

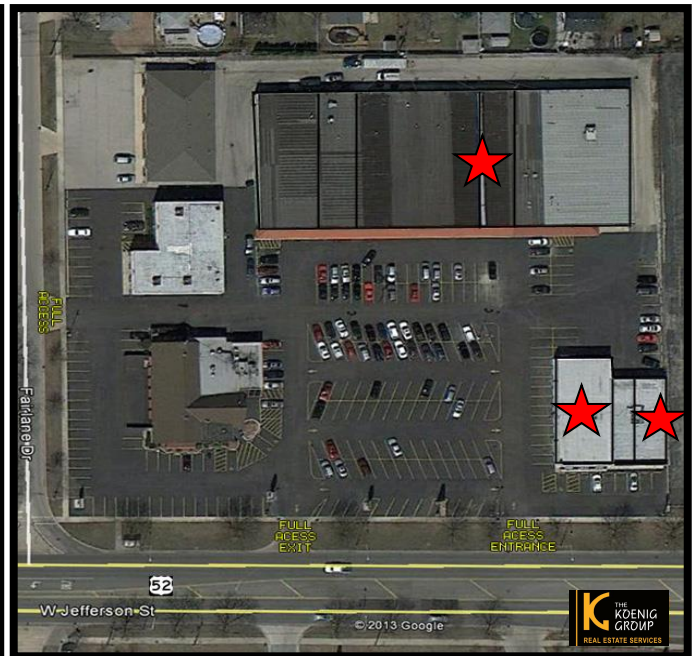
RETAIL SPACE FOR LEASE

Stadium Plaza

2621, 2625 & 2711 W. JEFFERSON STREET JOLIET, ILLINOIS
NEC ROUTE 52 (JEFFERSON ST) & FAIRLANE DRIVE



1,560sf (2621 Jefferson St) - 4,200sf (2625 Jefferson St) - 3,125sf (2711 Jefferson St)
ONLY 3 UNITS LEFT OUT OF OVER 61,000sf



FOR ADDITIONAL INFORMATION
CONTACT:

MARK E. KOENIG
(815) 546-1679

MARK@MARKEKOENIG.COM
www.TheKoenigroupRES.com

STADIUM PLAZA

2711 W Jefferson Street 3,125sf (rear retail center)
2625 W Jefferson Street 4,200sf (front retail center)
2621 W Jefferson Street 1,560sf (front retail center)

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, Boost Mobil, Sushi Ya,
Fit for All, 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

2016 POPULATION

1 MILE: 15,742
3 MILES: 60,444
5 MILES: 127,147

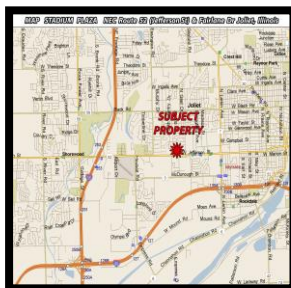
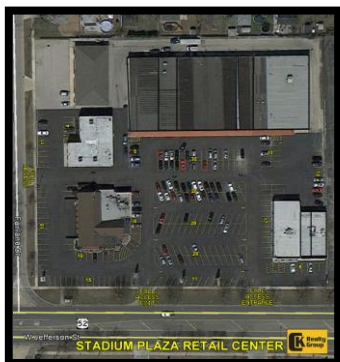
AVERAGE HOUSEHOLD INCOME

1 MILE: \$69,125
3 MILES: \$63,659
5 MILES: \$65,726

TRAFFIC COUNT

27,500 VPD ROUTE 52

RETAIL SPACE FOR LEASE



FOR ADDITIONAL INFORMATION CONTACT:
MARK E. KOENIG
 (815) 546-1679 CELLULAR
 Mark@markekoenig.com
 WWW.THEKOENIGGROUPRES.COM

