

1818 W. Jefferson St., Joliet, IL

\$12.00/SF MG



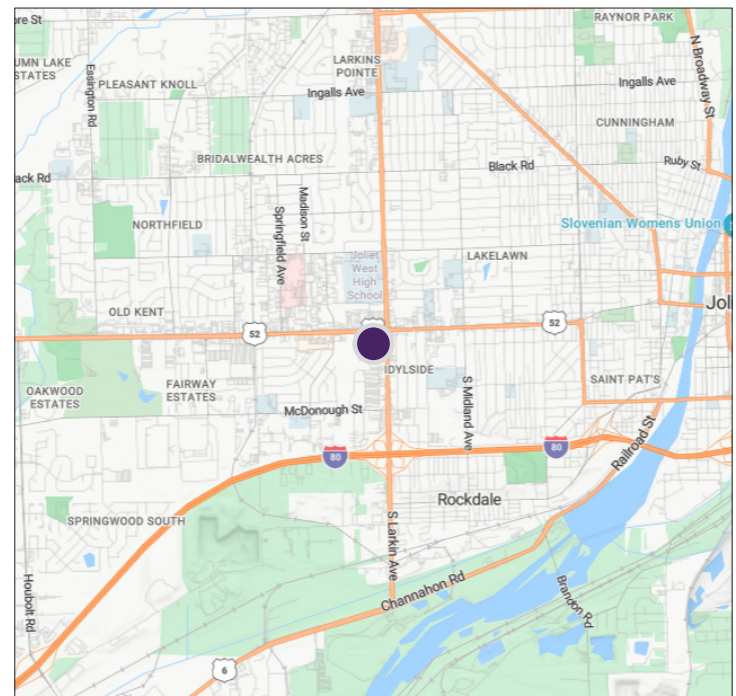
Property Highlights

- 2,000 SF turn-key office space
 - Multiple private offices, reception area, break room with kitchen, conference room and storage space
- Co-tenant in the 12,997 SF building, First American Bank
- Great location on Jefferson Street
- Close to major commercial thoroughfares
- Easy accessibility to expressways and major streets in the area
- Attractions in the area include: Target, Walgreen's, Dunkin', Dollar Tree, several restaurants and more
- Land area: 54,450 SF
- Zoning: B-1

Property Overview

A 2,000 square foot office space on Jefferson Street in Joliet is available for lease. The space is a part of a 3-story, 12,997 square foot building with First American Bank on the ground floor as a co-tenant. The second floor space has an inviting reception area, multiple private offices, conference room, break room with kitchen, private bathrooms, storage and elevator access. Situated in close proximity to the major thoroughfares and easily accessible via I-80 and I-55, this building benefits from a traffic count of 26,043 vehicles per day.

Located in the southwest suburbs, Joliet is a large community with 148,000 residents. Jefferson is a major retail corridor in Joliet, with a large number of national retailers and restaurants along busy Jefferson Street.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Population | 11,103 | 82,352 | 158,813 |
| Households | 4,493 | 30,822 | 55,076 |
| Average Income | \$57,855 | \$56,341 | \$63,766 |

Brad Thompson

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

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