

3330 W. Mall Loop Dr., Joliet, IL

**For Sale: \$1,095,000**  
**For Lease: \$20.00/SF NNN**



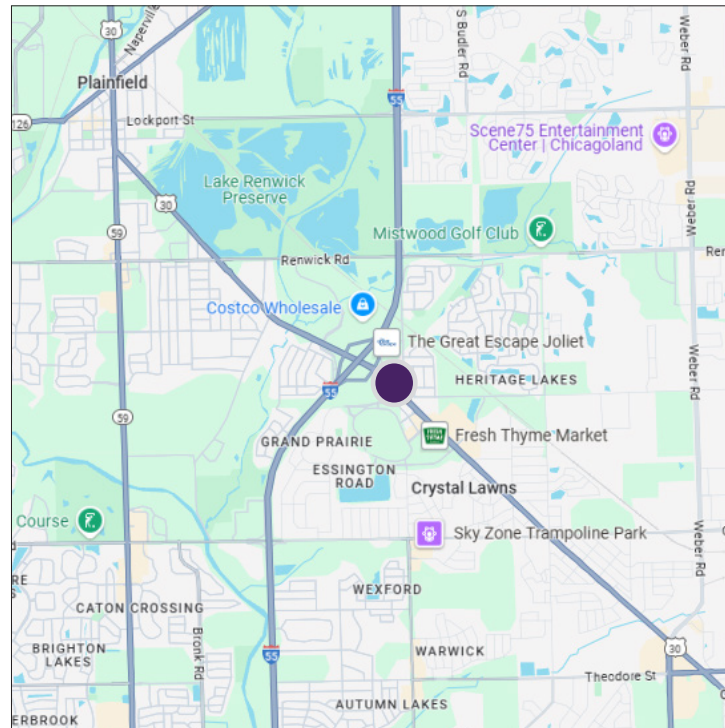
## Property Highlights

- 4,521 SF retail outparcel
- Adjacent to Louis Joliet Mall, a 323,000 SF regional mall in Joliet
- 14 parking spaces
- Monument signage available
- 192,000 daytime population within a 10-minute drive
- Dense retail corridor
- Retailers in the area: Macy's, Home Depot, Costco, Fresh Thyme Market, Best Buy, The Great Escape Joliet and more
- 33,000 VPD on US Hwy 30 and 78,000 VPD on Interstate 55
- Land area: 16,988 SF
- Zoning: MUN
- Taxes (2023): \$16,543.14

## Property Overview

Available for sale or lease is a freestanding 4,521 square foot storefront in Joliet, Illinois. This former Verizon, constructed in 1995 and renovated in 2016, is an outparcel to the 323,000 square foot Louis Joliet Mall and is situated on a 0.39-acre lot. The site features 14 parking spaces and benefits from additional parking through an easement with the mall. Retailers in the area include Macy's, Ashley Furniture, Best Buy, Target, Home Depot and Costco. The property's strategic location along U.S. Highway 30 with easy access to I-55, makes this a great investment opportunity to acquire a versatile commercial asset in a thriving retail environment.

Located in the southwest suburbs, Joliet is a large community with 148,000 residents. This area is a major retail corridor in Joliet, with a large number of national retailers, restaurants and entertainment venues.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,652	66,567	189,627
Households	2,641	23,923	66,105
Average Income	\$104,841	\$104,219	\$103,848

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

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