



For Lease

Retail / Service Retail / Fitness

2004 - 2134 W. Jefferson Street, Joliet, IL 60435

\$10.50 - \$18.00 SF/yr (NNN)

Retail leasing opportunity at Marycrest Shopping Center has spaces ranging from 503 to 20,000 square feet, ample parking with a ratio of 3.67 spaces per 1,000 square feet, and high visibility along with almost 1000' of frontage on Jefferson Street, this prime location is ideal for businesses. Benefit from strong demographics, including a median age of 38.30, and a population of 401,349 within 5 miles. Join successful tenants like Posh Salon Suites, Joliet Bank & Trust, Rent-A-Center, Golden Carrol, Dollar Tree, Sidelines Sports Bar, Clair Beauty Mart, Popus G Popcorn and Basinger's Pharmacy.

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Property Summary



Property Highlights

- Property was renovated in 2018
- Almost 1000' of frontage on Jefferson St.
- Location is within minutes to I-80 and I-55
- Ample parking on-site
- 401K Residents within a 20-minute drive
- Strong Shopping Regional Corridor
- Traffic Counts of 29K+ ADT
- Signalized Intersection
- Median Age 38.30 yrs. old
- Pylon Sign

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Property Description

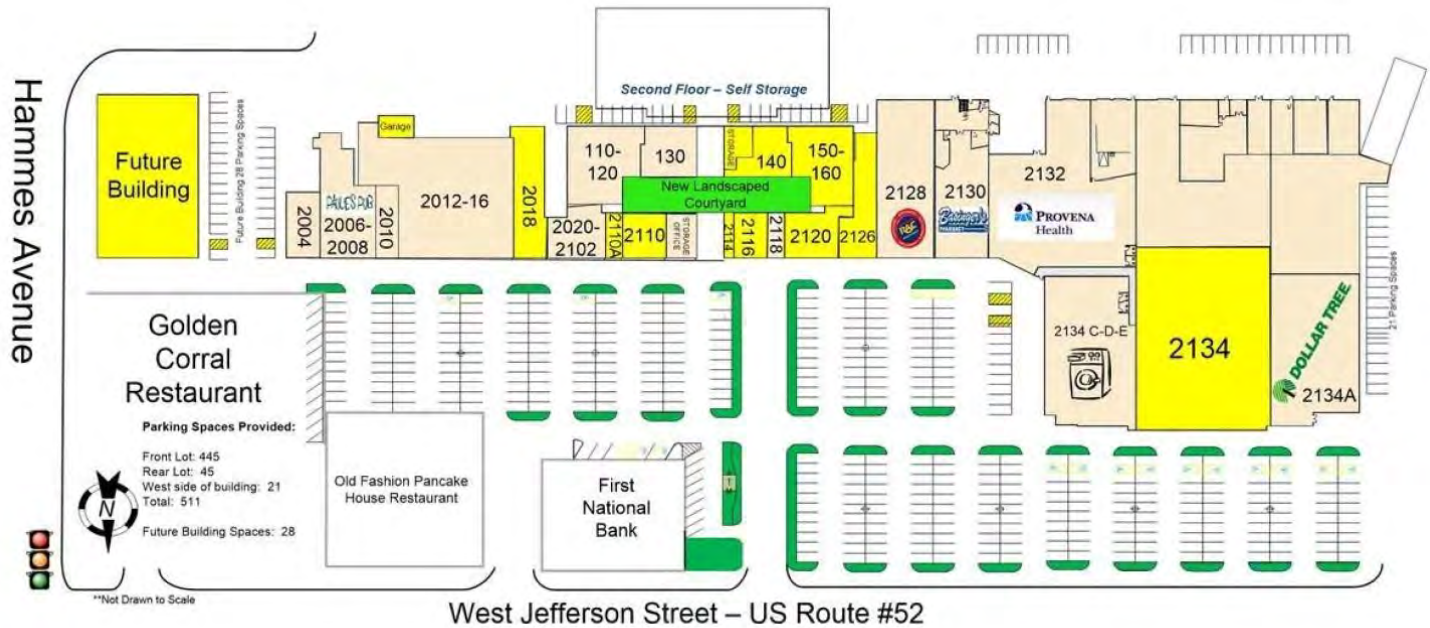
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Offering Summary

Lease Rate:	\$10.50 - \$18.00 SF/yr (NNN)
Available SF:	503 - 20,000 SF
Building Size:	170,928 SF
Taxes:	\$1.40 SF/yr
Expenses:	\$1.75 SF/yr
Zoning:	C

