



FOR LEASE/SALE

5,353 SF AVAILABLE IMMEDIATELY

6,000 +/- BTS OR LOT FOR SALE

15724 S. IL ROUTE 59, PLAINFIELD, IL 60544

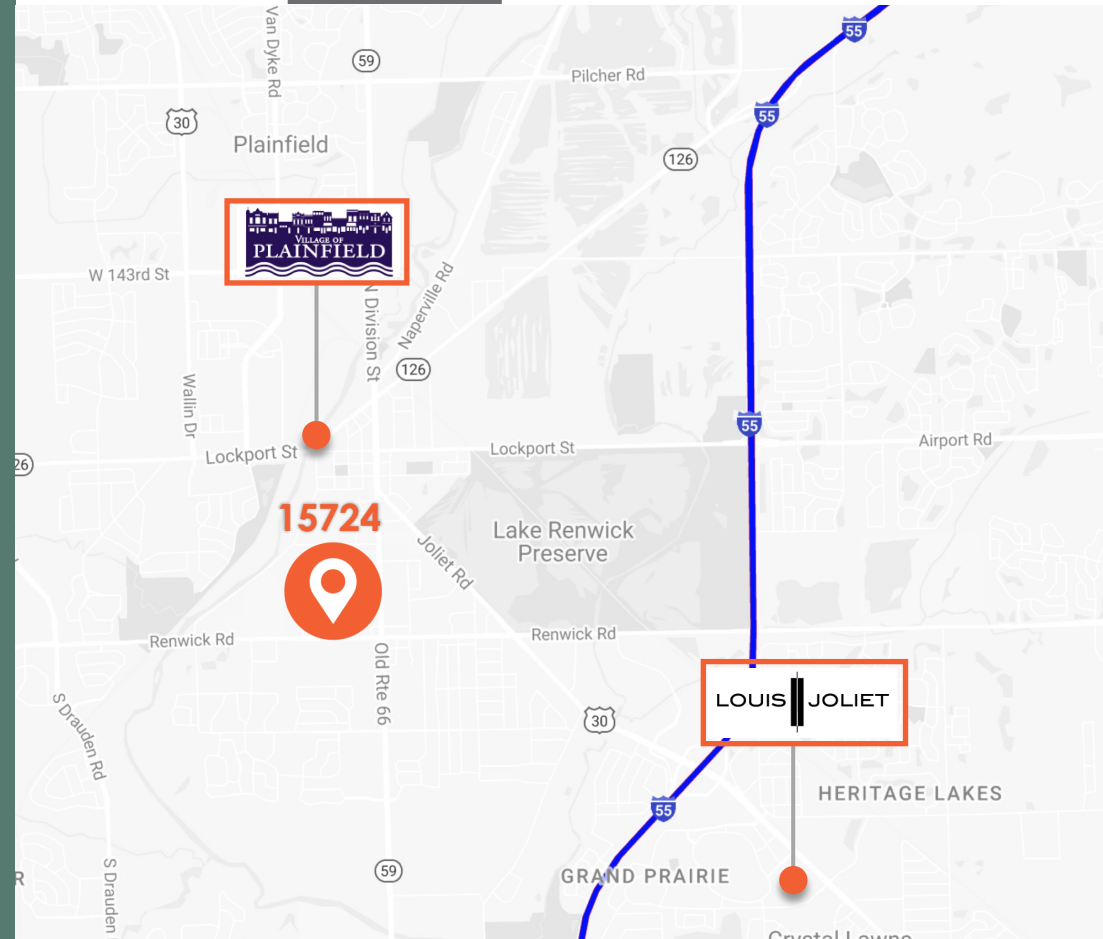
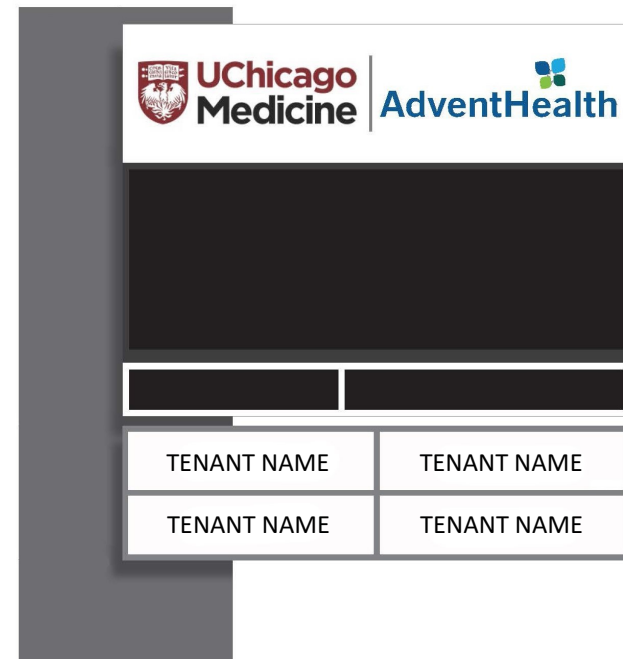


