

STRIP
CENTER
FOR LEASE

CROSSROADS AT MINOOKA

104 Ridge Rd
Minooka, IL 60447

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Lease Brochure

FOR LEASE



PROPERTY INFORMATION

The Crossroads at Minooka (or 104 N Ridge Rd) is a 33,000 SF retail strip center in Minooka, IL. Built in 2006, the two brick-constructed retail buildings are located on a 4.25 AC lot on the northeast corner of Ridge Rd & Mondamin St, less than a half mile south of the I-80 interchange and a half mile north of Minooka High School. The subject property's location boasts a traffic count of over 50,000 cars per day. The Crossroads at Minooka presents an opportunity to occupy space in the commercial heart of Minooka alongside national tenants like Dunkin Donuts, McDonald's, Baskin Robbins and more.

HIGHLIGHTS

- Type: Retail Strip Center
- GLA: 33,000 SF
- Space Available: 8,400 SF
- Largest Contiguous Space: 6,000 SF
- Zoning: B2
- Parking Spaces: 240
- PINs: 03-01-151-005, 03-01-151-007
- RE Taxes (2022): \$52,251.70 (\$1.58/SF)

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,400 SF	Lease Rate:	\$11.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 116	Available	1,200 SF	NNN	\$14.00 SF/yr	Suite 116 is a 24x50 vanilla box shell
Suite 140	Available	1,200 SF	NNN	\$14.00 SF/yr	Suite 140 is a 24x50 raw shell space. Contiguous with Suite 136 and can be joined to make a 2,400 SF stall
Suite 132	Available	6,000 SF	NNN	\$11.00 SF/yr	-

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Additional Photos - Suite 132



