



Building Type:	Retail
Available SF:	4,725
Total SF:	29,683
Number of Stories:	1
Ceiling Peak:	18' Ft.
Expandable:	No
Zoning:	Commercial
Year Built:	2006
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Masonry
Lease Rate:	\$17
Lease Terms:	Triple Net
Lease Rate Note:	17-20
Last Updated:	Jan 24, 2024

### Economic Development Contact

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Village of Romeoville  
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### Realtor/Owner Contact

Alan Erickson  
Location Finders Brokerage LLC  
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### Property and Area Description

Less than one mile to I-55 with 100K+ Vehicles Per Day. Location is on the main retail corridor in town. A densely populated high traffic area (34K+ VPD on Weber Road). Close proximity to Joliet Junior College. Strong Demographics - Median Household Income \$85,000+ within 3 mile radius.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

Nearest Interstate: I-55  
Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

### Utilities

Electric: Comed  
Natural Gas: Nicor  
Water: Village of Romeoville  
Sewer: Village of Romeoville