MEDICAL PROFESSIONAL OFFICE SPACE

# LOCATION/BUILDING HIGHLIGHTS

Over the last 20 years, Plainfield has experienced tremendous growth and seen major developments which include; Edward Elmhurst, Duly, Amita St. Joseph, and Adventist Bollingbrook.

- Excellent Route 59 visibility - 22,200 VPD
- Improved contiguous medical suites
- Digital signage available
- Opportunity for a BTS/Sale on Vacant Lot
- On-site property management
- Abundant parking, covered sidewalks
- Less than three miles from Interstate 55
- One mile south of downtown Plainfield
- Plainfield #1 in Will Co. in SF housing Permits for the last 4 years



# 15724 S. IL Route 59

**BUILDING SIZE:** 7,123 SF

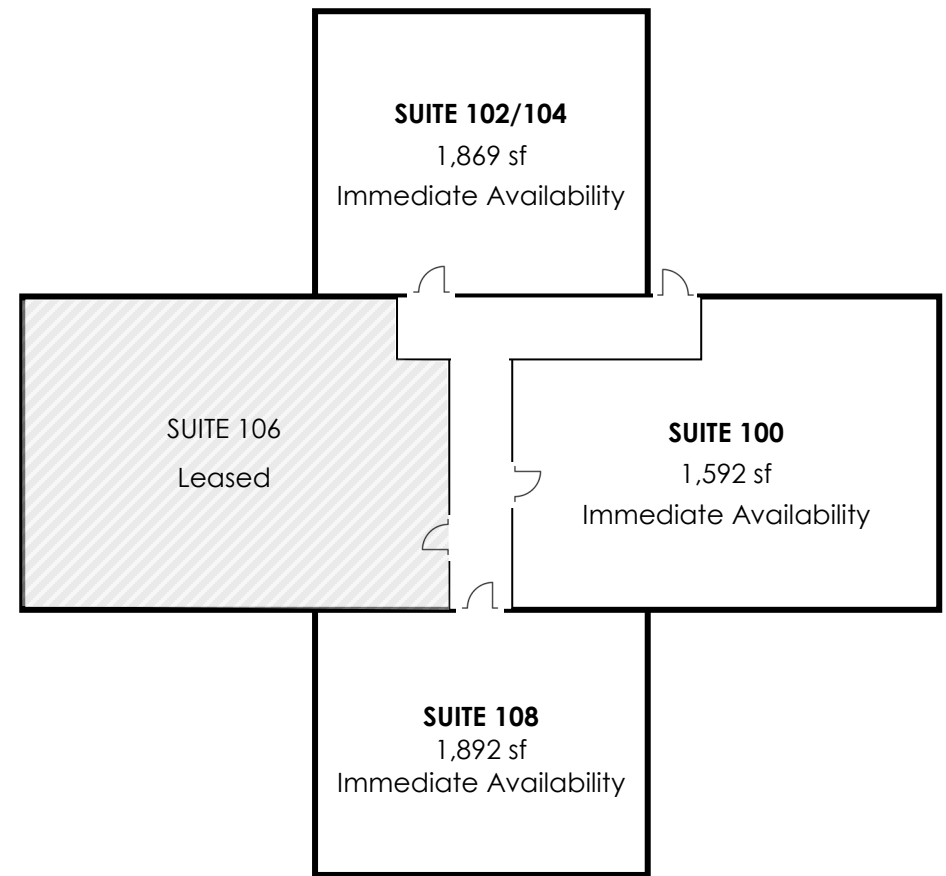
**PARKING:** 60 surface spaces

**LEASE RATE:** \$19.00 /SF NNN

**ADDITIONAL EXPENSES:** \$10.00 /SF

**RESTROOMS:** Located in each suite.

**EXISTING TENANTS:** UChicago Medicine, Advent Health, Wounded Healers Counseling Services, ENT Specialists, Cardiology



# BTS - Vacant Lot

LOT SIZE: 20,955 sf  
PARKING: 60 surface spaces  
LEASE RATE: \$30.00 /SF  
SALE PRICE: \$251,460 (\$12.00/SF)  
ZONING: B3- Highway Business District

