



Rockwood Square

9500 W Lincoln Hwy, Frankfort, IL 60423



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Rockwood Square

\$20.00 /SF/YR

On the corner of Lagrange Road and Lincoln Hwy. in Frankfort Next to Walgreens and in front of Mariano's 1,200 to 2,400+ sq ft available. 36,000 traffic count
 Tenants are Sorriso Italian restaurant, Perfect Nails, Frankfort Currency Exchange Address is 9500 Lincoln Hwy. Frankfort, IL 60423
 Security deposit is 2 1/2 months...

- On the corner of Lagrange Road and Lincoln Hwy in Frankfort Next to Walgreens and in front of Mariano's. 36,000 traffic count



Rental Rate:	\$20.00 /SF/YR
Total Space Available:	4,800 SF
Max. Contiguous:	2,400.00 SF
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	11,250 SF
Year Built:	1979
Walk Score ®:	63 (Somewhat Walkable)
Rental Rate Mo:	\$1.67 /SF/MO

1st Floor Ste 1

Space Available	1,200 SF
Rental Rate	\$20.00 /SF/YR
Date Available	February 02, 2023
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

1

1st Floor Ste 5

Space Available	1,200 SF
Rental Rate	\$20.00 /SF/YR
Date Available	February 02, 2023
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

2

1st Floor Ste 6

Space Available	1,200 SF
Rental Rate	\$20.00 /SF/YR
Contiguous Area	2,400 SF
Date Available	February 02, 2023
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Ready to move in - glass rear entry

3

1st Floor Ste 7

Space Available	1,200 SF
Rental Rate	\$20.00 /SF/YR
Contiguous Area	2,400 SF
Date Available	February 02, 2023
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
New Frankfort Currency Exchange	-	
Perfect Nails	-	
Sorriso Ristorante & Bar	-	



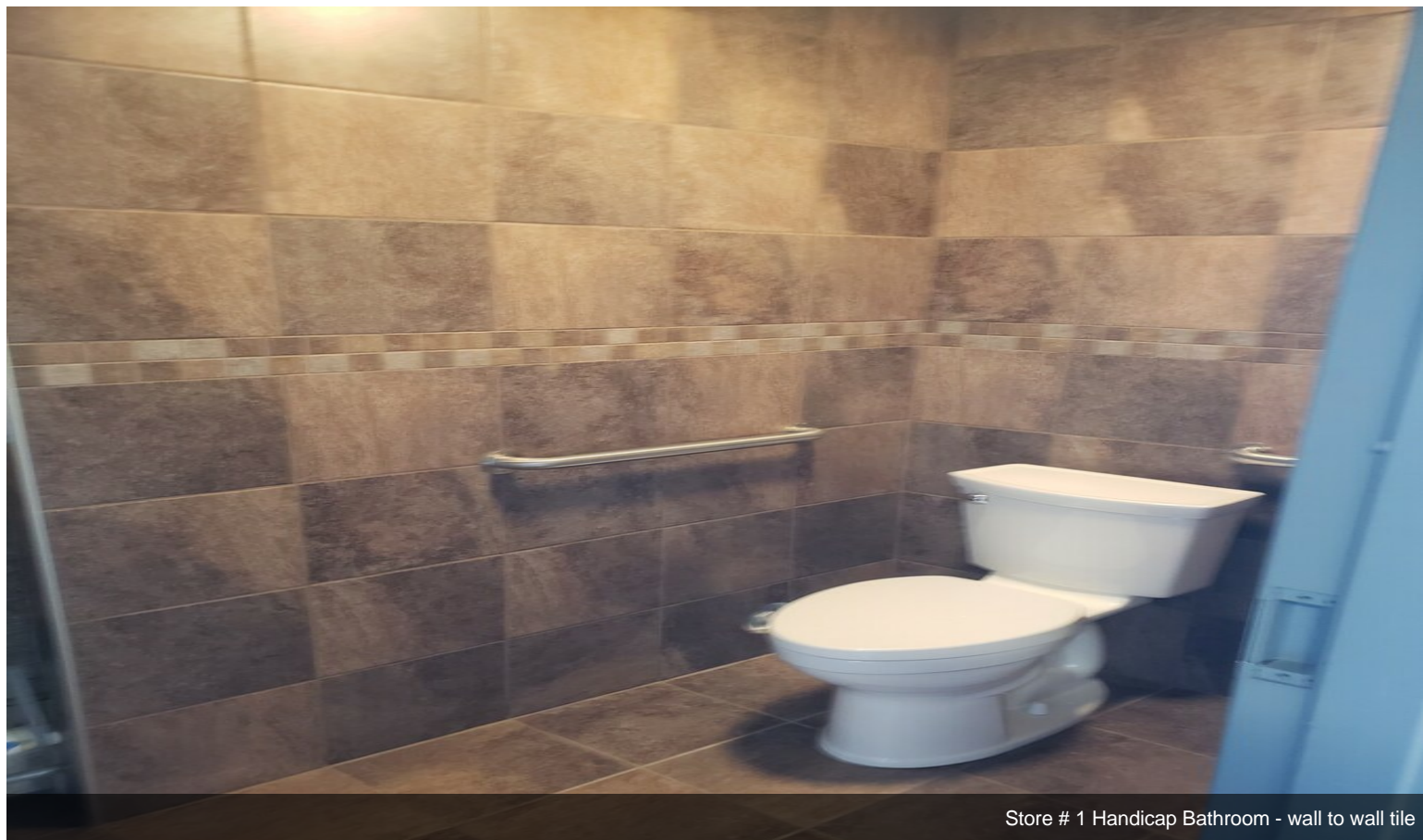
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Property Photos



