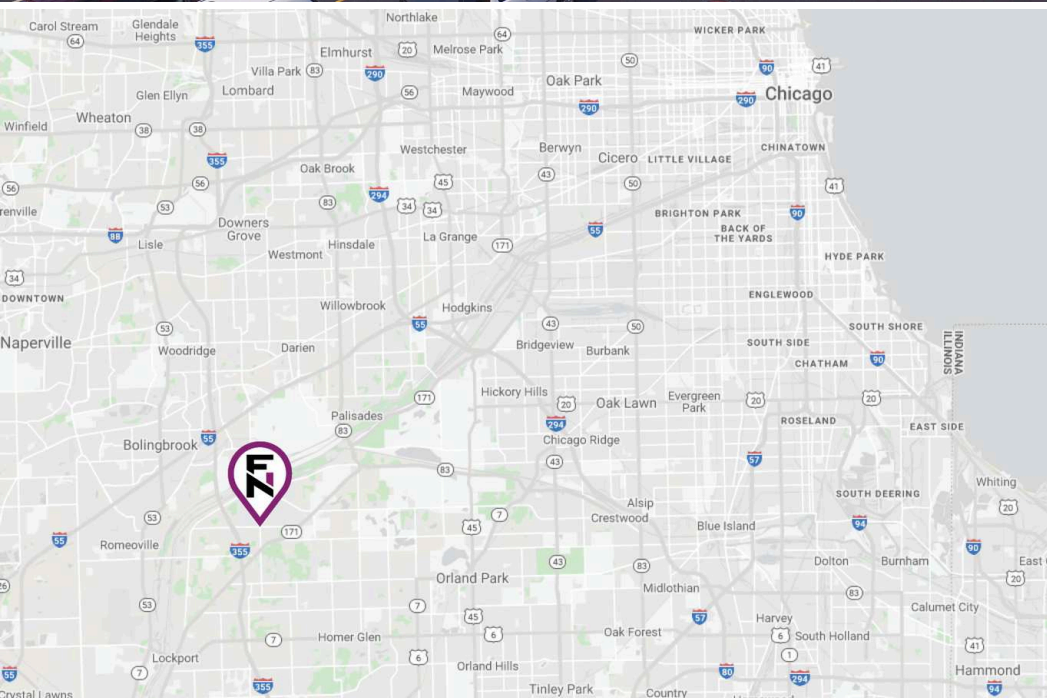


# LEMONT VILLAGE SQUARE

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



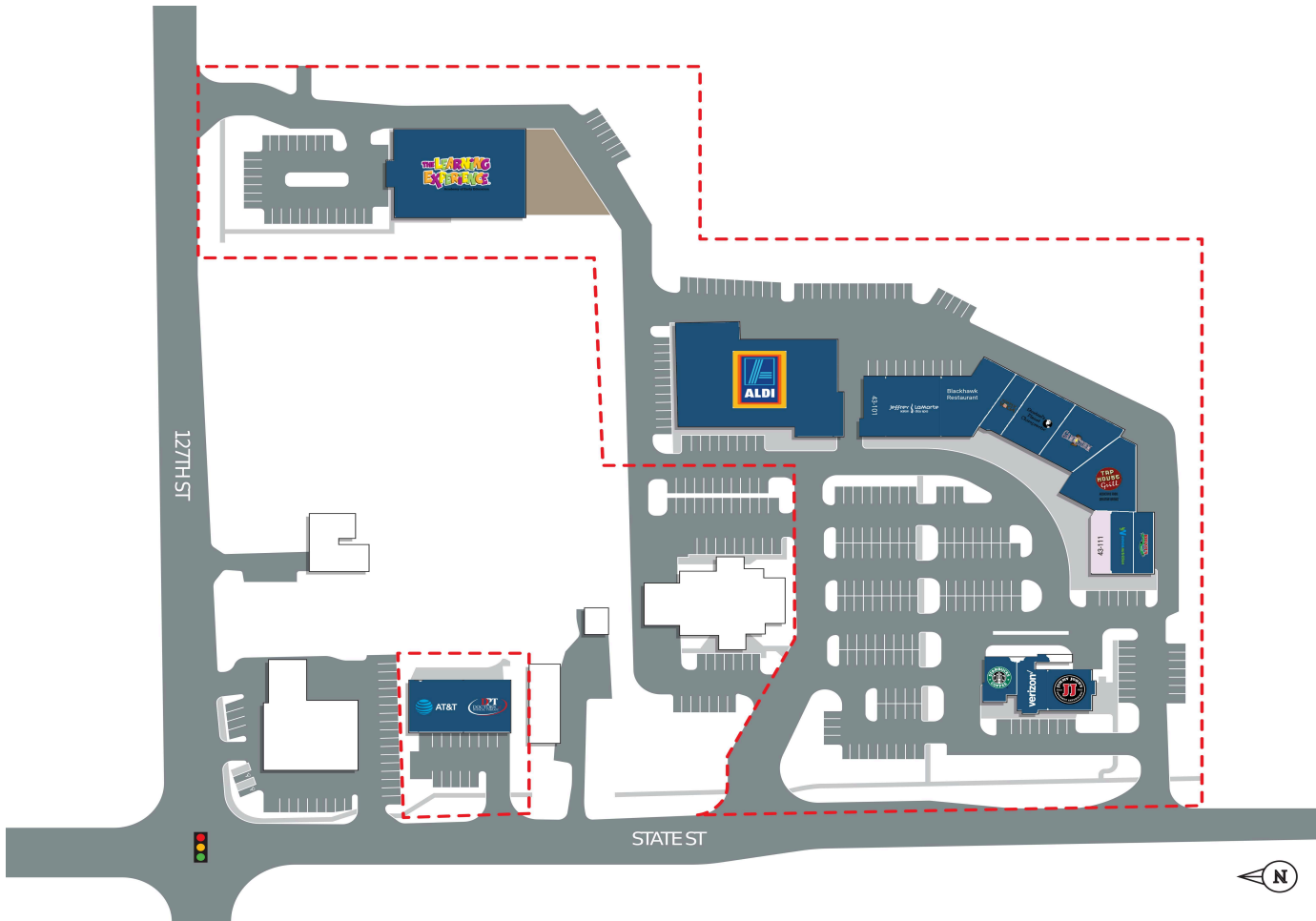
**PROPERTY WEBSITE**

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

fnrpusa.com

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| 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        |
| <b>43-111</b> | <b>Capri Express</b>           | <b>1,530</b> |
| 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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