

LEASE

Cedar Center

100-196 WEST ILLINOIS HIGHWAY

New Lenox, IL 60451

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
BUILDING SIZE:	22,370 SF
AVAILABLE SF:	1,350 - 5,520 SF
YEAR BUILT:	2007
ZONING:	C-1
SUBMARKET:	Suburban
APN:	08-28-200-010

PROPERTY OVERVIEW

Neighborhood center with two-three spaces available located in New Lenox. The property is 2 miles from Route 30 and 3 miles from Interstate 80. Ample parking, corner location.

PROPERTY HIGHLIGHTS

- Co-tenants: Rosati's Pizza, Cedar Liquors, CZ Family Dentistry and Rising Sun restaurant
- Two adjacent retail units available: 1,582 & 1,350SF
- Fully built-out medical services office space 5570 SF
- 3 miles from Interstate 80

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	120 months
TOTAL SPACE:	1,350 - 5,520 SF	LEASE RATE:	\$15.00 SF/yr

AVAILABLE SPACES

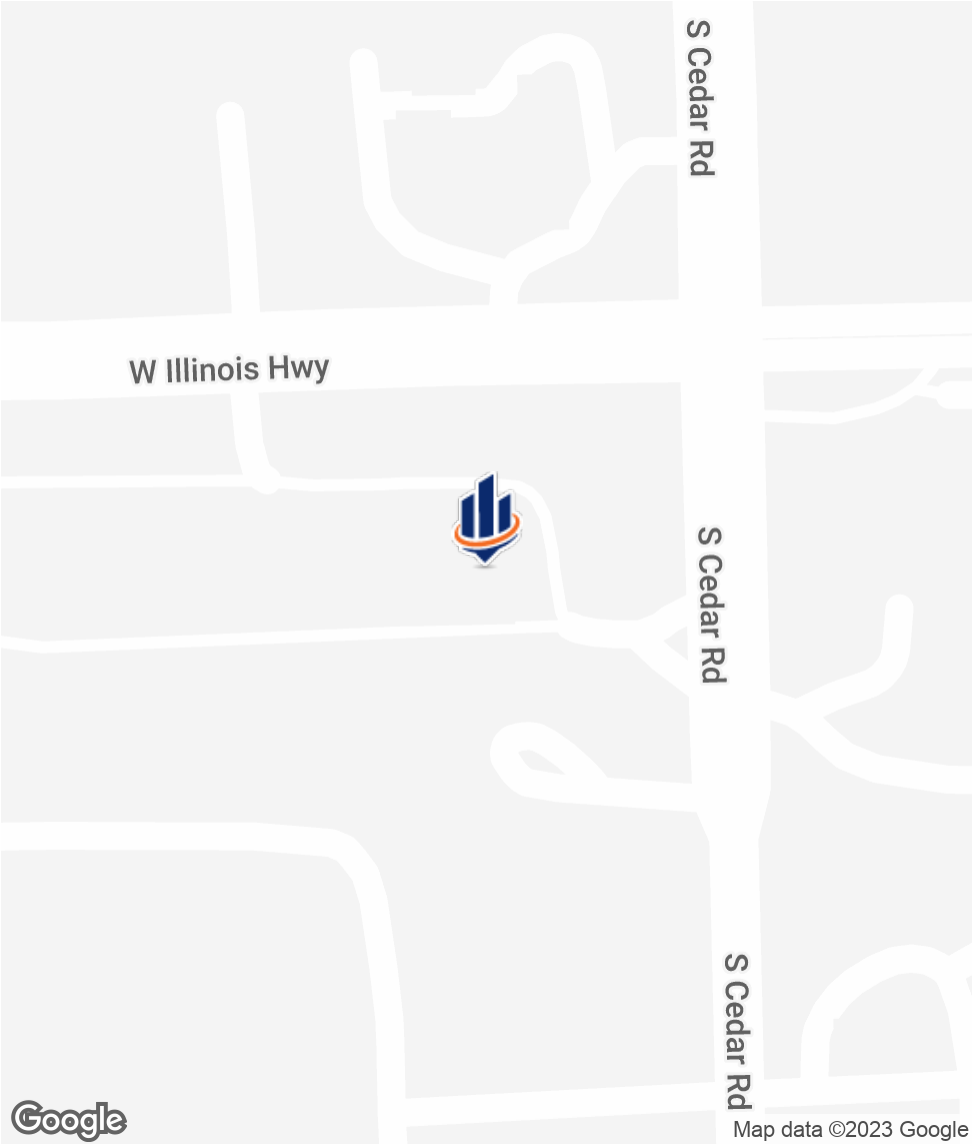
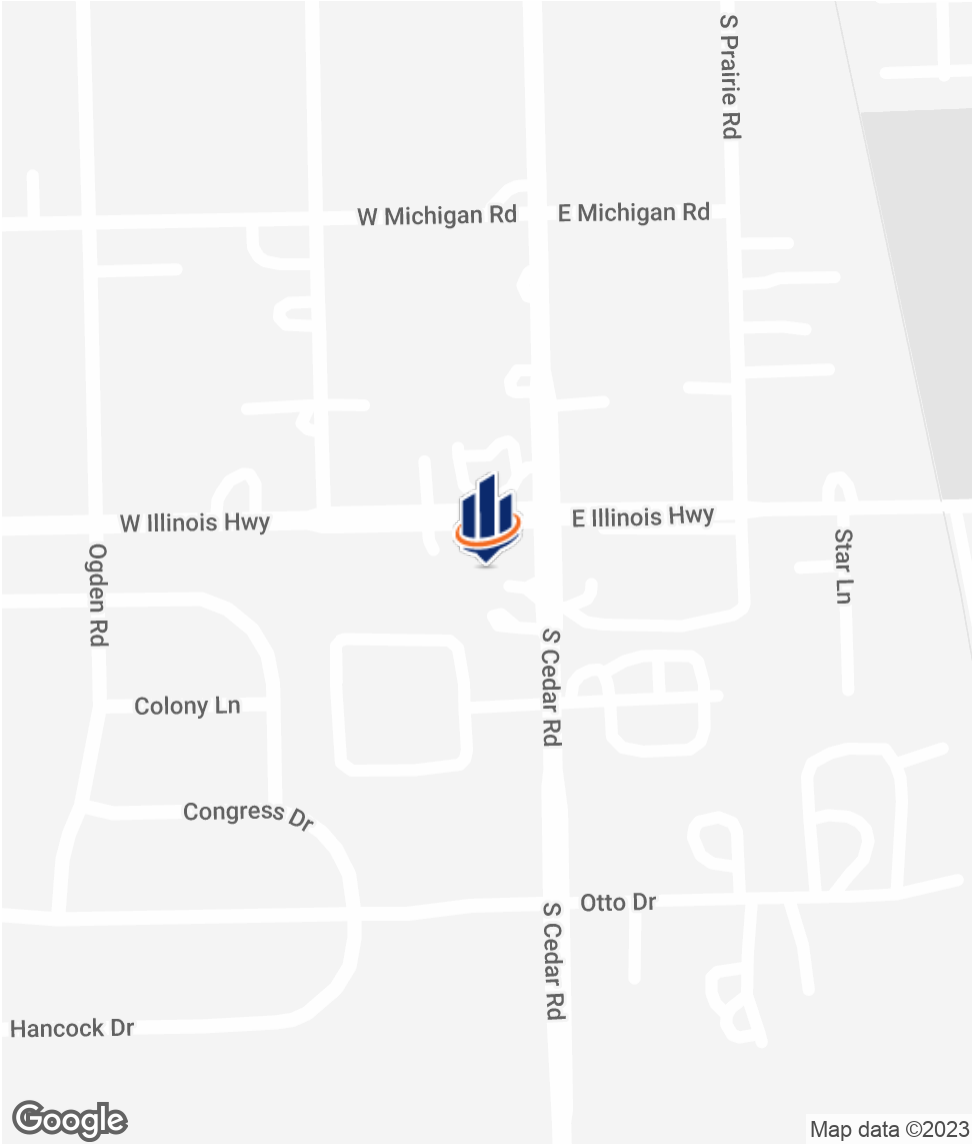
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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#124	Available	1,582 SF	NNN	\$15.00 SF/yr	-
#132	Available	1,350 SF	NNN	\$15.00 SF/yr	-
Medical/Spa Office space	Available	5,520 SF	NNN	\$15.00 SF/yr	Fully built-out medical space in great condition. Lots of light. Lots of parking.

