Front Street Cantina & Edward Jones
- Build to suit options may be available



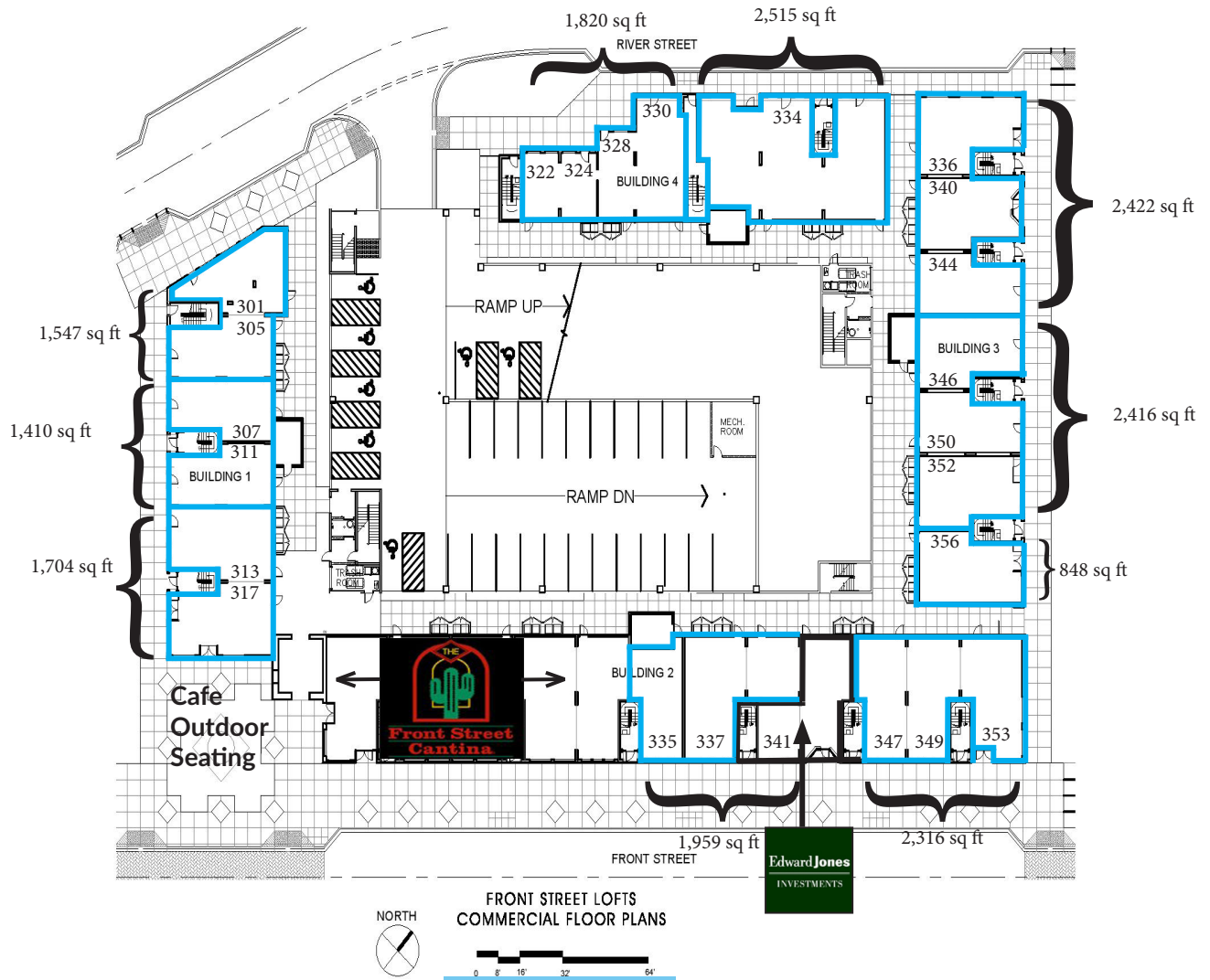
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SITE PLAN



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UNIT MIX

Building 1 – West Elevation

301/305 Front Street	- 1,547 Sq Ft / \$123,760 (2014 Property Taxes: \$1,376.83)
307/311 Front Street	- 1,410 Sq Ft / \$126,900 (2014 Property Taxes: \$1,254.90)
313/317 Front Street	- 1,704 Sq Ft / \$187,440 (2014 Property Taxes: \$1,516.56)
301-317 Front Street	= 4,661 Sq Ft / \$438,100

Building 2 – Canal Walk Elevation (South)

335/337/341 Front Street	- 1,959 Sq Ft / \$313,440 (2014 Property Taxes: \$3,350.18)
347/349/353 Front Street	- 2,316 Sq Ft / \$254,760 (2014 Property Taxes: \$2,086.36)
335-353 Front Street	= 4,275 Sq Ft / \$568,200

Building 3 – East Elevation

336/340/344 River Street	- 2,422 Sq Ft / \$181,650 (2014 Property Taxes: \$2,155.58)
346/350/352 River Street	- 2,416 Sq Ft / \$181,200 (2014 Property Taxes: \$2,150.24)
356 River Street	- 848 Sq Ft / \$63,600 (2014 Property Taxes: \$754.72)
336-356 River Street	= 5,686 Sq Ft / \$426,450

Building 4 – North Elevation

322/324/328/330 River Street	- 1,820 Sq Ft / \$145,600 (2014 Property Taxes: \$1,619.80)
334 River Street	- 2,515 Sq Ft / \$201,200 (2014 Property Taxes: \$2,238.35)
322-334 River Street	= 4,335 Sq Ft / \$346,800

Total Space Available = 18,957 Sq Ft / \$1,779,550

