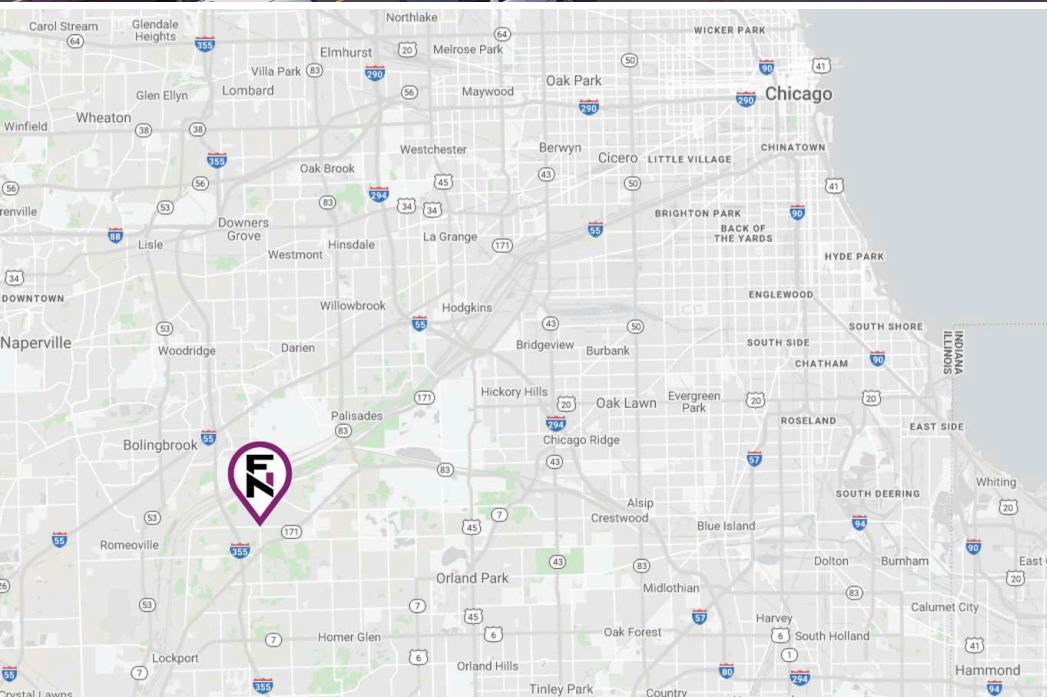


LEMONT VILLAGE SQUARE

East 127th Street and State Street, Lemont, IL 60439



HIGHLIGHTS

COUNTY DuPage

GLA 48,890

ACRES 10.14

PARKING 297

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles



7,343 27,793 97,715



2,725 10,336 34,435



\$157,296 \$149,772 \$131,995

PROPERTY FEATURES

- Anchored by ALDI Grocery Store
- Prime center of town location on State Street and 127th Street with a traffic count of more than 21,350 vehicles per day
- Internet resistant mix of restaurant, grocery and service-oriented tenants
- Drive-thru Starbucks
- Free standing The Learning Experience Daycare Facility
- Excellent demographics | affluent area
- Convenient transportation location with easy access to I-55, I-355, and Metro train station