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Additional Photos



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Retailer Map



Map
data
©2022

5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Aerial Map



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

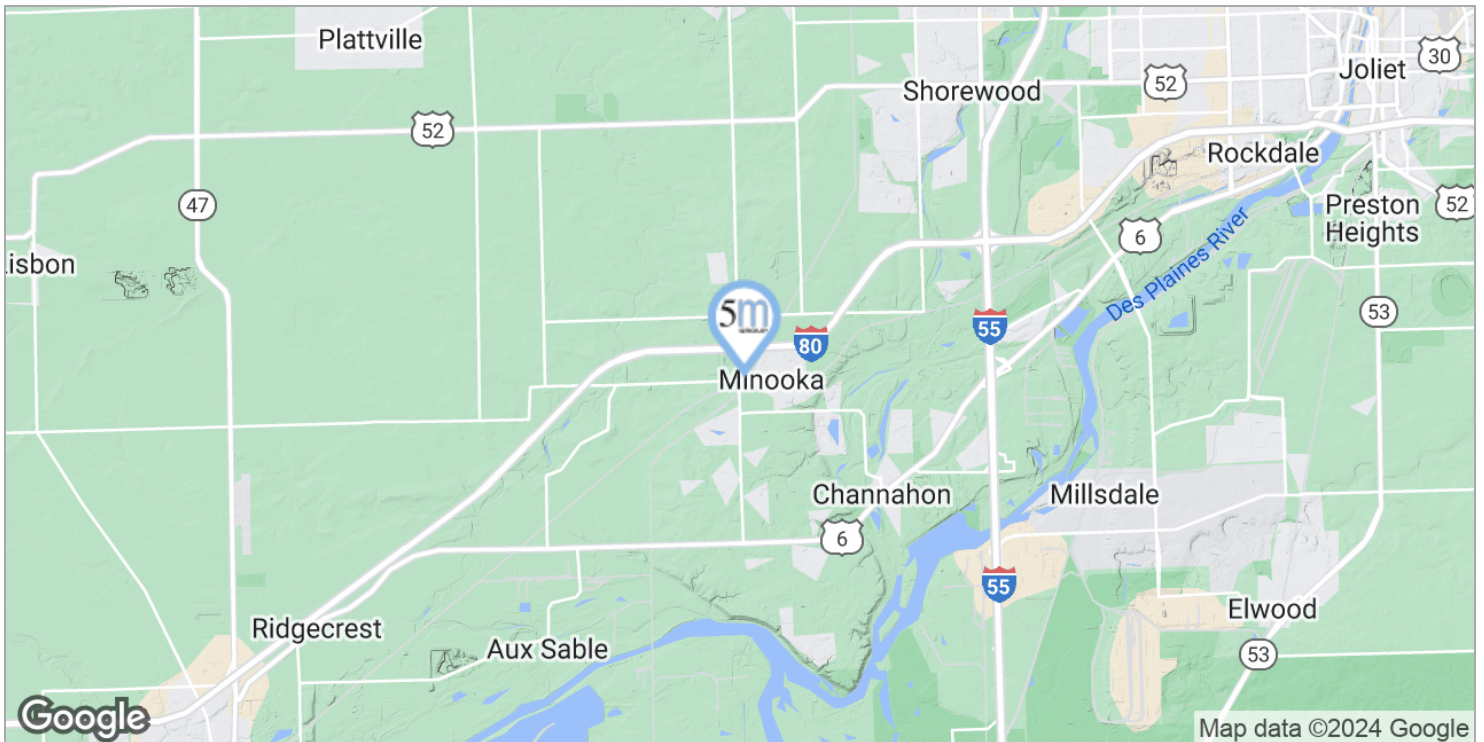
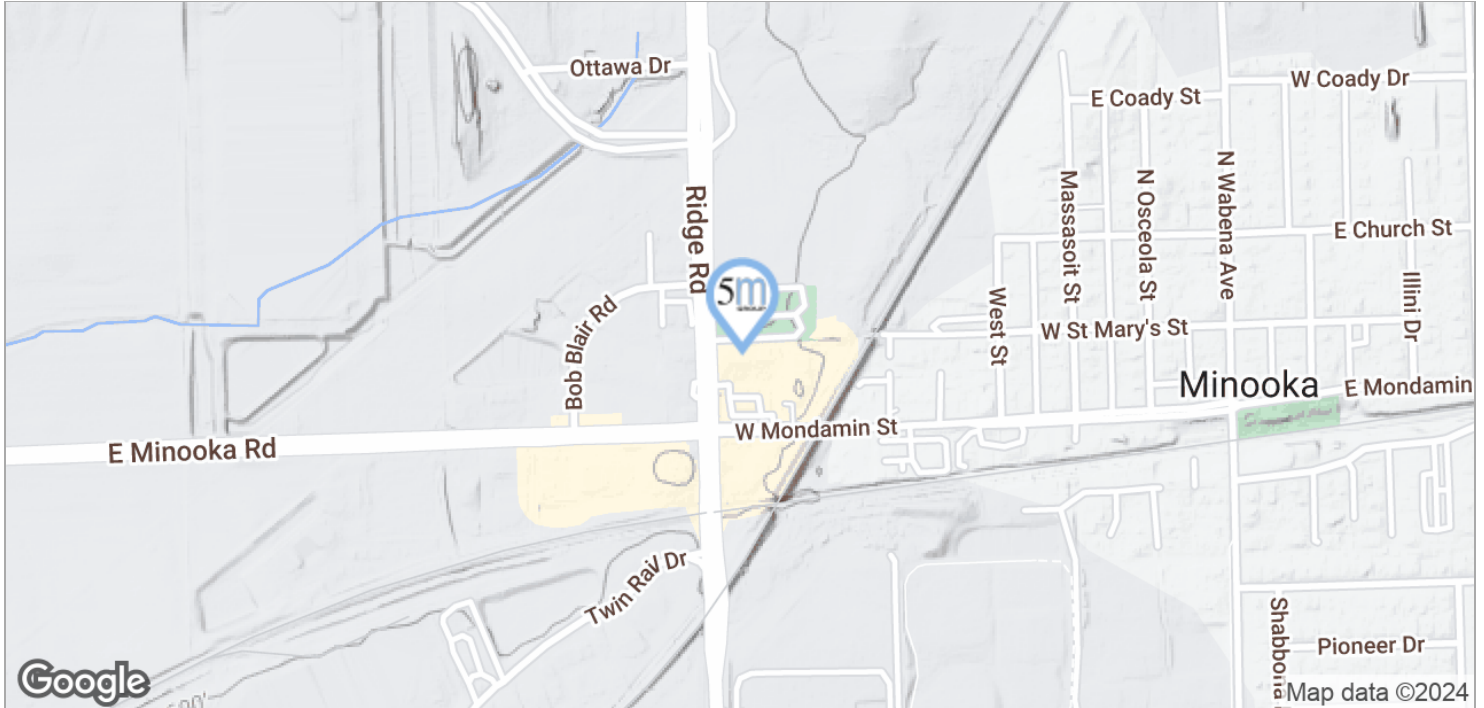
312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Location Maps



5M REAL ESTATE, INC.