Spaces	Lease Rate	Opex	Space Size
2018 W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	3,897 SF
2110A W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	673 SF
2110 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	2,051 SF
2114 W. Jefferson St.	\$18.00 SF/yr	\$3.15 SF/yr	503 SF
2116 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	1,298 SF
2126 W. Jefferson St.	\$14.00 SF/yr	\$3.15 SF/yr	2,942 SF
2134 W. Jefferson St.	\$10.50 SF/yr	\$3.15 SF/yr	20,000 SF

Site Plan & Pylon



Space	Tenant	SqFt
2004	Popus G. Popcorn	1,850
2006-08	Sidelines Sports Bar	4,590
2010	Tobacco Plus	1,210
2012-16	CLAIR BEAUTY MART	13,650
2018	Available	3,899
2020-2102	Posh Salon Suites	2,548
2110A	Available	673
2110	Available	2,051
2114	Available	503
2116	Available	1,298
2118	All Fur Dogs	718
2120	Available	2,413
2126	Available	2,942
2128	Rent-A-Center	7,436
2130	Marycrest Pharmacy	7,425
2132	Provena Health	16,583
2134C-D-E	Laundry World	8,602
2134	Available	20,000
2134A	Dollar Tree	10,113
2134B	Self Storage	24,000

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Shopping Center



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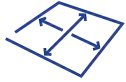
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Property Details



170,928 SF

Building Size



503-20K sq.ft.

Sizes



C

Zoning



628

Parking Spaces



401K - 20 min.

Population



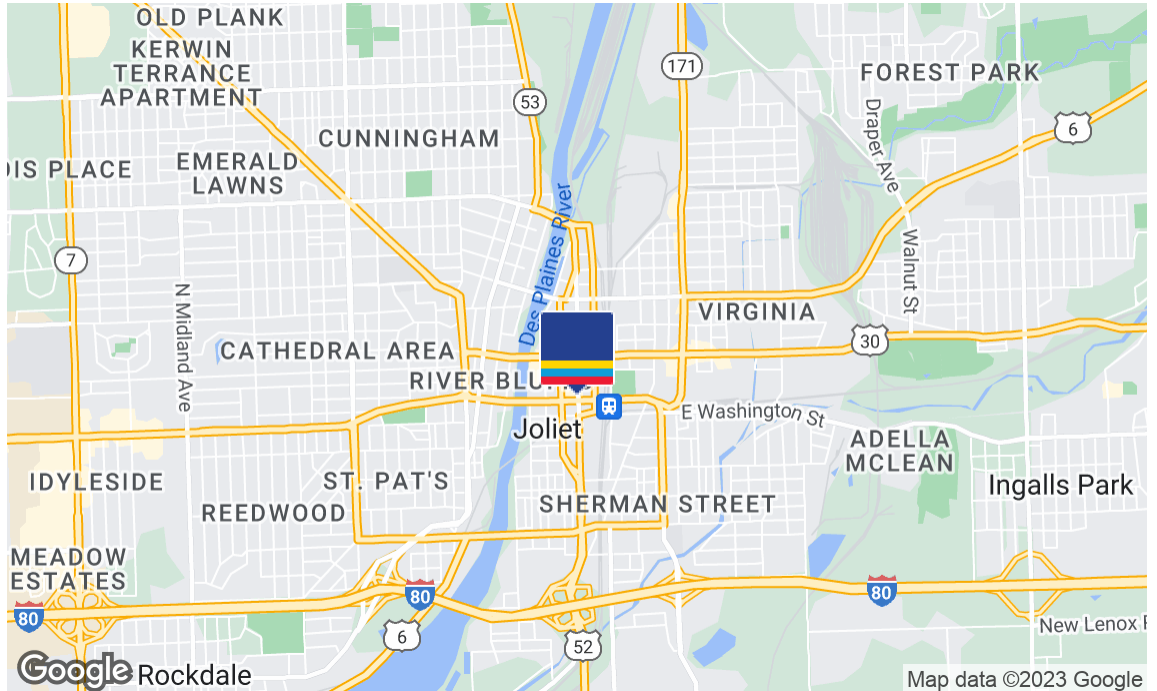
55K - 5 miles

Total Households



\$159K

Avg. Home Value



Location Overview

Joliet, Illinois, a vibrant city southwest of Chicago, offers a rich history, stunning architecture, and a diverse economy. Enjoy outdoor activities along the Des Plaines River, thrilling entertainment at the Chicagoland Speedway and Route 66 Raceway, and a lively arts scene. With convenient transportation and a range of amenities, Joliet is an ideal place to live, work, and visit. Explore the historic downtown, experience cultural events, and take advantage of the city's strong industrial sectors, including manufacturing, healthcare, education, and logistics. Whether it's nature, entertainment, or economic opportunities, Joliet has something for everyone.

