

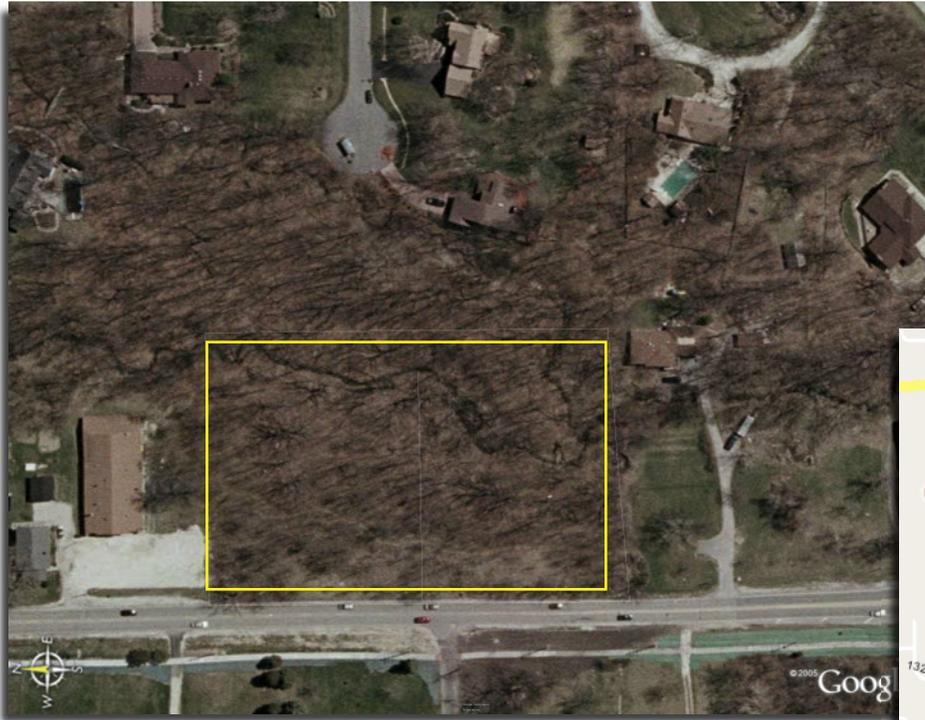


**R/J Rymek & Co.**

Corporate Real Estate & Investments

**For Sale**

**1365 State St.**



**Attributes:** Great opportunity to locate your business to this fast growing area. Very heavy traffic pattern on State St. Makes this site a fantastic location for any business looking maximum exposure. Across street from Target/Kohls Shopping Center.

**PROPERTY INFORMATION:**

**Size:**

3.15 Acres Approx.

**Square Feet:**

137,214 approx.

**Zoning:**

Subject to annexation  
Village of Lemont.

**Traffic Count:**

18,000 State Daily  
16,000 Archer Av. Daily  
55,000 I-355 Tollway Daily

**Median Age:**

1 Mile: 42  
3 Mile: 42  
5 Mile: 43

**Demographics**  
**Population**

1 Mile: 8,500  
3 Mile: 25,058  
5 Mile: 51,355

**Average HH Income**

1 Mile: 105,000  
3 Mile: 98,450  
5 Mile: 96,350

12371 Derby Road  
Lemont, IL 60439

Suite B  
RJRYMEKCO@CS.COM

Tel: 630-257-8888  
Fax: 630-257-3333

Site location Specialist Since 1987