



1320 38th St. | Peru, IL 61354



FOR SALE OR LEASE

LEASE

Unit 1318 (with drive through)

- 2040 SF
- Available 1/1/21

Unit 1320

- 1560 SF
- Available 7/1/22

PROPERTY DETAILS

- Area: 0.71 acres
- Square Footage: 3,600 SF total (potential to double SF)
- Parking: 26
- Traffic Count: 7100 cars daily
- ADA Compliant: Yes
- Zoning: B-4

ASKING PRICE: \$685,000

PROPERTY DESCRIPTION

This busy corridor's traffic is primarily retail and workforce traffic.

The Jimmy John's implemented one of the Franchise's first drive throughs in the late 1990s. With Jimmy Johns Relocating to a much needed larger property this well known location is for lease or sale.

TENANTS

Justin Boot Outlet

20 year tenant lease through 7/1/22

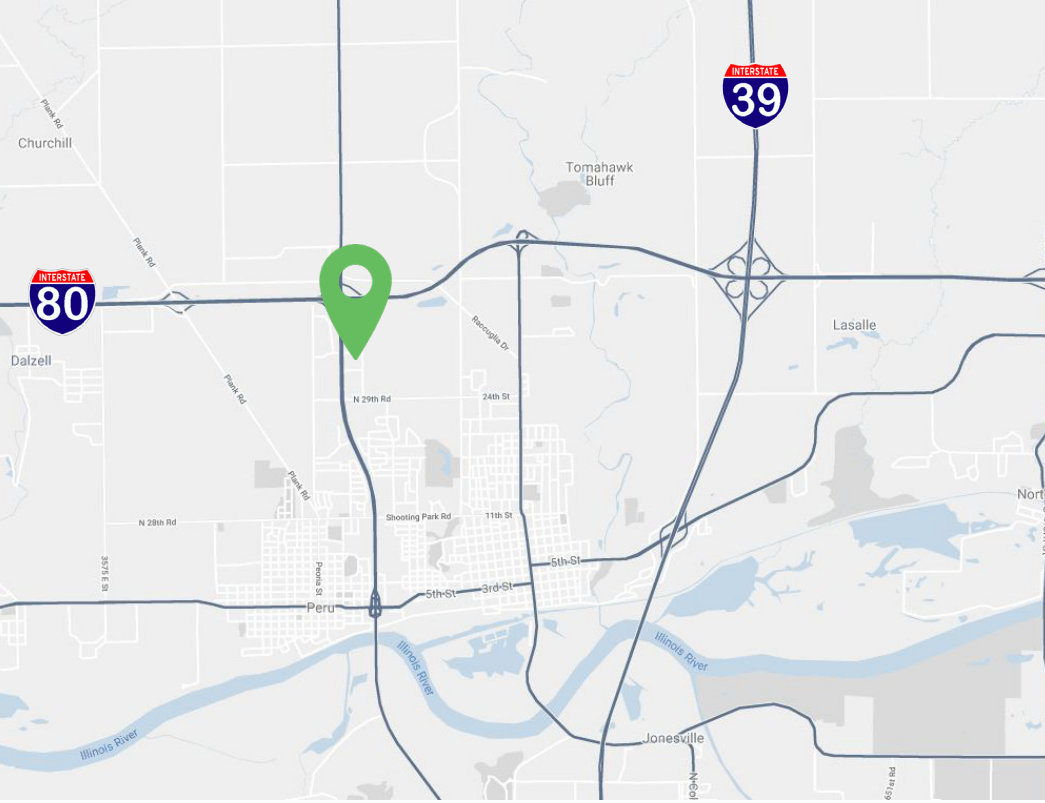
Jimmy John's

20 years; moving to larger building 2021



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LOT 11 5.689 ac.	LOT 12 5.727 ac.
LOT 9 7.436 ac.	LOT 10 7.521 ac.
LOT 7 8.53 ac.	LOT 8 6.34 ac.
LOT 5 15.1 ac.	

