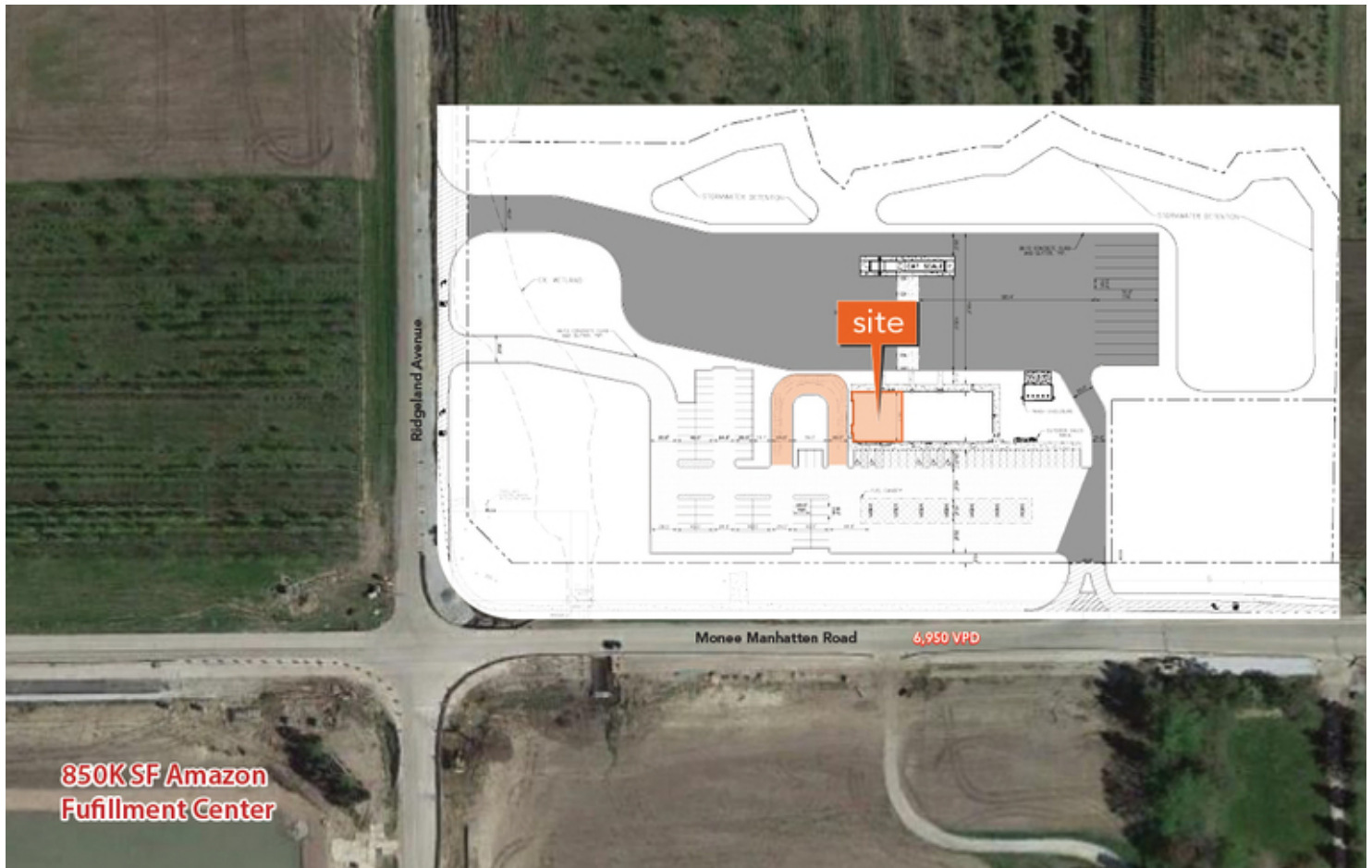


NEC Monee Manhattan & Ridgeland

Monee, IL | 60449

For Lease

Retail Property



- ▶ ±2,420 SF available
- ▶ Endcap drive-thru opportunity
- ▶ New development with Thorntons Fuel Station and Convenience Store
- ▶ Ideal for a QSR tenant
- ▶ First stop for traffic exiting west from I-57 onto Monee Manhattan Road
- ▶ Positioned across the street from 850K SF Amazon Fulfillment Center, 750K SF warehouse, and 450K SF Miller / Coors warehouse
- ▶ Pylon signage to I-57