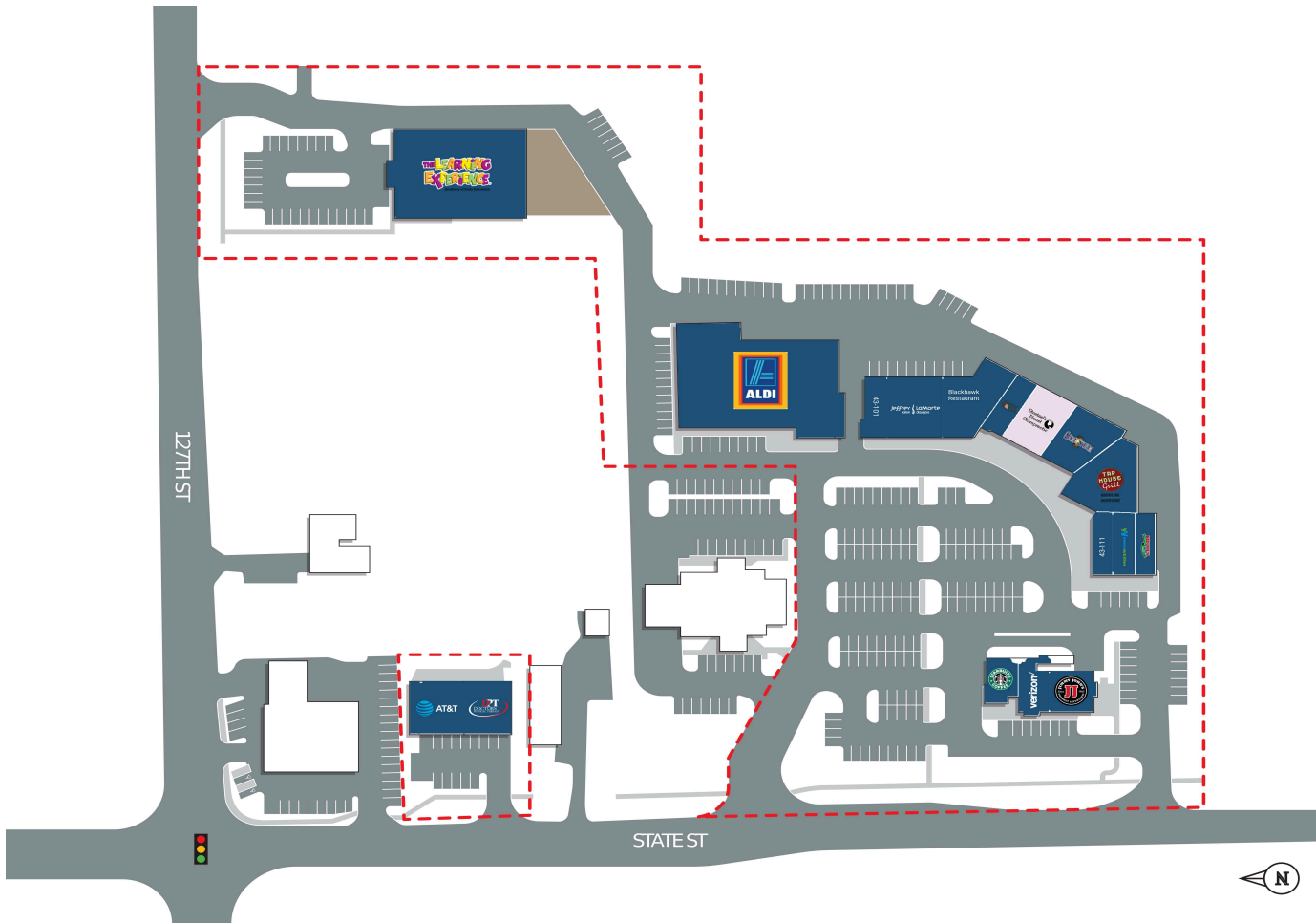
PROPERTY
WEBSITE

Jeff Kellams | (317) 332-7722 | jkellams@fnrpusa.com

fnrpusa.com

LEMONT VILLAGE SQUARE

East 127th Street and State Street, Lemont, IL 60439



SUITE	TENANT NAME	SF
17-D1	Drs of Physical Therapy	3,408
17-D2	AT&T	1,140
37-A1	Aldi	17,875
43-101	Wisemen Barbershop	1,050
43-102	Jeffrey La Morte Salon	3,480
43-104	Blackhawk Restaurant	1,900
43-105	Simply Yoga	2,114
43-106	Stoetzel's Planet Chiropractic	1,850
43-107	Gamestorm	2,301
43-109	Tap House	5,300
43-111	Capri Express	1,530
43-112	Neves Nutrition	1,100
43-113	Rosati's Pizza	1,318
51-101	Starbucks	1,802
51-102	Verizon	1,296
53-103	Jimmy John's	1,456
15434	The Learning Experience	11,070

■ AVAILABLE ■ AVAILABLE SOON ■ LEASED ■ NAP (NOT A PART)



PROPERTY
WEBSITE

Jeff Kellams | (317) 332-7722 | jkellams@fnrpusa.com

fnrpusa.com

LEMONT VILLAGE SQUARE

East 127th Street and State Street, Lemont, IL 60439

FIRST NATIONAL
REALTY PARTNERS



Disclaimer: All product and company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Any product names, logos, brands, and other trademarks or images featured or referred to within are the property of their respective trademark holders. These trademark holders are not affiliated with FNR. The information contained herein is for general informational purposes only. FNR makes no representation or warranty, express or implied. Your use of the information is solely at your own risk. This document may contain information concerning third party content, which FNR does not warrant, endorse, or assume liability for.

fnrpusa.com