

# MORTON TOWNE CENTRE 1035 JACKSON ST - MORTON

Joseph & Camper  
COMMERCIAL

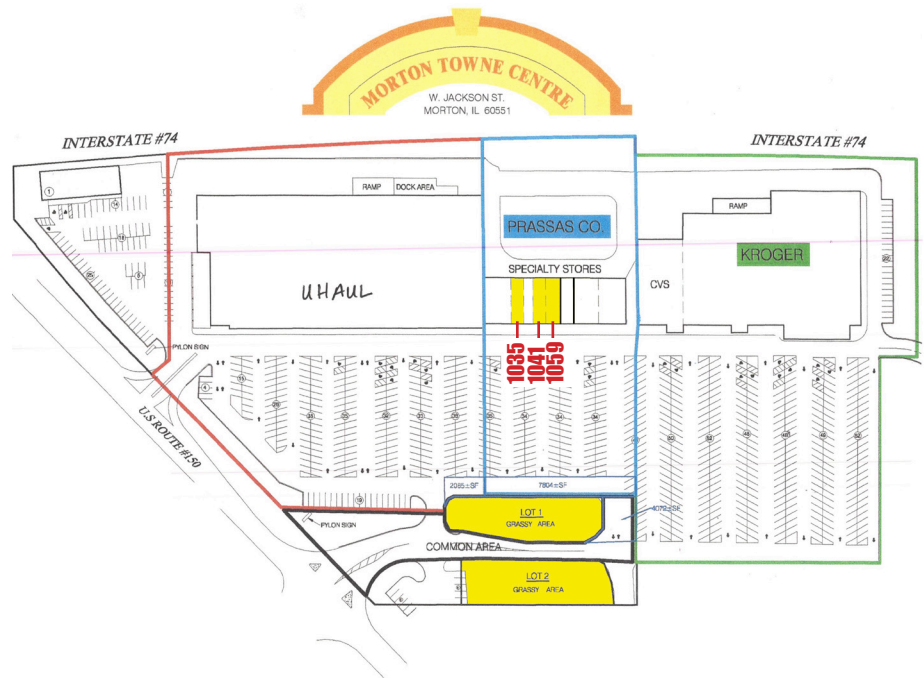


## FOR LEASE:

1,400 - 1,750 SF RETAIL/OFFICE/MEDICAL SPACES  
(TWO UNITS CAN BE COMBINED TO OFFER 3,150 SF)  
\$12.00 PSF - NNN

### PROPERTY FEATURES

- Retail space available for lease in Kroger anchored shopping center in Morton, IL.
- Abundant parking.
- Floor to ceiling windows provide ample natural light in each unit.
- 26,400 VPD on I-74 and 7,400 vehicles per day on Jackson St.
- Great opportunity to capitalize on the robust foot and vehicle traffic produced by this Centers proximity to Kroger, Monical's Pizza, U-Haul Storage, CVS/Pharmacy, etc.



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## UNIT 1035:

- 1,400 SF
- Heated and air-conditioned retail space
- 48 inch rear loading door
- Private bathroom
- Rear stock/storage area, and front retail area.



## UNIT 1059:

- 1,400 SF Retail/Office Space
- Retail space mostly finished out with a large open retail space up front with a inventory area in the back.
- A private bathroom, and a mop sink in the utility room.
- Rear area also features one smaller private office and rear access via a 48 inch steel loading door.



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## UNIT 1041:

- 1,750 SF
- Fully built out 4 private office space
- Open area entryway
- A private restroom
- Rear loading area with 48 inch steel door

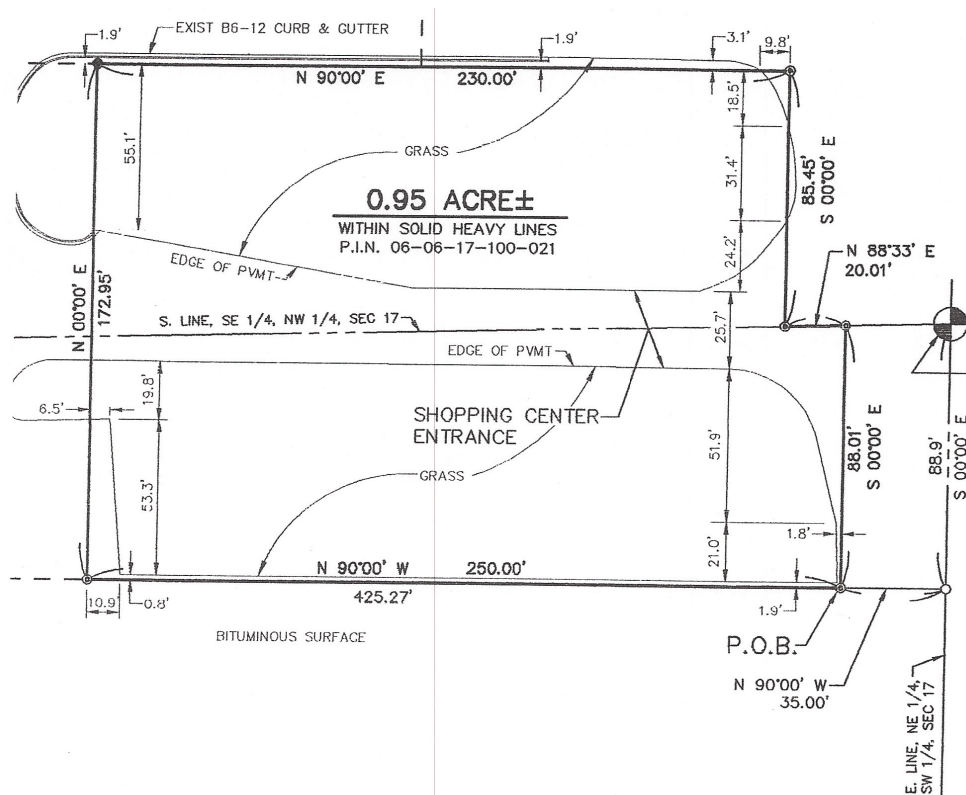


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### BUILD-TO-SUIT PARCELS:

- Outlot 1: 16,958 SF / 0.387 AC, lease rate negotiable.
- Outlot 2: 17,511 SF / 0.402 AC, lease rate negotiable.



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## PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE BUILD-TO-SUIT LAND
AVAILABLE SPACES	UNIT 1035: 1,400 SF UNIT 1041: 1,750 SF UNIT 1059: 1,400 SF (TWO UNITS COMBINED: 3,150 SF)
BUILD-TO-SUIT LAND SIZES	OUTLOT 1: 0.387 AC OUTLOT 2: 0.402 AC
ZONING	B-3
PARKING	LARGE PAVED LOT
LEASE PRICES	\$12.00 PSF (existing units) OUTLOTS: NEGOTIABLE
LEASE TYPE	NNN - EST. @ \$2.60 PSF



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