

MILLENNIUM PROPERTIES R/E

Fully Occupied Office/Medical Center at a 9.53% Cap

121 Springfield Ave., Joliet, IL

\$1,020,000



Property Highlights

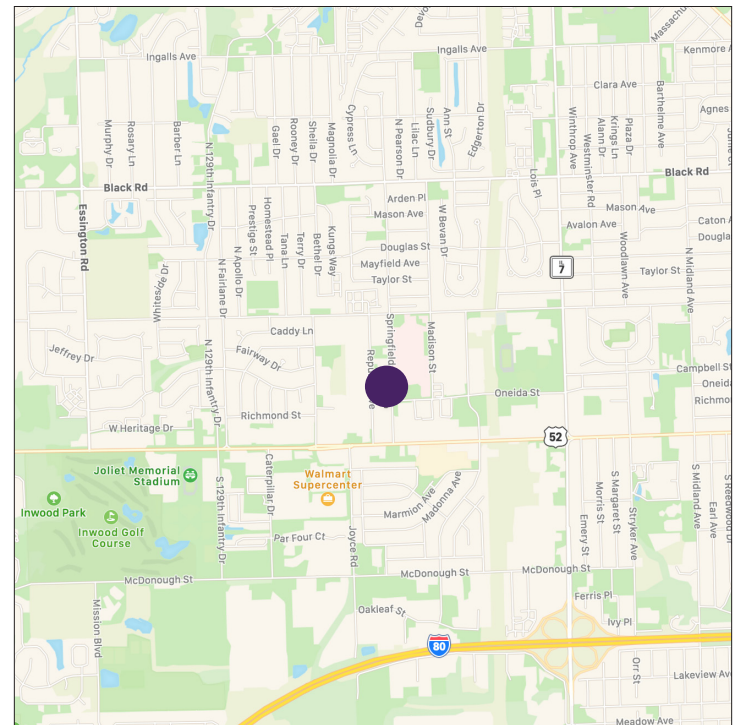
- Single-story 10,199 SF multi-tenant office/medical office center
- Fully occupied with strong cash-flow
- Strong window lines at a busy intersection
- Ample parking
- Across the street from AMITA Health- St. Joseph's Medical Center Hospital
- Close to highly developed Jefferson Street
- Easy access to I-80
- 41 parking spaces
- Land Area: 29,285 SF
- Zoning: B-1
- Taxes (2020): \$20,755.38

Property Overview

A fully-occupied 10,199 square foot commercial multi-tenant center with a mix of office and medical office tenants is available for sale. This center is situated on 29,285 square feet of land located near highly-developed Jefferson Street and is approximately 1.5 miles from I-80. The center is located directly across from the AMITA Health St. Joseph Medical Center Hospital and has strong cashflow and ample parking. Additional attractions include Walmart, Starbucks, Panera Bread, Menard's, Chase Bank and more.

Located in the southwest suburbs, Joliet is a well established community with 148,000 residents. The property's proximity to several major transportation routes and several new residential developments will provide the opportunity for long-term growth.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	11,090	79,413	167,238
Households	4,572	30,168	57,513
Median Income	\$57,781	\$59,437	\$67,713



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