

## AUTO REPAIR/ RETAIL FOR LEASE

# 6678-6690 JOLIET RD.

6678-6690 Joliet Rd, Indian Head Park, IL 60525



**AVAILABLE SF:** 4,740 SF

**LEASE RATE:** \$10.00 SF/Yr (Net)

**LOT SIZE:** Acres

**BUILDING SIZE:** 17,805 SF

### PROPERTY OVERVIEW

Space is currently built out as Auto Repair/Oil Change facility. Eight overhead doors and spacious office in 4,740 Sq/Ft of space. High ceilings and doors make this a versatile shop space. Some shop equipment is included. This space may also be converted into retail. Divisible.

### PROPERTY FEATURES

- Excellent Visibility
- Easy Ingress/Egress
- High Traffic Counts (31,000 VPD between Joliet Rd and Willow Springs Road)
- Large Daytime Population
- Strong Demographics
- Tony's Finer Foods Across the Street
- Ample Parking

**KELLER WILLIAMS CHICAGO-O'HARE**  
8750 W. Bryn Mawr,  
Ste. 110E  
Chicago, IL 60631

**PETER COTSIRILOS, CCIM**  
Senior Director  
O: 630.253.4929  
C: 630.253.4929  
pcotsirilos@kwcommercial.com  
IL #471.008387

**WILLIAM KANATAS**  
Senior Director  
O: 847.852.3212  
C: 708.310.5578  
bkanatas@kwcommercial.com  
IL #475-127023

**AL COULOLIAS**  
Senior Director  
O: 847.852.3211  
C: 630.841.9362  
al.coulolias@kwcommercial.com  
IL #475.140400

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### LOCATION OVERVIEW

Heavily trafficked (31,000+ cars per day) Joliet Rd. and Willow Springs Rd. in the heart of Indian Head Park. Property sits across from Tony's Finer Foods and many other businesses. Extremely well maintained strip center with a large parking lot. Easy ingress and egress to Joliet Rd.

### INDIAN HEAD PARK

The Village was named after the Indian Head Golf Course that existed prior to the subdivision's development and to recognize the fact that Native American arrowheads were left in the area by the Potawatomie tribe. Today, Indian Head Park is a charming area that is committed to community, forestry, and love of nature.

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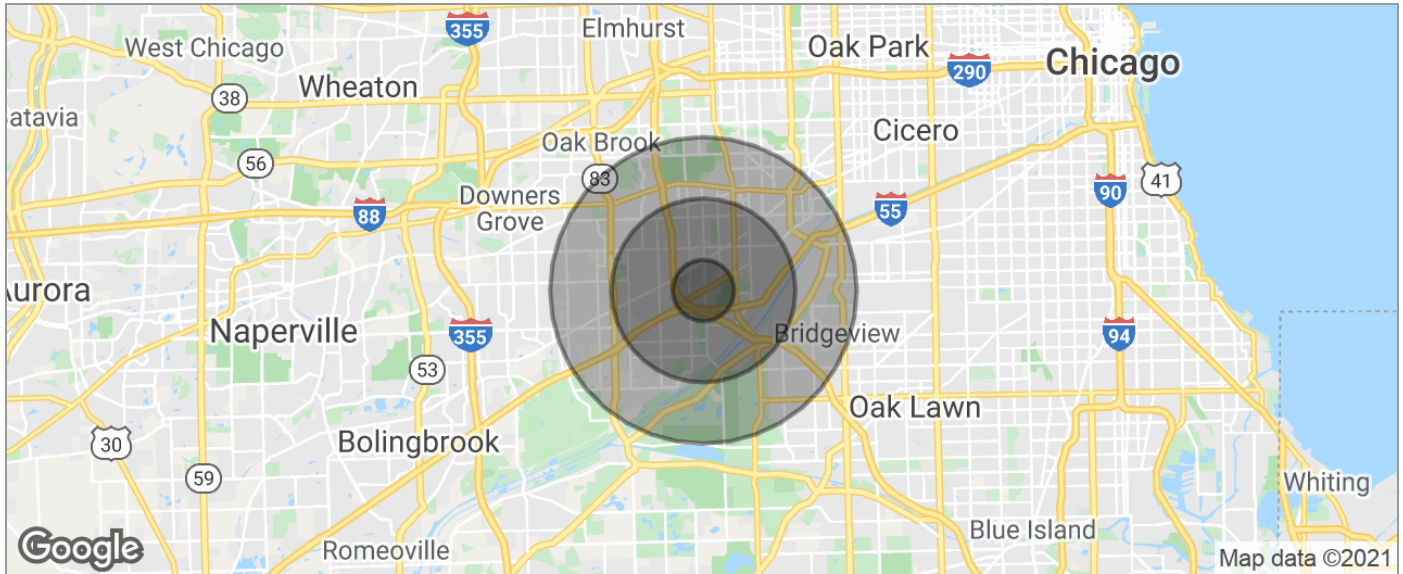
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,524	62,473	200,811
MEDIAN AGE	46.7	43.1	41.3
MEDIAN AGE (MALE)	45.9	42.4	40.0
MEDIAN AGE (FEMALE)	48.0	43.9	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,698	22,910	74,423
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$120,049	\$142,544	\$120,288
AVERAGE HOUSE VALUE	\$475,507	\$553,691	\$495,356
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.9%	92.5%	88.0%
% BLACK	1.5%	1.4%	3.7%
% ASIAN	3.4%	3.5%	4.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.2%	1.7%	2.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.1%	7.8%	10.5%