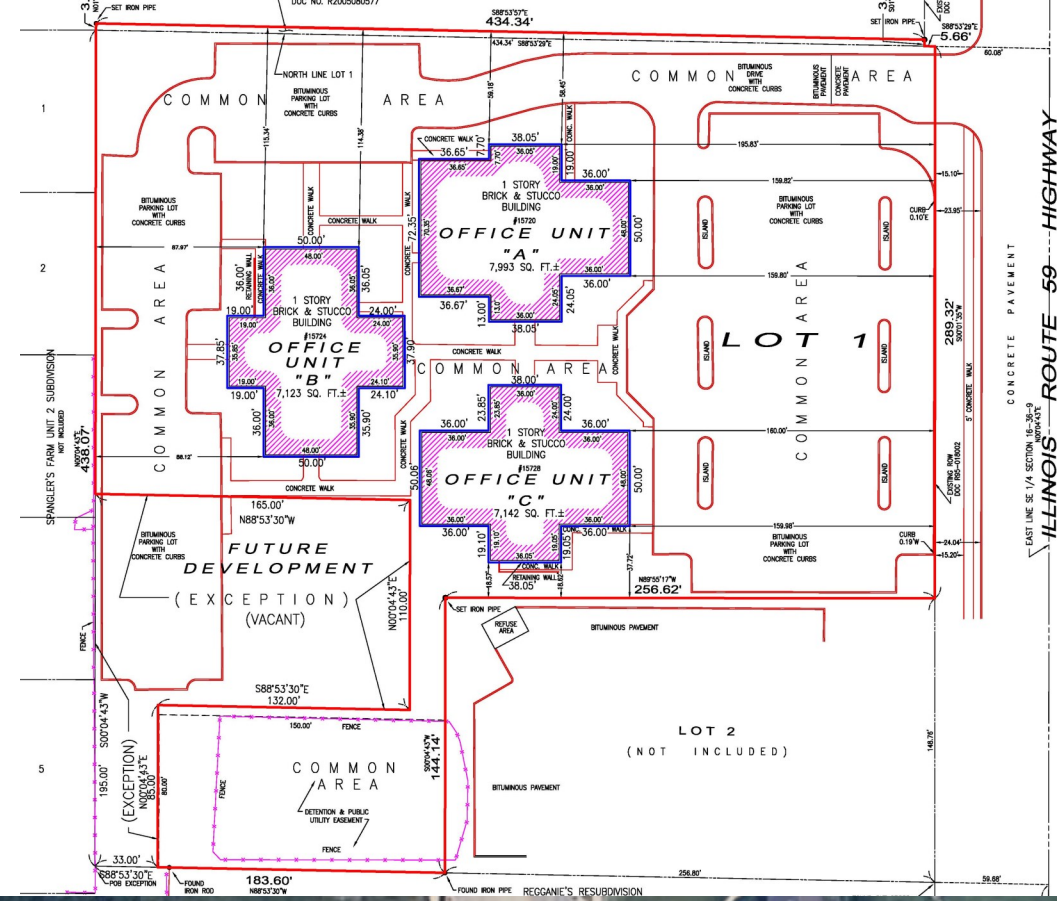


# CAMPUS SURVEY

3+ ACRES

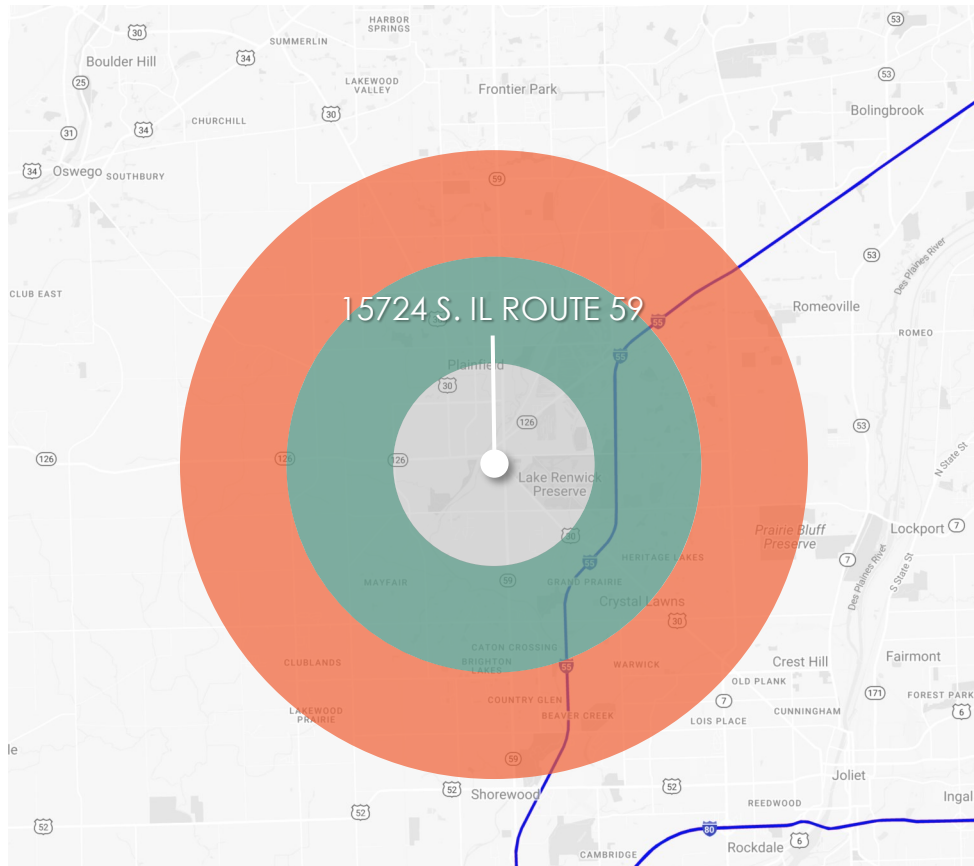
Additional documentation available

PART OF SW1/4 SECTION 16, TOWNSHIP 36N,  
R 9E OF THE 3RD OM, PLAINFIELD TWP., WILL CO., IL.



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 POPULATION	6,616	56,180	162,124
2022 HOUSEHOLDS	2,225	17,356	51,892
AVG HOUSEHOLD SIZE	3	3.2	3.1
AVG AGE	40.5	37.2	37.5
AVG HOUSEHOLD INCOME	\$132,118	\$124,113	\$116,065
TOTAL CONSUMER SPENDING	\$93k	\$723k	\$2m
DAYTIME EMPLOYEES	3633	15789	36612
TOTAL BUSINESSES	510	1838	4574



# POPULATION

	2000	2020	Annual Growth Rate
PLAINFIELD	13,000	47,900	1.33%
WILL COUNTY	502,266	696,355	0.27%

- UNEMPLOYMENT 4.4% - FEB 2023
- SF HOUSING PERMITS - #1 IN IL IN 2022

# CONTACT



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