19 S. LaSalle St. | Chicago, IL 60603
312.324.3557 | 5mgroup.com

MARK J. REITER

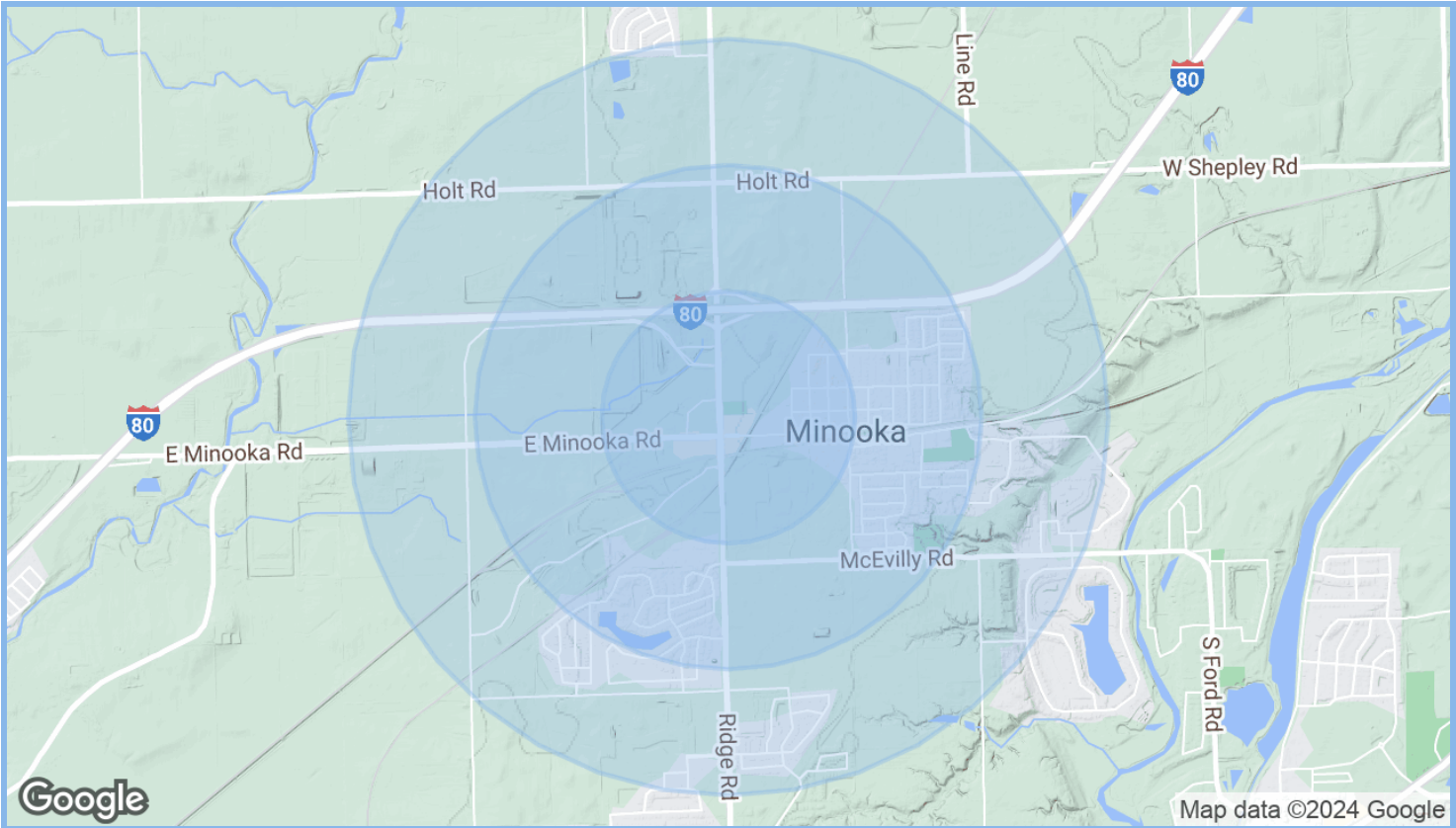
312.324.3557
mark.reiter@5mgroup.com

104 RIDGE RD, MINOOKA, IL 60447

CROSSROADS AT MINOOKA



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	704	2,376	4,863
MEDIAN AGE	46.9	43.1	38.5
MEDIAN AGE (MALE)	46.4	43.3	39.0
MEDIAN AGE (FEMALE)	48.5	43.8	38.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	280	897	1,707
# OF PERSONS PER HH	2.5	2.6	2.8
AVERAGE HH INCOME	\$89,604	\$92,429	\$99,984
AVERAGE HOUSE VALUE	\$201,708	\$207,595	\$235,865

* Demographic data derived from 2020 ACS - US Census