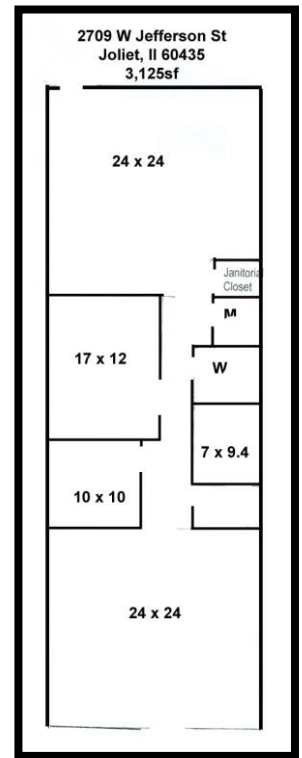
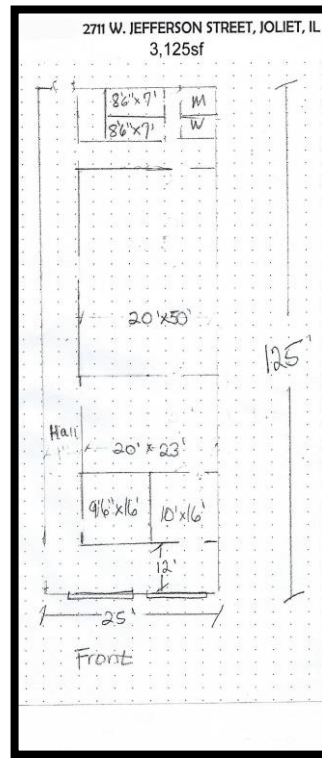
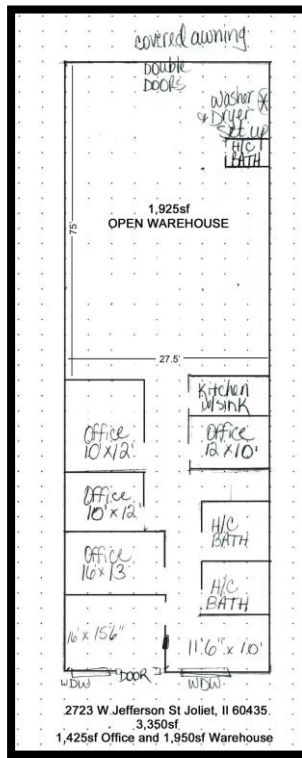
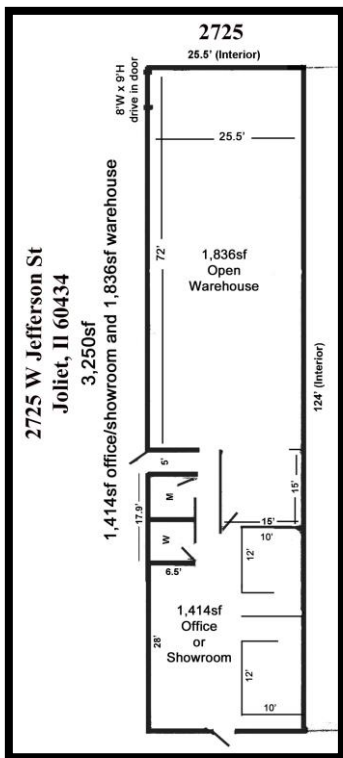


RETAIL SPACE FOR LEASE

Stadium Plaza Retail Center

2709, 2711, 2723 & 2725 W. JEFFERSON STREET JOLIET, ILLINOIS
 NEC ROUTE 52 (JEFFERSON ST) & FAIRLANE DRIVE



FOR ADDITIONAL INFORMATION
 CONTACT:
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 (815) 546-1679
 MARK@MARKEKOENIG.COM
 www.TheKoenigroupRES.com

STADIUM PLAZA RETAIL CENTER

2709 W Jefferson Street 3,125sf (1,414sf office, 1,125sf warehouse & 8' x 9' drive in door)

2711 W Jefferson Street 3,125sf

Up to 6,250sf Available

2723 W Jefferson Street 3,350sf (1,425sf office, 1,950sf warehouse)

2725 W Jefferson Street 3,250sf (1,414sf office, 1,836sf warehouse & 8' x 9' drive in door)

Up to 6,600sf Available

The site is adjacent to:

Potbelly's, Mooyah, Chipotle's & Aldi's

Located by:

Wal-Mart Supercenter, Menards, Starbuck's, T-Mobil, Advance Auto Parts, Chase Bank, and Applebee's

Current Tenants Include:

McBride's on 52, Heartland Blood Centers, Boost Mobil, Sushi Ya, Professional's Choice

Significant Day Time Population

Full Access Points On Route 52 (Jefferson St) & Fairlane Drive

Over 27,500 Vehicles a Day Pass by This Site

DEMOGRAPHICS

2018 POPULATION

1 MILE: 15,742

3 MILES: 60,444

5 MILES: 127,147

AVERAGE HOUSEHOLD INCOME

1 MILE: \$69,125

3 MILES: \$63,659

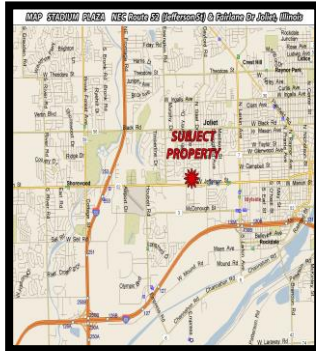
5 MILES: \$65,726

TRAFFIC COUNT

27,500 VPD ROUTE 52

Retail Space for Lease

3,125sf (2709 Jefferson St) - 3,125sf (2711 Jefferson St) Up to 6,250sf Available
 3,350sf (2723 Jefferson St) - 3,250sf (2725 Jefferson St) Up to 6,600sf Available



FOR ADDITIONAL INFORMATION CONTACT:

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