

BENTON PLAZA

7266 W. BENTON DRIVE, FRANKFORT, IL 60423

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL/OFFICE PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- Well maintained
- Elevator building
- Close to I-80 exit at Harlem Ave.
- Large open layout
- Office has own bathroom and HVAC
- Pylon sign
- Stop light corner

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 1 - Office	\$11.00 SF/yr	1,000 - 2,000 SF
Unit 2 - Retail	\$18.00 SF/yr	1,000 SF

LEASE RATE

**\$11.00 - 18.00 SF/YR
GROSS**

OFFERING SUMMARY

Building Size: 28,000 SF

Available SF: 3,000 SF

County: Will

LARRY SLOVY

Commercial Broker
708.713.2241
LARRY@LMTEAM.COM

Office Address: 361 S. Frontage Rd,
Suite 126
Burr Ridge, IL 60527
630.325.8338
LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Larry Slovy represent(s) the Landlord only, and not the Tenant.

BENTON PLAZA RETAIL

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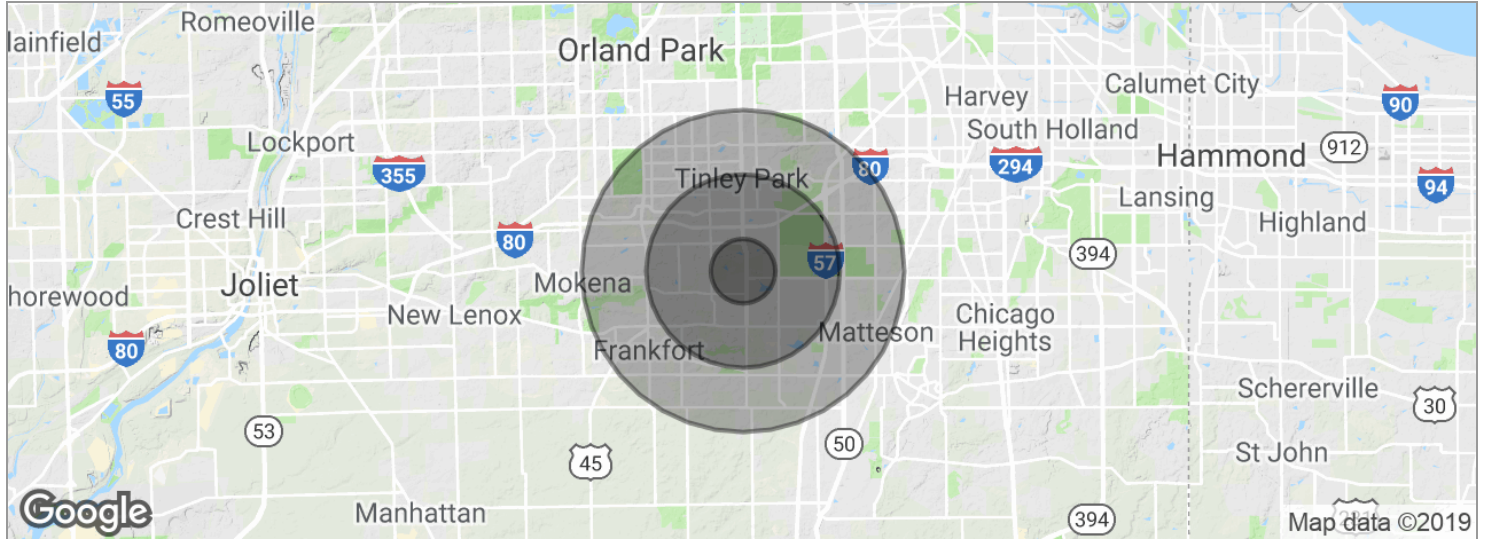
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,386	52,025	152,253
Median age	37.1	39.9	39.4
Median age (male)	35.4	37.3	37.6
Median age (Female)	38.5	41.6	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,562	18,651	54,713
# of persons per HH	2.9	2.8	2.8
Average HH income	\$83,178	\$84,542	\$86,697
Average house value	\$220,832	\$281,854	\$286,839

** Demographic data derived from 2010 US Census*

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