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LOCATION MAPS



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ADDITIONAL PHOTOS



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MEDICAL SPACE 5,520SF



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MEDICAL SPACE 5,520SF



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AERIAL PHOTO



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DEMOGRAPHICS MAP & REPORT

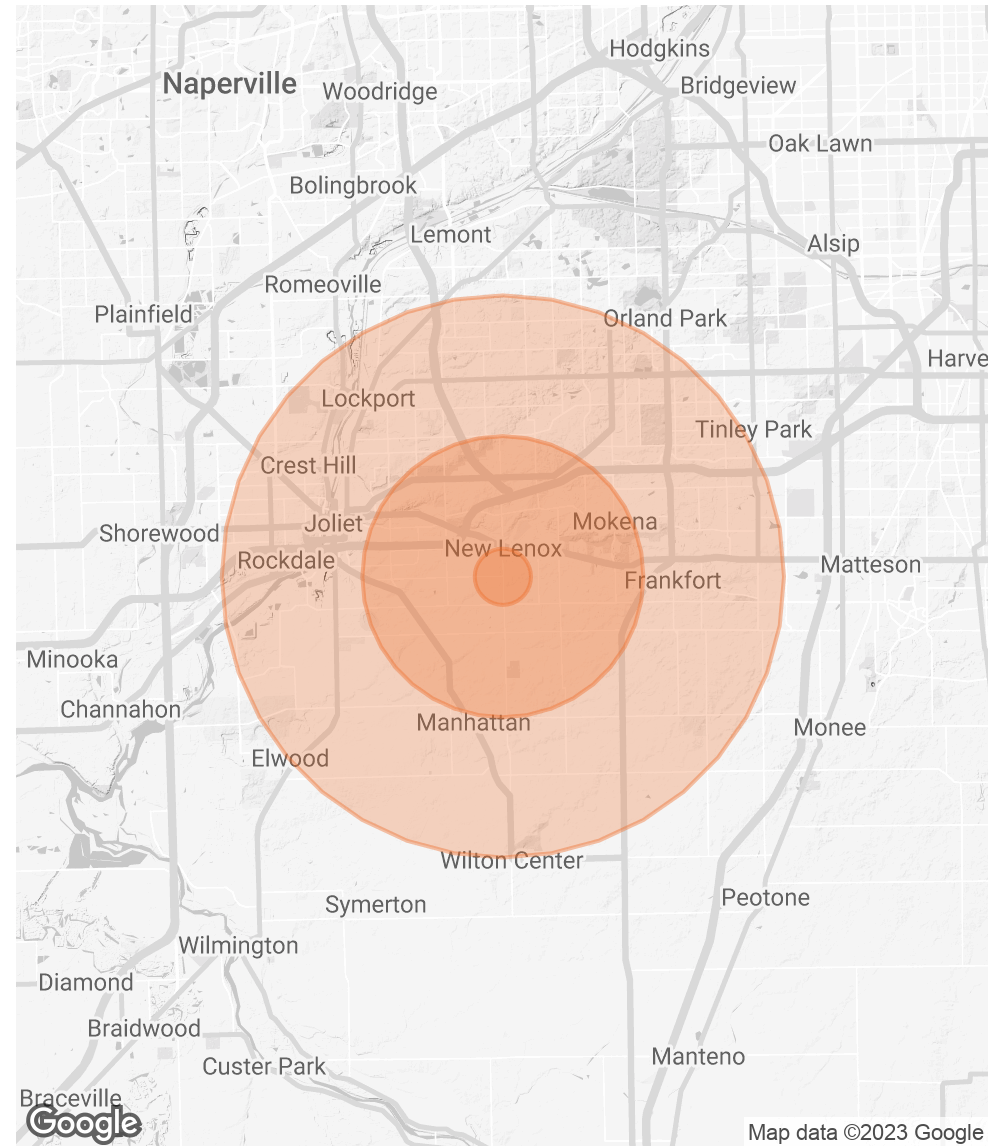
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,289	79,127	339,437
AVERAGE AGE	39.1	38.3	39.9
AVERAGE AGE (MALE)	36.0	36.0	37.9
AVERAGE AGE (FEMALE)	40.1	40.0	41.0

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,941	27,550	125,037
# OF PERSONS PER HH	2.7	2.9	2.7
AVERAGE HH INCOME	\$110,229	\$116,551	\$97,741
AVERAGE HOUSE VALUE	\$267,312	\$298,619	\$246,703

* Demographic data derived from 2020 ACS - US Census



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