



CATON
COMMERCIAL
REAL ESTATE GROUP

NEW OWNERSHIP - For Lease



SHOREWOOD CROSSING

209-225 BROOK FOREST AVE, SHOREWOOD, IL 60404

SHOREWOOD CROSSING



OFFERING SUMMARY

Available SF:	1,200 - 7,000 SF
Lease Rate:	\$13.50/sf
CAM & Taxes:	\$5.50/sf
Lot Size:	0.37 Acres
Building Size:	16,800 SF
Zoning:	Business
Market:	Shorewood/Joliet
Submarket:	Western Suburbs
Vehicles Per Day:	48,850

PROPERTY OVERVIEW

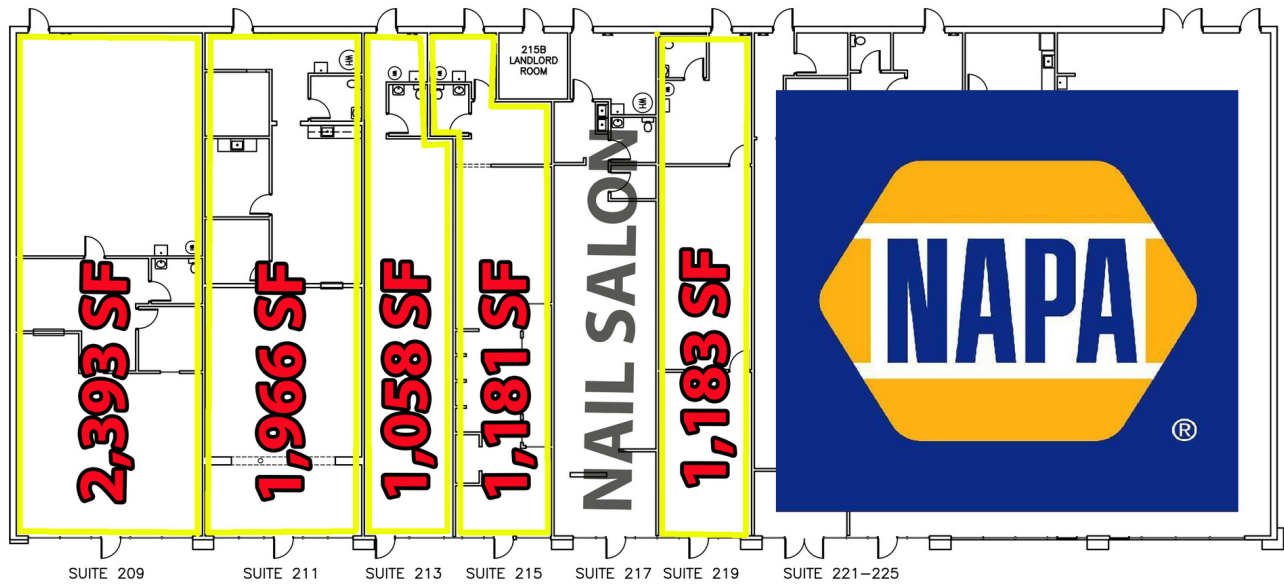
PROPERTY HIGHLIGHTS

- Jewel/Osco Anchored Center, Co-Tenant is Napa Auto Parts
- 1,200-7000 SF available, contiguous
 - Pylon Signage on Rt 52 & Rt 59
 - Signage on Highway 55 available
 - Ample Parking
 - IMMEDIATE Occupancy
 - Tenant Improvement Allowance available for quality tenant with credit