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	1,530	8,176	36,561
Adj. Daytime Demographics	2,886	9,922	31,908
Estimated Households	598	3,062	13,330
Estimated Average Household Income	\$114,438	\$106,303	\$86,022

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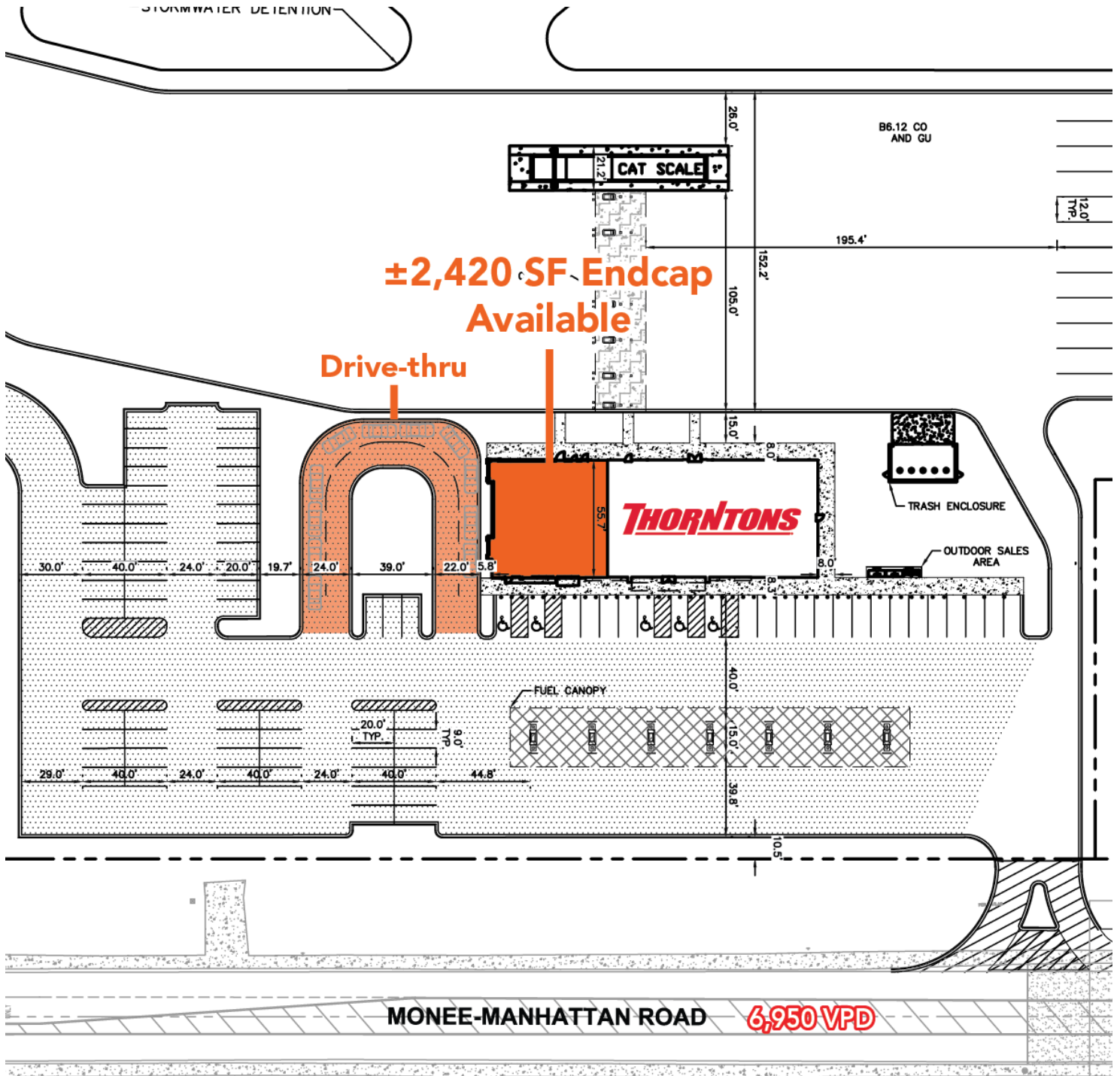
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**850K SF Amazon
Fulfillment Center**

GOODYEAR

Pilot Travel Center

DUNKIN'

Culver's
RESTAURANT & TRUCK STOP

Petro Stopping Center

Red Roof
INN & SUITES

Google

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