

ESSINGTON RD/HENNEPIN DR JOLIET, IL



8-ACRE LAND SITE FOR BUILD-TO-SUIT OR GROUND LEASE

PROPERTY HIGHLIGHTS

- High profile 8 acre development site
- Site is pad ready with utilities to the lot lines
- Located adjacent to Louis Joliet Mall and many national retailers
- Easy cross access through the Louis Joliet Pointe Shopping Center where new retailers including Bob's Furniture and Fresh Thyme Grocery have recently located
- Site is on the lighted intersection of Essington and Hennepin which has doubled the amount of traffic onto Plainfield Road
- Great location for a mid or small box retailer as well as free standing restaurants



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Residential Population	7,733	70,147	193,125
Daytime Population	13,943	50,298	120,262
Average Annual Income	\$83,119	\$74,797	\$75,447



TRAFFIC COUNTS

Route 30	22,000 VPD
Ring Road	20,746 VPD
Essington Road	22,800 VPD

For more information, please contact:

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1A	Available	7,062 SF	8	Subway	1,000 SF	18-19	Men's Wearhouse	4,700 SF
1B	Available	5,339 SF	9	Fantastic Sam's	1,000 SF	20	LJP Currency Exchange	1,600 SF
2	Bob's Discount Furniture	38,791 SF	10	Miracle Ear	1,000 SF	21	Available	1,987 SF
3	Fresh Thyme	31,279 SF	11	Batool Salon	690 SF	22	Chipotle Mexican Grill	2,413 SF
4	Available	4,989 SF	12	Kirkland's	11,742 SF		Outlots:	
5	The Room Place	23,479 SF	13/14	Xfinity	4,800 SF		Five Guys	2,435 SF
6-1	Michaels	23,324 SF	15	Available	2,400 SF		Shoe Carnival	11,984 SF
6-2	Bed, Bath & Beyond	24,476 SF	16	Available	2,025 SF		CENTER TOTAL:	233,338 SF
7	Planet Fitness	22,197 SF	17	Batteries Plus Bulbs	1,949 SF			

Parking - 5:1 Parking Ratio



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