

Jefferson Square Shopping Center

2410 W. Jefferson Street, Joliet, IL 60435



Offering Summary

Sale Price: \$3,950,000

Building Size: 12,964 SF

Lot Size: 2.20 Acres

Number of Units: 8

Cap Rate: 6.8%

Zoning: B3 - General Business Districts

Property Overview

The subject asset is a 12,964 square foot (105 of which is common area) retail center situated in a prime location at 2410 West Jefferson Street in Joliet, Illinois. The property was built in 2009 and is on a 2.20 acre out lot at the northeast corner of the Jefferson Square Shopping Center, which is anchored by Walmart Supercenter and Menards, as well as dozens of national brands within a half-mile radius.

The tenant roster includes national brands such as Panda Express and GameStop who have occupied the property since inception. Additional tenants include well-established regional players such as Penny's Place, Joliet Wings, a dental practice and a salon.

Property Highlights

- The Jefferson Square Shopping Center is ideally situated as one of the most desirable areas of Joliet.
- There are numerous national brands within walking distance including Chase Bank, Starbucks, T-Mobile and Chipotle.
- The location is centrally located near I-80 and I-55 with quick access to Downtown Chicago.

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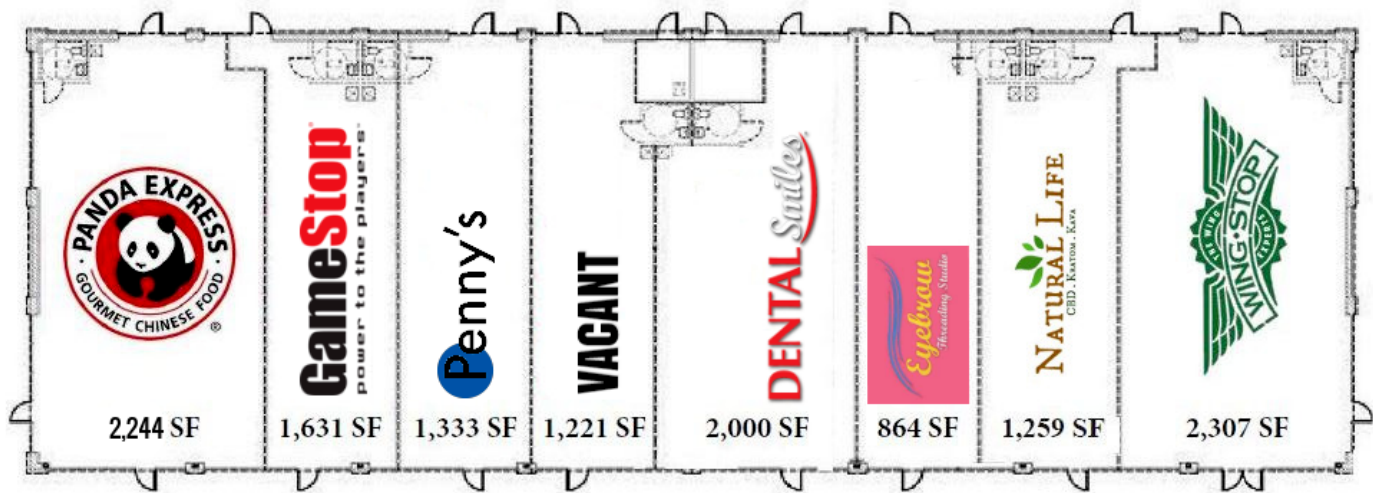
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Total GLA: 12,859

105 SF Common Area

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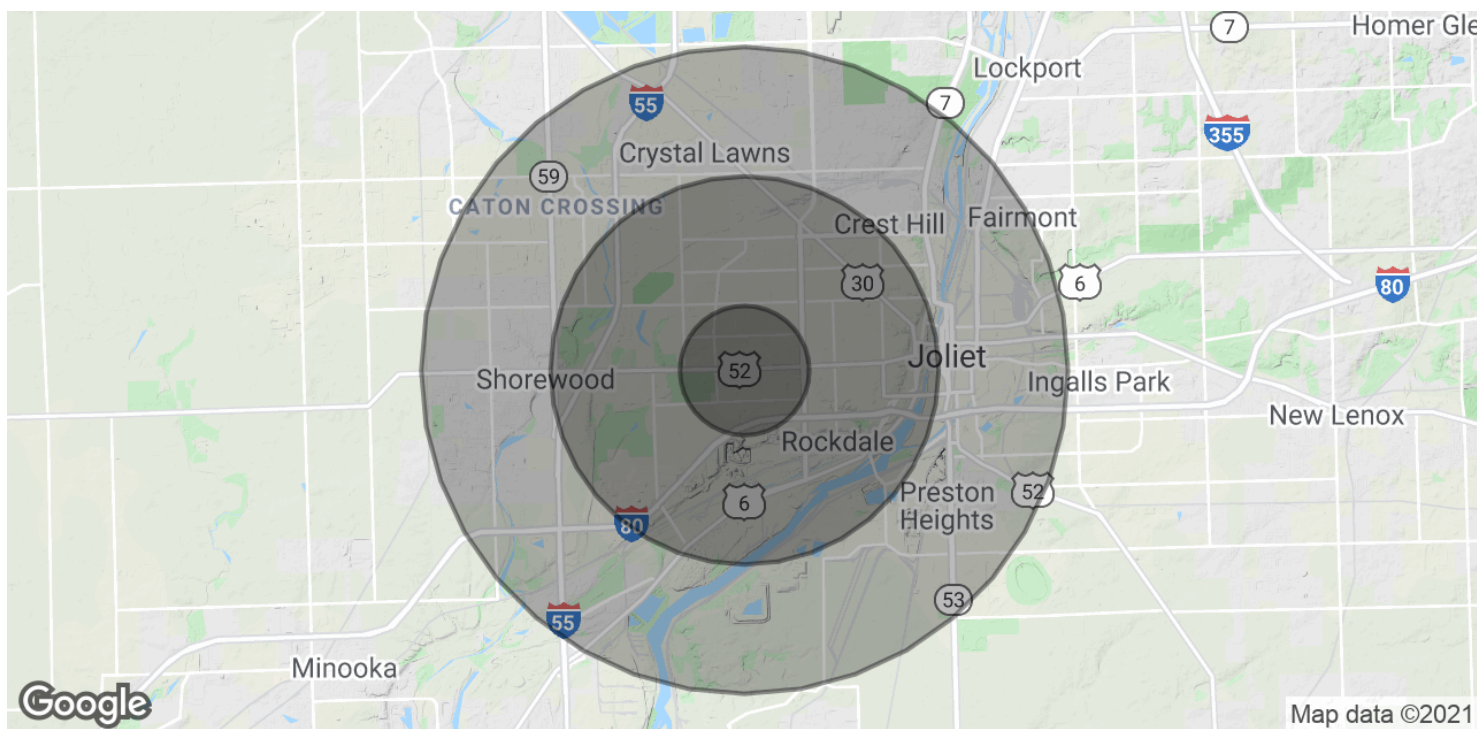
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,820	70,140	165,330
Average age	40.1	37.7	35.0
Average age (Male)	37.6	36.3	33.7
Average age (Female)	41.1	38.8	36.0
Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,448	27,634	59,205
# of persons per HH	2.6	2.5	2.8
Average HH income	\$62,949	\$64,410	\$64,842
Average house value	\$122,662	\$172,358	\$189,491

* Demographic data derived from 2010 US Census

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Illinois Ownership Notice

Tad Lagestee is both a broker and owner of this property.

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