Area Tenants

- Golden Corral
- Dollar Tree
- Sam's Club
- Walmart
- O'Reilly Auto Parts
- Walgreen's
- Dollar General
- Chipotle
- Aldi
- AutoZone
- Panda Express
- Panera
- Advanced Auto Parts
- Belle Tire
- Napa Auto Parts
- Aurelio's Pizza
- Al's Steakhouse
- Supercuts

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Unit #2018 - 3,899 sq.ft.



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Unit #2110A - 673 sq.ft.



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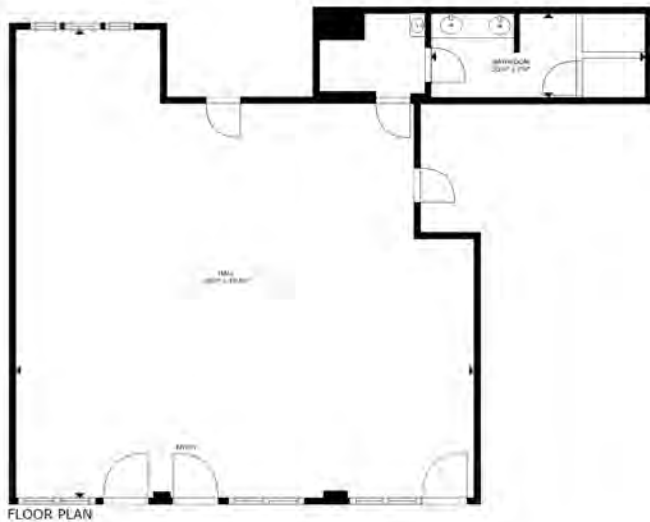
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Unit #2110 - 2,051 sq.ft.



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Unit #2114 - 503 sq.ft.



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Unit #2116 - 1,298 sq.ft.



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Unit #2120 - 2,413 sq.ft.



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Unit #2126 - 2,942 sq.ft.



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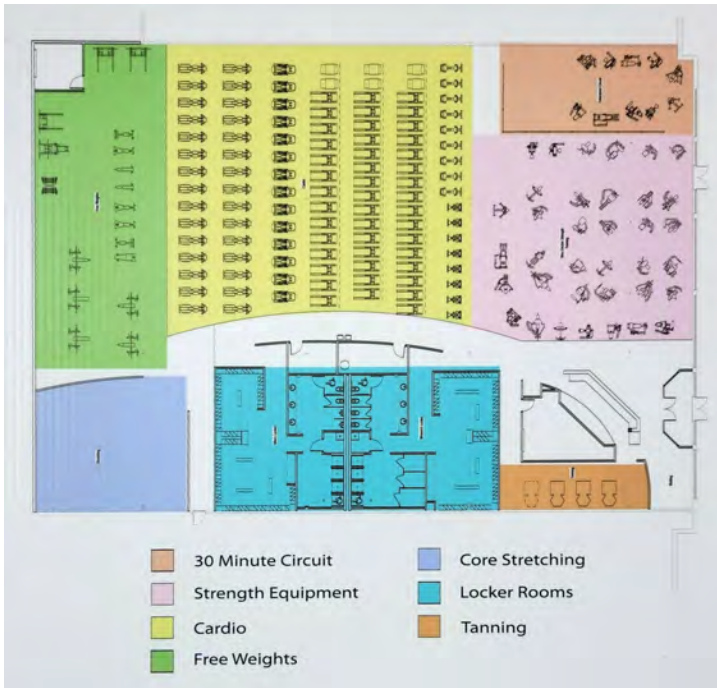
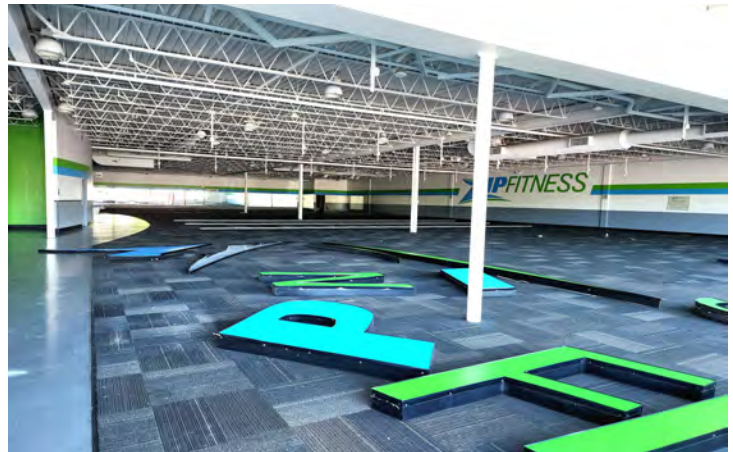
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Unit #2134 - 20,000 sq.ft.