LOCATION OVERVIEW

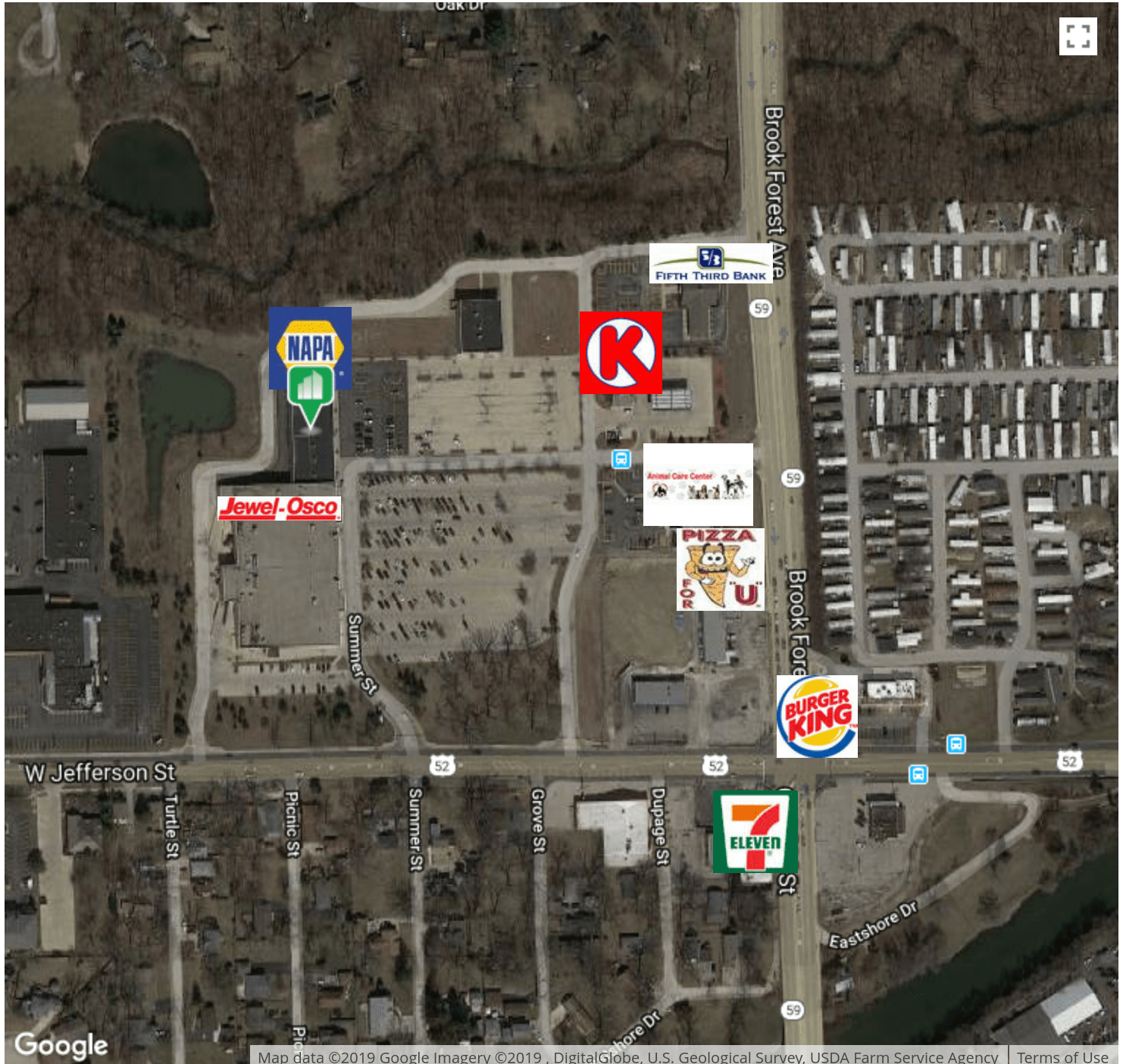
Jewel anchored shopping center on the northwest corner Jefferson and Rt 59. Conveniently located near NAPA, 5/3rd Bank, Burger King, and more.