Building Photo



Store # 1 Handicap Bathroom - wall to wall tile

Property Photos



Rear lot



Behind the shopping Center

Property Photos



Front of Building



Unit 6 Backroom with Fire Alarm

Property Photos



Handicap Bathroom



Rear lot & Brick Dumpster

Property Photos



Glass Door to rear parking lot & access to Starbucks Marianos



New Furnace

Property Photos



Handicap Bathroom

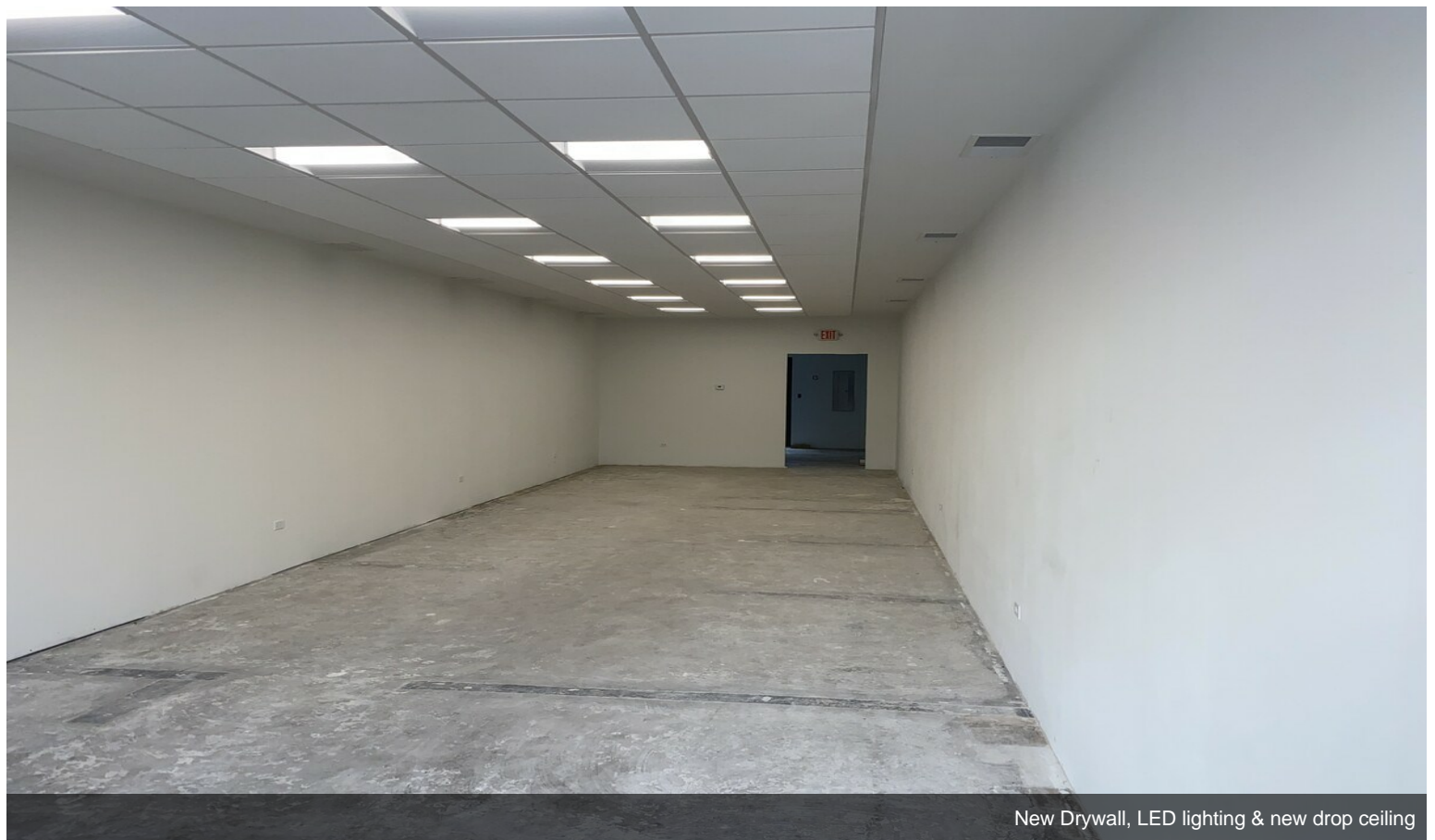


Building Photo

Property Photos

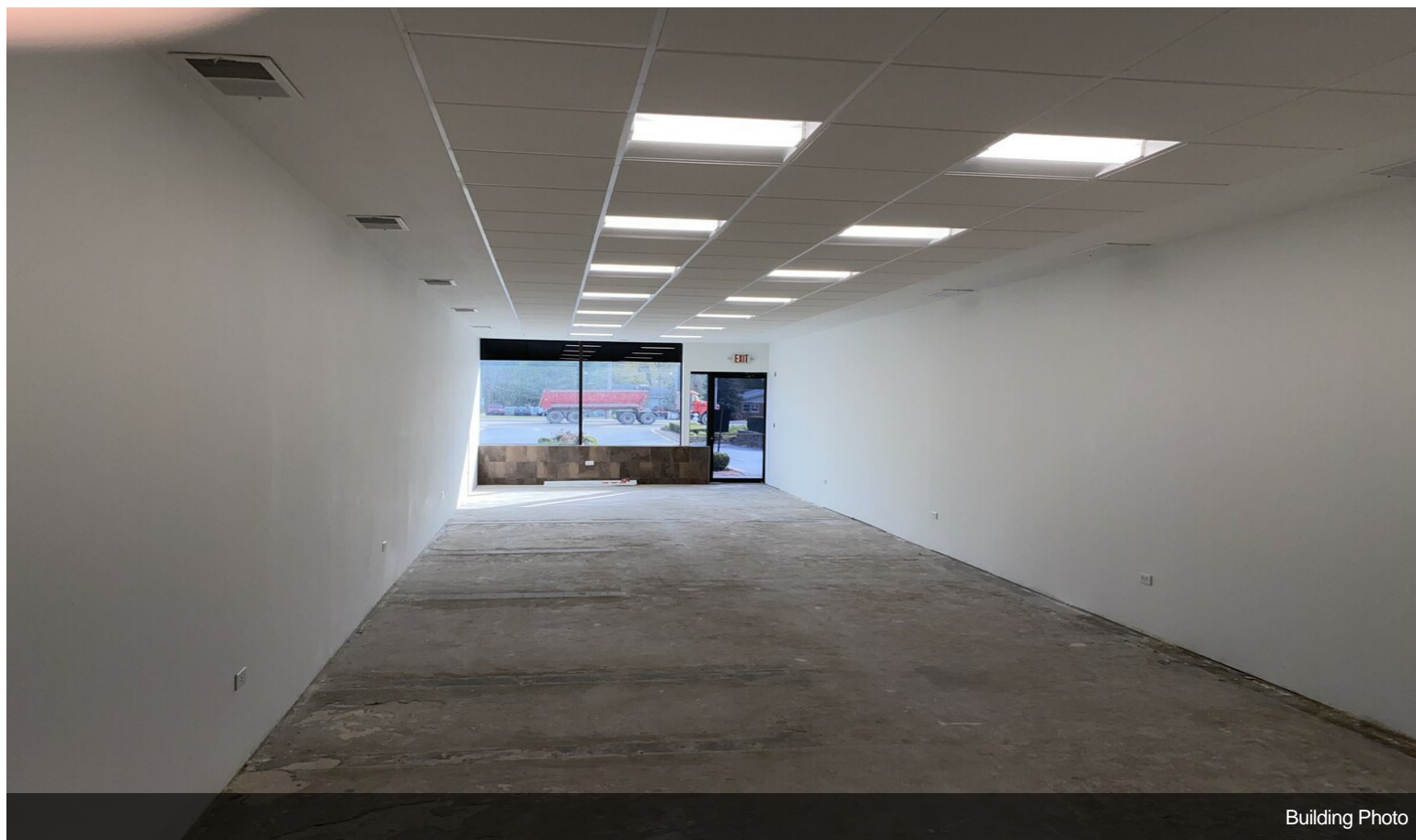