\* Demographic data derived from 2010 US Census

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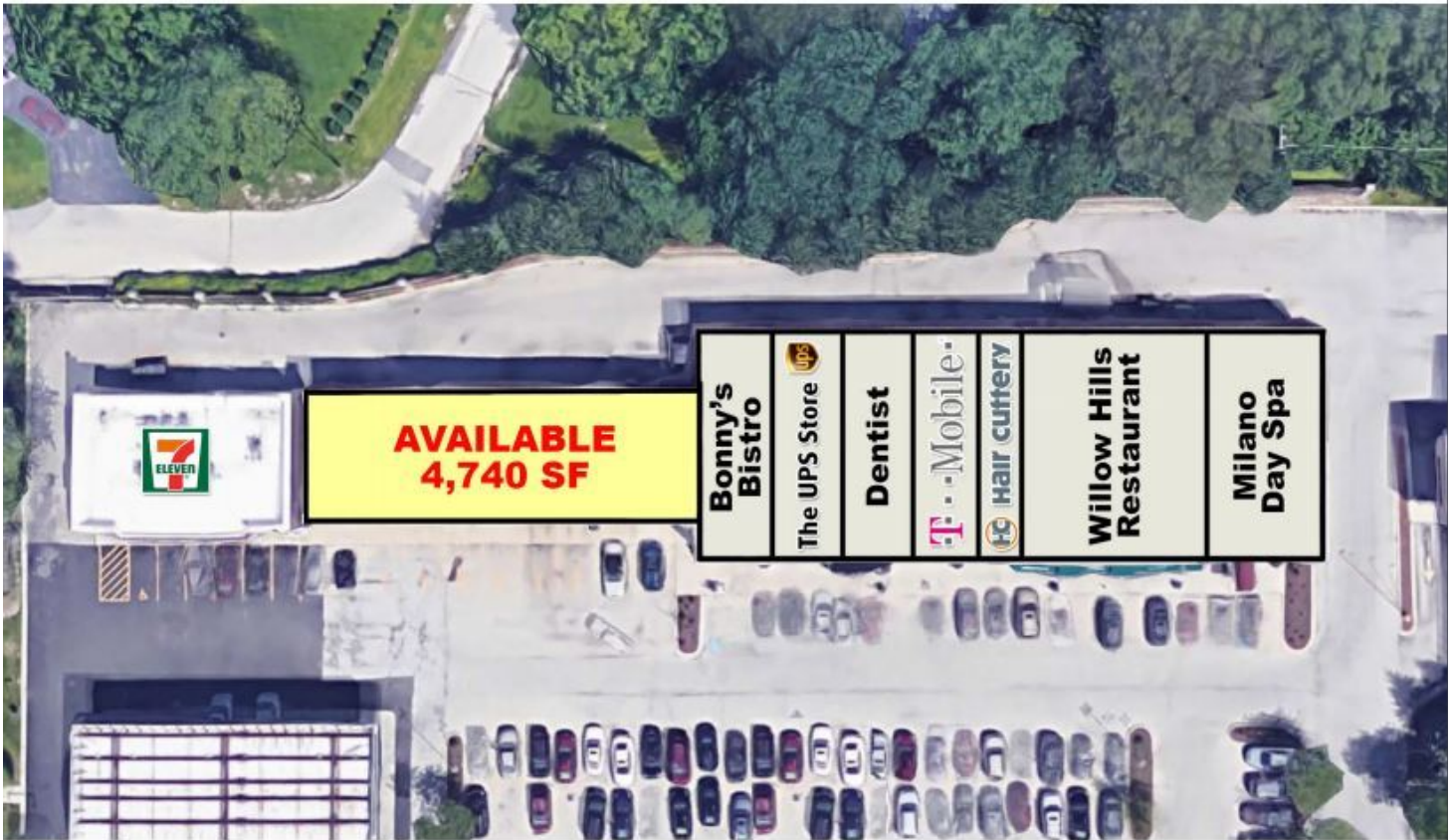
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
6690 Joliet Rd.	Auto/Retail	\$12.00 SF/YR	Net	4,740 SF	VACANT

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