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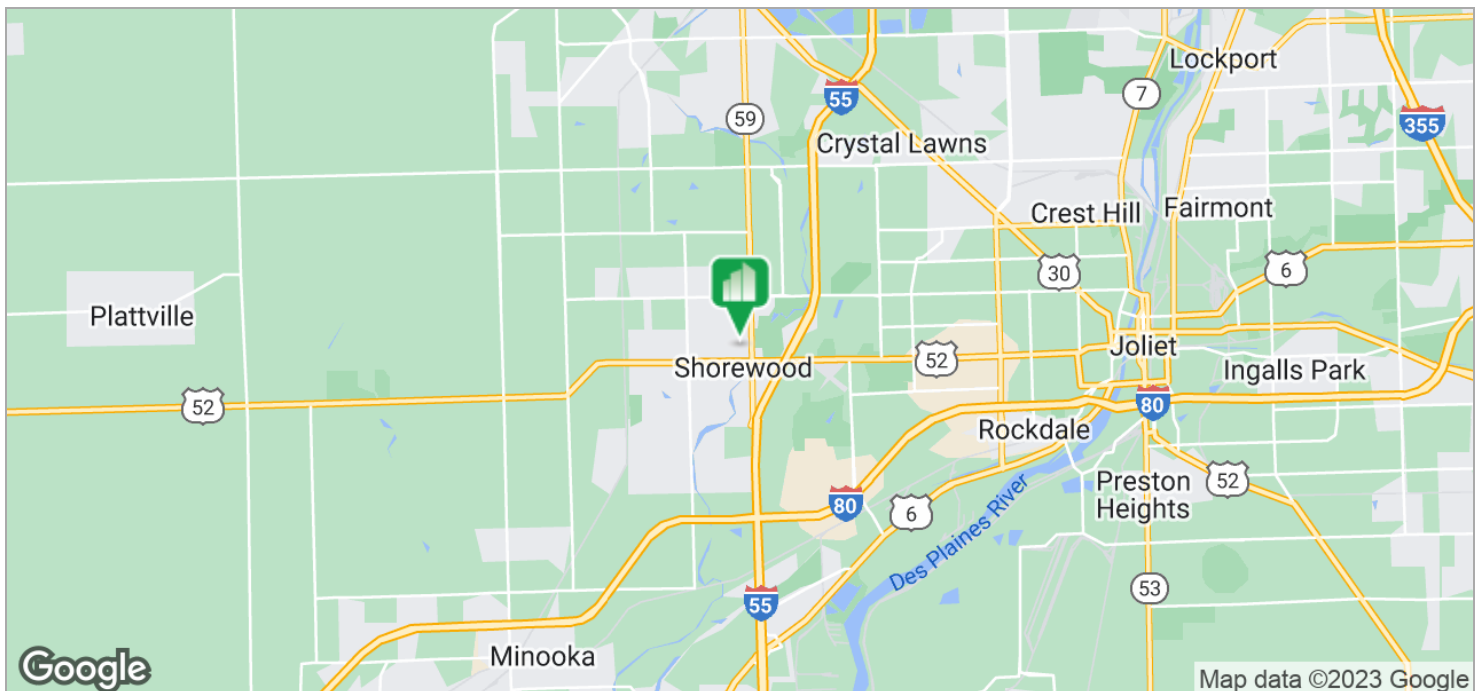
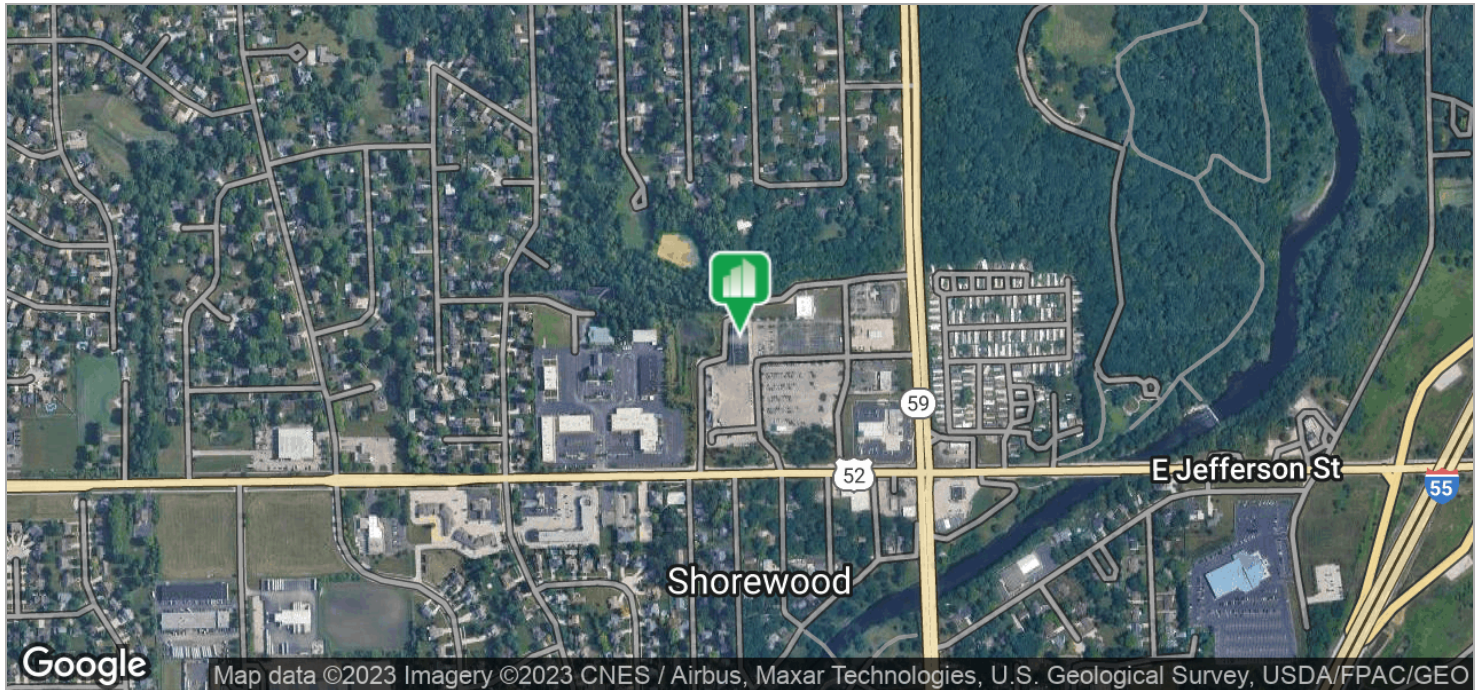


