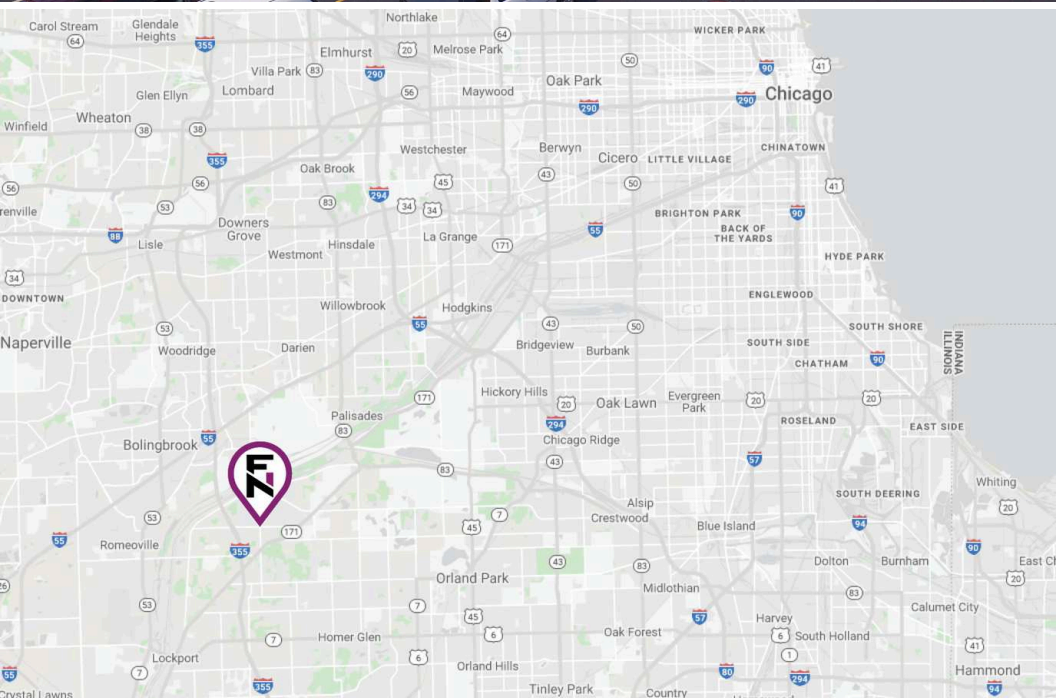


# LEMONT VILLAGE SQUARE

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 | access to I-55 and I-355 | Metro train station



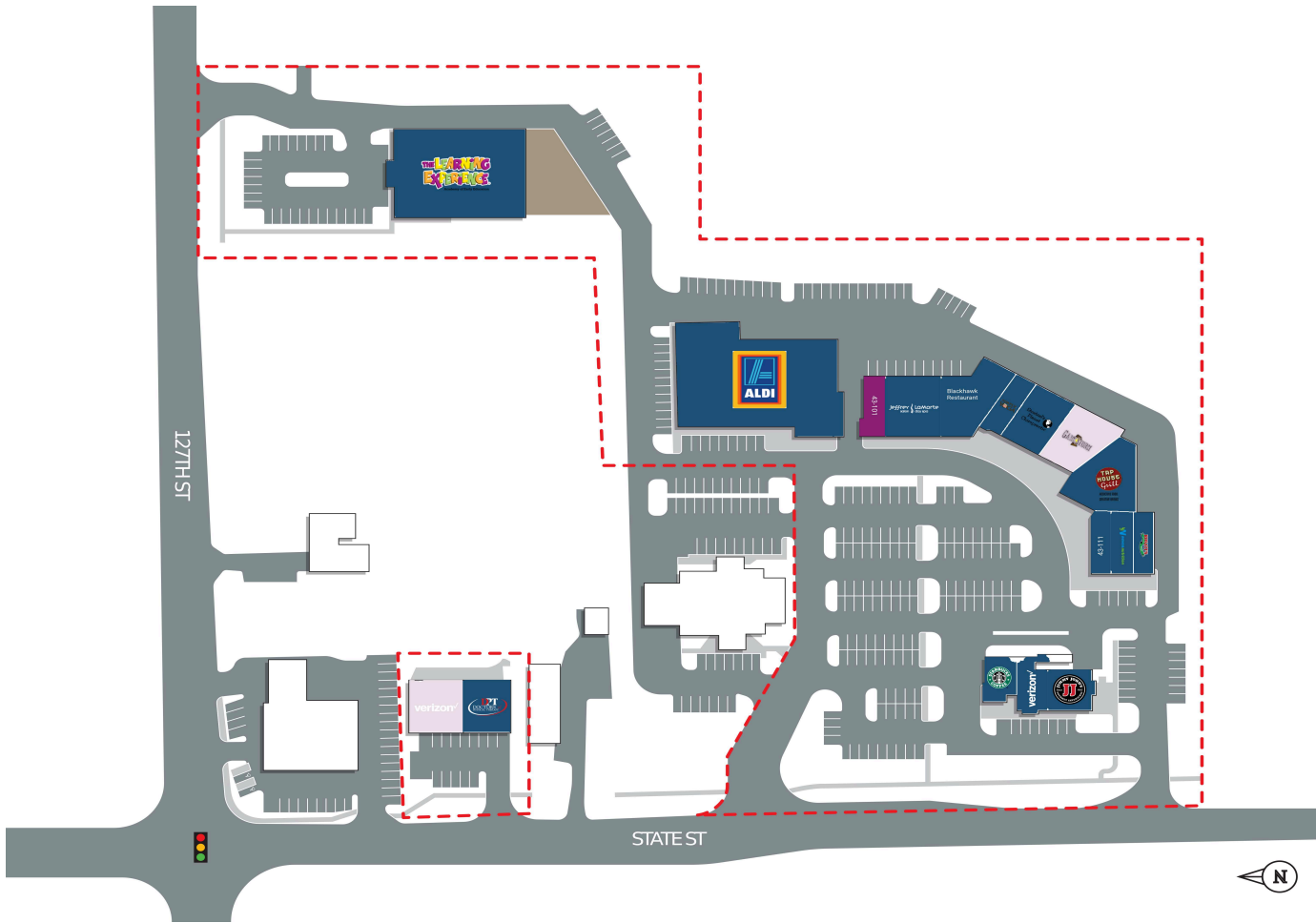
**PROPERTY WEBSITE**

**Bret Nesbitt** | 850-401-0554 | bnesbitt@fnrpusa.com

**fnrpusa.com**

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SUITE	TENANT NAME	SF
17-D1	Drs of Physical Therapy	3,408
<b>17-D2</b>	<b>Verizon</b>	<b>1,104</b>
37-A1	Aldi	17,875
<b>43-101</b>	<b>Available</b>	<b>1,050</b>
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
<b>43-107</b>	<b>Gamestorm</b>	<b>2,301</b>
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)



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**FIRST NATIONAL**  
REALTY PARTNERS



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