Flowers a must



New Drywall, LED lighting & new drop ceiling

Property Photos



Building Photo



Building Photo

Property Photos



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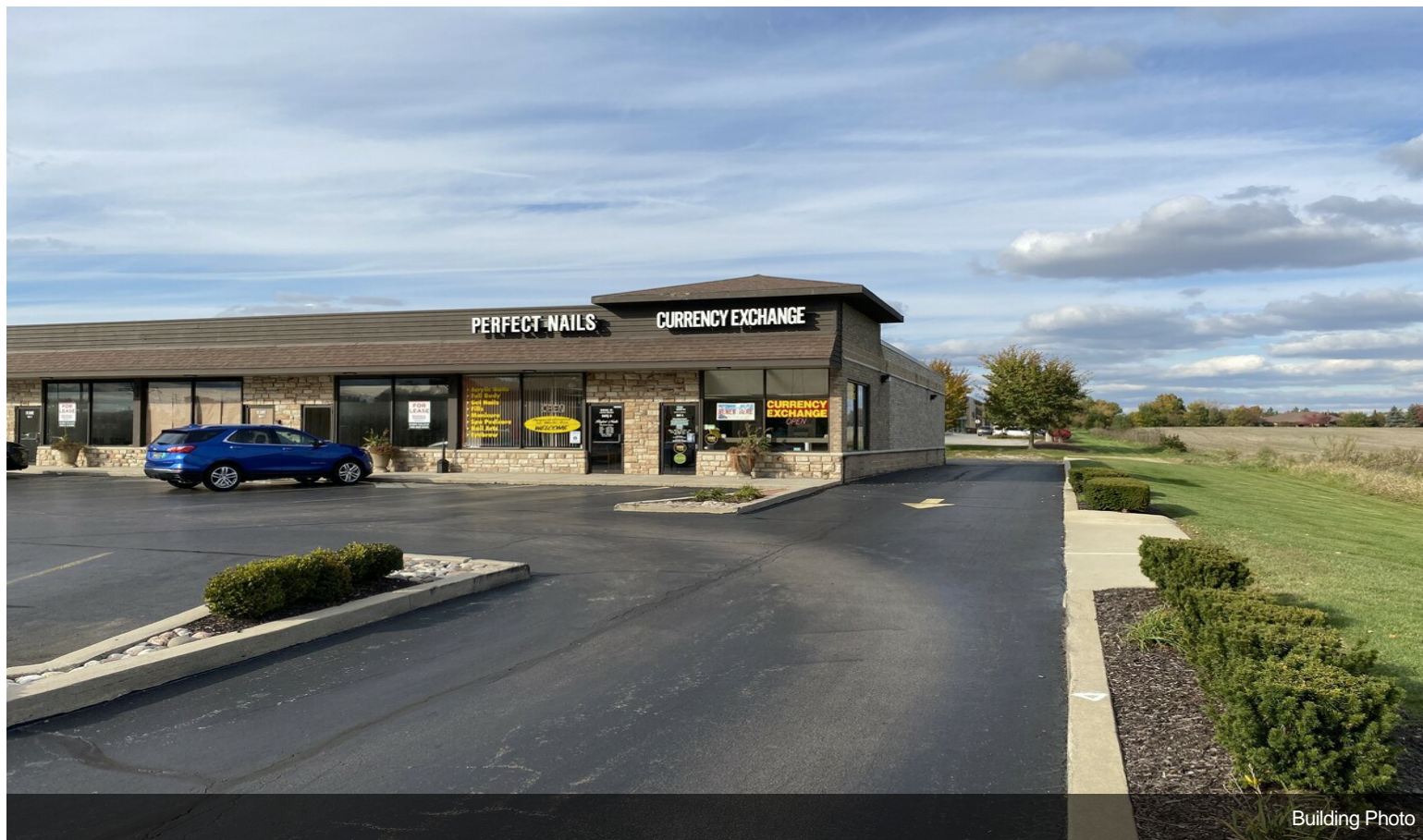