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
209	Retail	\$13.50 SF/YR	NNN	2,393 SF	Negotiable	Vacant

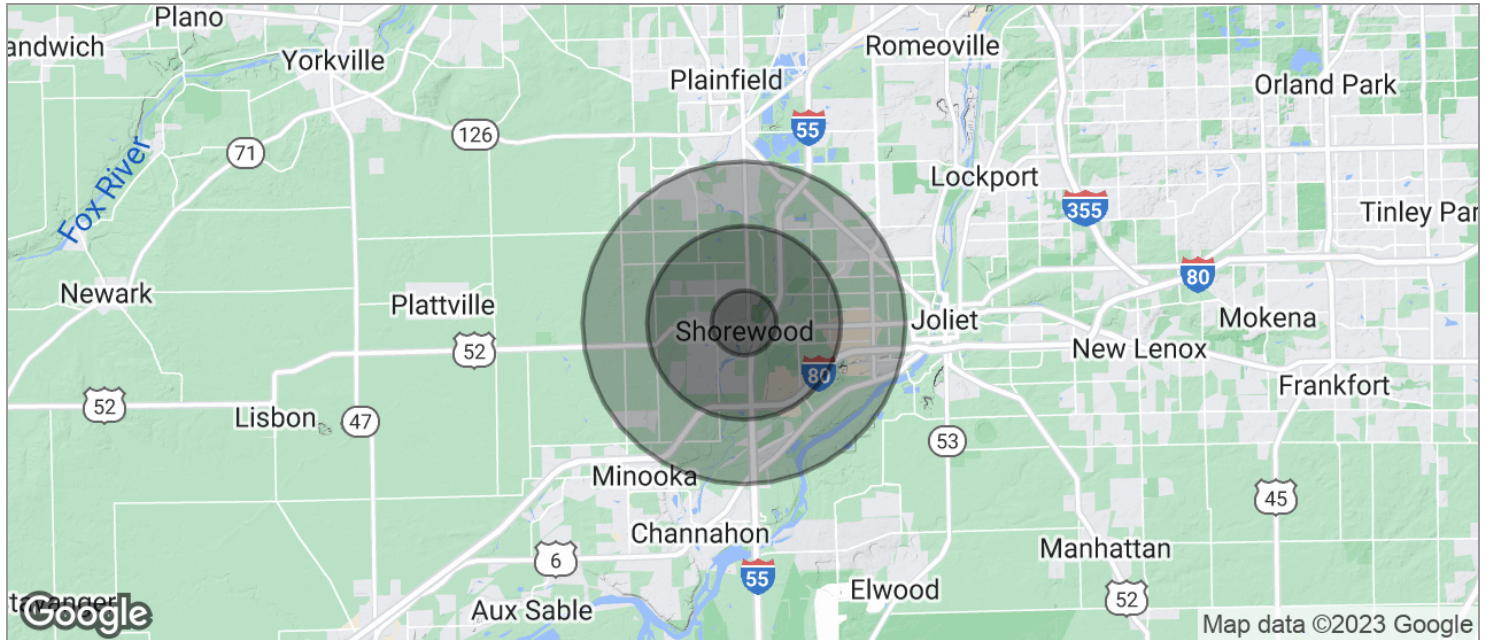
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,699	48,648	128,749
MEDIAN AGE	38.8	35.6	35.1
MEDIAN AGE (MALE)	38.6	34.9	34.3
MEDIAN AGE (FEMALE)	39.7	35.9	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,399	16,013	42,734
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$90,657	\$89,888	\$83,351
AVERAGE HOUSE VALUE	\$217,294	\$223,672	\$226,134
RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.9%	84.5%	81.4%
% BLACK	7.4%	6.9%	9.2%
% ASIAN	0.9%	1.9%	2.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	3.0%	4.3%	5.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.1%	14.5%	15.2%

* Demographic data derived from 2020 ACS - US Census



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