

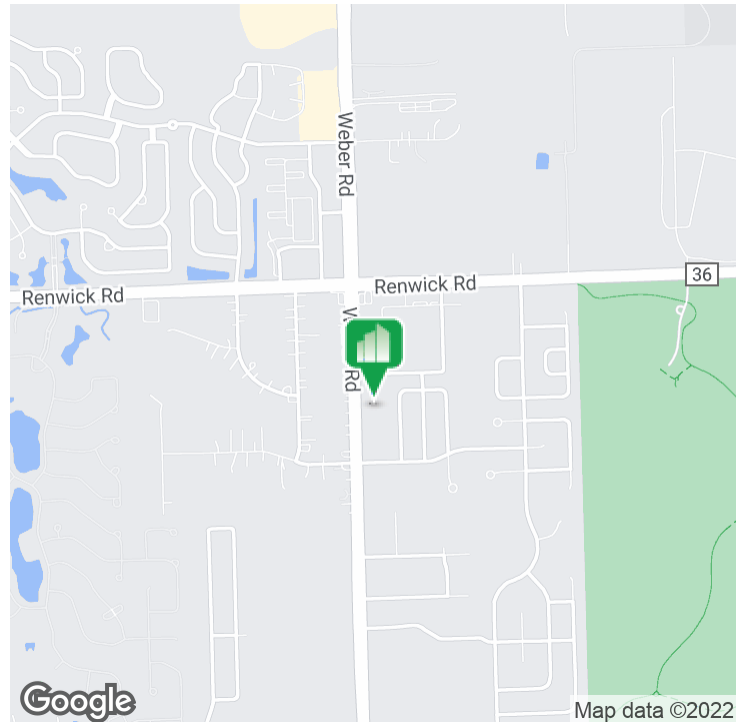
Retail Property For Lease



CRESTLAKE COMMONS

16129 WEBER RD, CREST HILL, IL 60403

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OFFERING SUMMARY

Available SF:	6,065 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Pass-Thrus:	\$6.50/SF
Year Built:	2003
Building Size:	24,740 SF
Zoning:	B-3
Submarket:	I-55

PROPERTY OVERVIEW

Fully built out gym for lease in a successful retail neighborhood strip center on Weber Rd.

Tenants include Elsie's Place, Crestlake Dental, Athletico Physical Therapy, El Athletico Burrito, La Michocana Premium, Snatch N' Contour, and Remax Ultimate Professionals.

PROPERTY HIGHLIGHTS

- One mile east of Mistwood Golf Course
- Two miles from Lewis University
- Excellent visibility along Weber Road

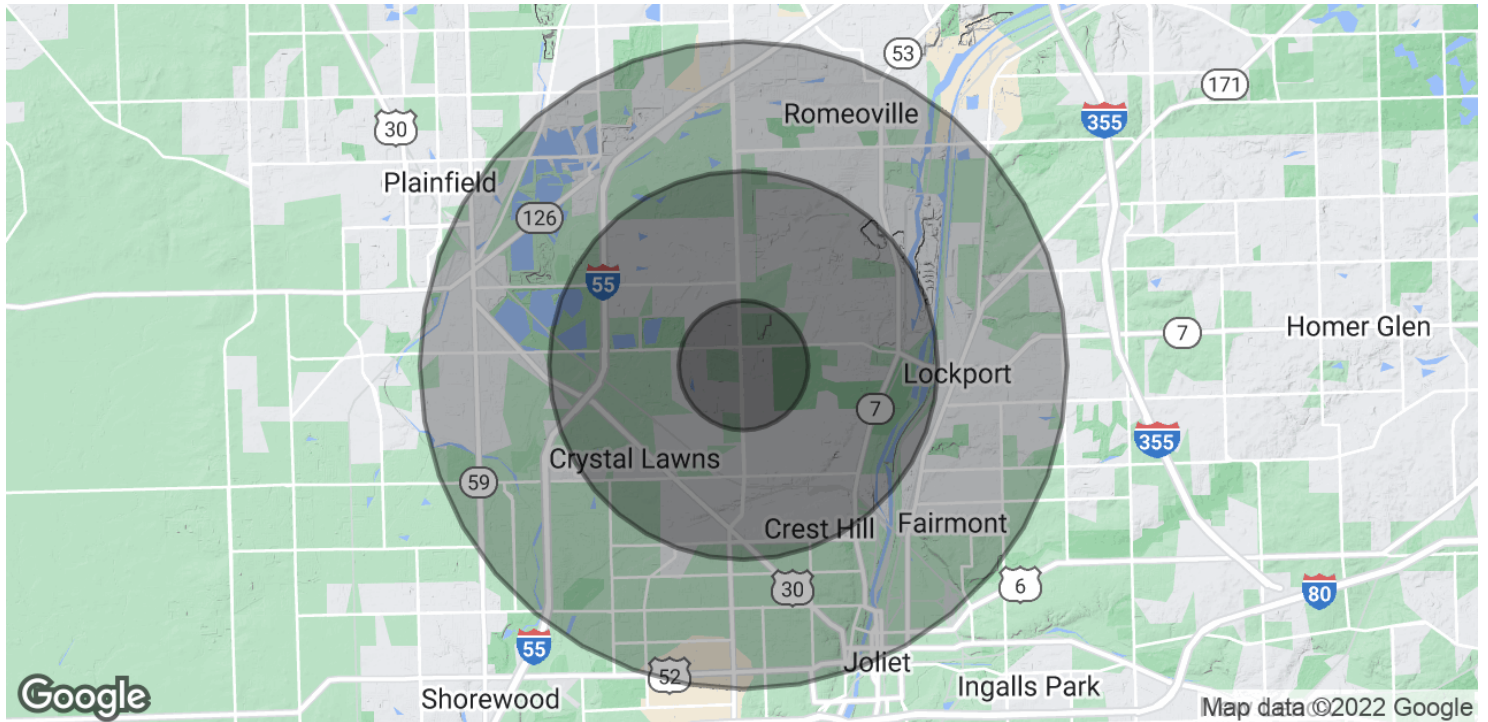
LOCATION OVERVIEW

The property is located 1/4 mile south of the intersection of Weber Rd & Renwick Rd in Crest Hill, at the nexus of Romeoville, Lockport, Plainfield, Joliet, & Crest Hill on Weber Rd. 4.4 miles south of the intersection of I-55 & Weber Rd. The property is 1 mile east of Mistwood Golf Course and 2 miles west of Lewis University, and 1 mile south of the retail intersection of Airport & Weber Rd.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,962	45,847	126,143
Average Age	37.4	40.6	39.8
Average Age (Male)	35.8	39.3	38.3
Average Age (Female)	38.9	41.2	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,732	15,723	42,428
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$93,867	\$104,186	\$105,587
Average House Value	\$317,126	\$357,379	\$366,197

* Demographic data derived from 2020 ACS - US Census