Building Photo

Property Photos

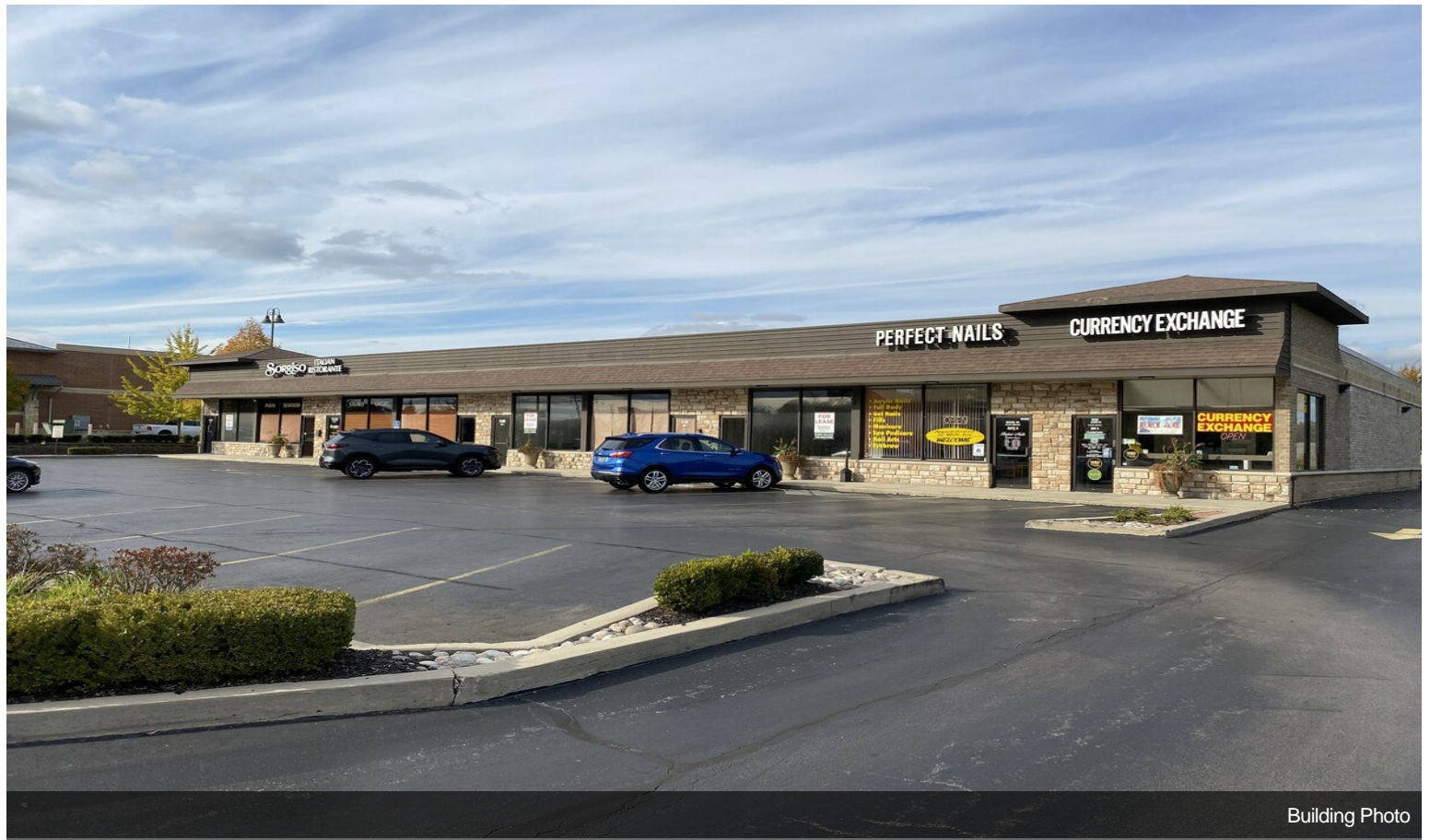


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