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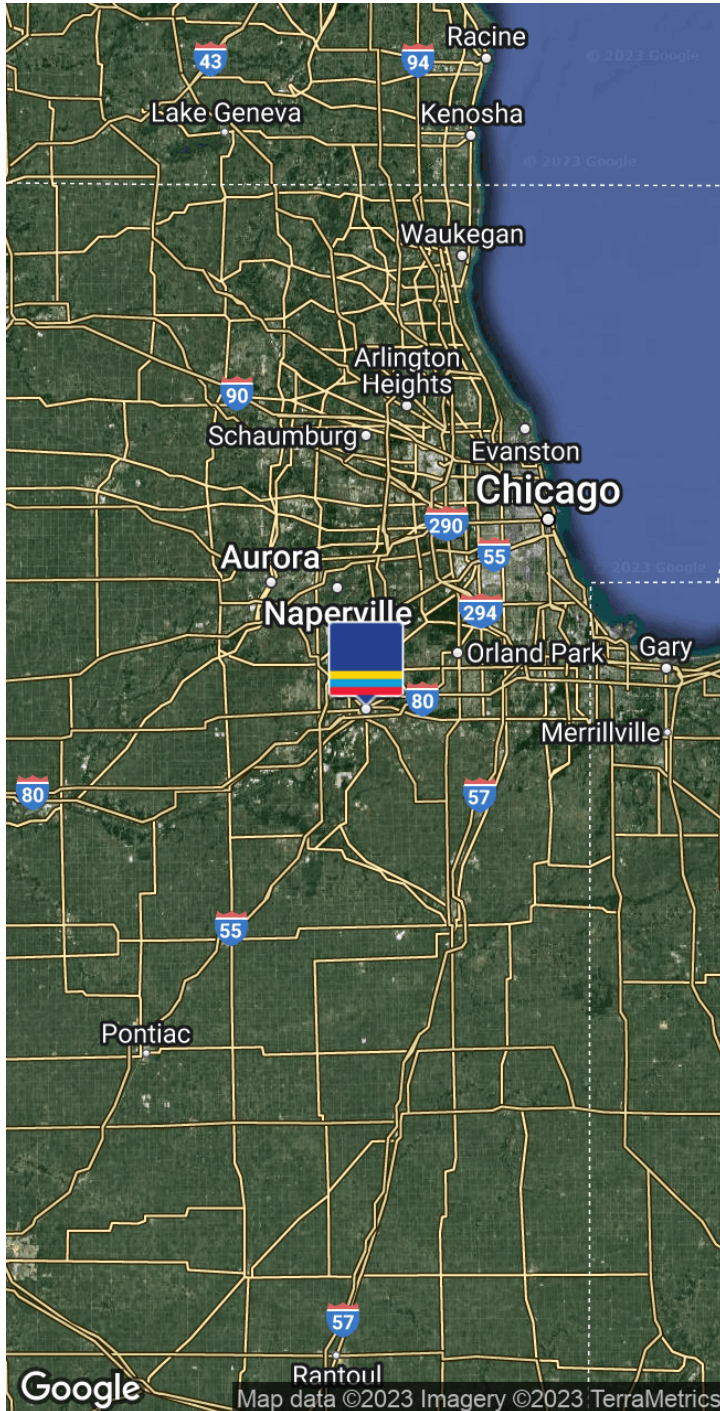
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Location Map



Demographics	1 Mile	3 Miles	5 Miles
Total population	17,701	85,224	144,179
Median age	30.7	33.9	36.5
Median age (Male)	29.0	33.2	35.2
Median age (Female)	32.0	34.8	36.8
Total households	6,899	32,355	55,546
Total persons per HH	2.6	2.6	2.6
Average HH income	\$45,586	\$56,777	\$67,255
Average house value	\$113,470	\$123,424	\$159,812

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