

RETAIL FOR SUBLEASE

80 GREEN BAY RD

80 Greenbay Rd, Winnetka, IL 60093



OFFERING SUMMARY

AVAILABLE SF:	8,500 - 11,800 SF
LEASE RATE:	\$16.00/sf/yr Net
OUTDOOR PARKING:	25 Surface Spots
BUILDING SIZE:	11,800 SF
ZONING:	C-1

PROPERTY OVERVIEW

Free Standing Retail Property Available for Sublease
High Visibility and Abundant Parking - Located Near Corner of Green Bay Rd & Winnetka Ave
Close Proximity to Indian Hill Metra Stop & Bus Stops
Down the Street from New Trier High School

PROPERTY HIGHLIGHTS

- Former Car Dealership; Divisible to 8,500 rsf
- Showroom: 3,300 rsf - Open Area w/ Lots of Natural Light, Attractive Stone Wall at Entrance, Front Desk, 3 Offices and Water Fountain
- Service Area: 8,500 rsf - Car Lift, Second Floor Storage, 2 Drive-in-Doors - 9 ft; High Ceilings - 20 ft
- Side Entrance has Refreshment Island, Front Desk and Office
- Sublease Through December, 2028
- Ideal for Fitness Studio/Equipment, Indoor Gaming/Arcade, Furniture Showroom, Party Rental/Entertainment Space; Automotive - Repair, Workshop, Classic Cars, & Winter Storage
- For Showings Call Patrice or Brian 773-392-3413

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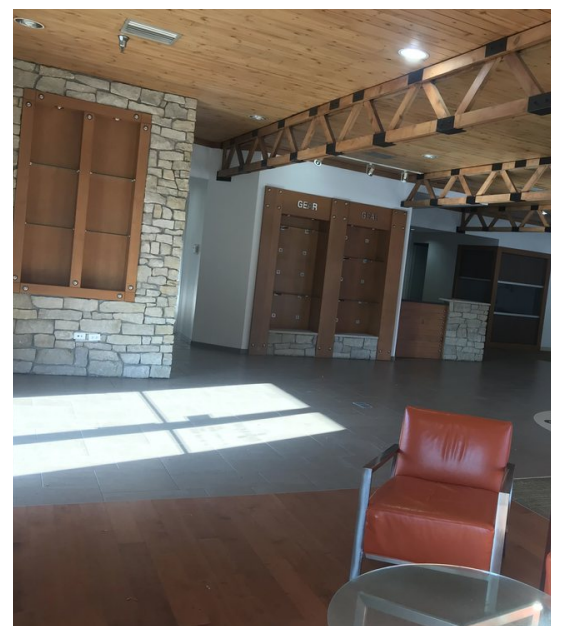
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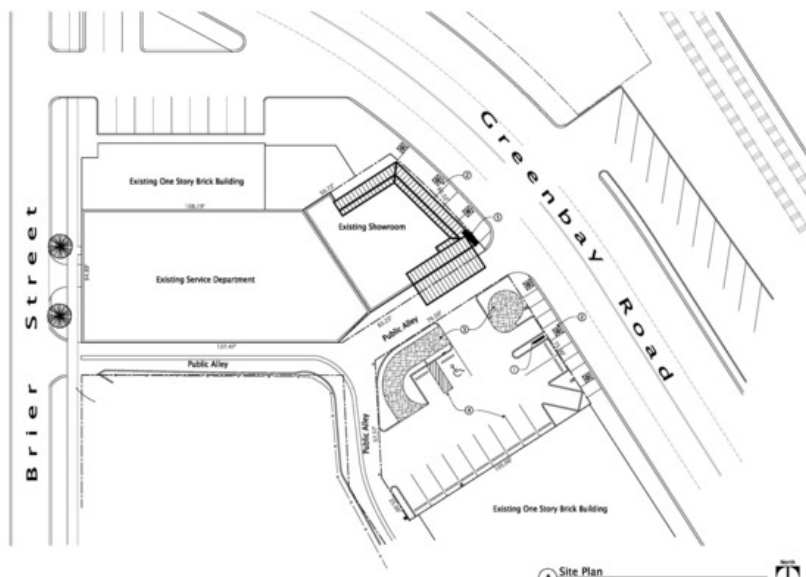
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RETAIL FOR SUBLEASE - SITE PLAN

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A Site Plan
Scale: 1" = 20'-0"

Building Notes

1. New building permit required to replace existing public storage per number of vehicle specifications. Verify exact location in field and plan. Measurements will be used for record.
2. Existing tree grove to remain. See.
3. Existing articulation display and demonstration course to remain.
4. Existing parking striping to remain. See.
5. Existing Land Rover sign to be replaced with aluminum composite panels and new signage per number of record. See details on sheet A1.1, A1.2 and A1.3.

Land Rover Signage Vendor of Record
Pattison Sign Group

Contact Information:
Anthony DiMarco
414.311.4533
anthony@pattisongroup.com

 The JRB Group Architects 2115 N. White Road, Addison, Illinois, 60101 Phone: 630.585.2121 Fax: 630.585.2145	
10.04.11 Revisions per Village Comments 10.10.11 Issued for Building Permit	
No.	Date Comments
Revisions	
Construction No.	JRB 11008
Drawn By	UC
Checked By	JRB
Approved By	JRB
Issued for Review	08.18.2011
Issued for Permit	
Issued for Pricing	
Issued for Construction	
Project Title Fields Winnetka RANGE ROVER Showroom & Facade Renovations 80 Green Bay Road Winnetka, IL 60093	
Copyright © The JRB Group Architects 2011	
Certification I hereby certify that these drawings were prepared under my supervision and that they comply with the laws and ordinances of the State of Illinois. Anthony DiMarco 10/10/2011 A Registered Architect 10/04/2011 Date Signed 11/30/2012 Expiration Date Seal Seal Title Site Plan Sheet No. A1.0	

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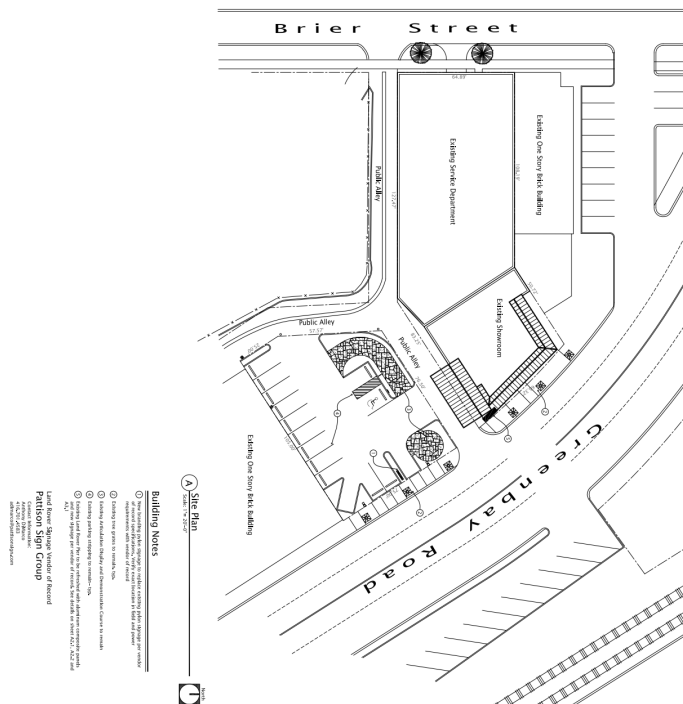
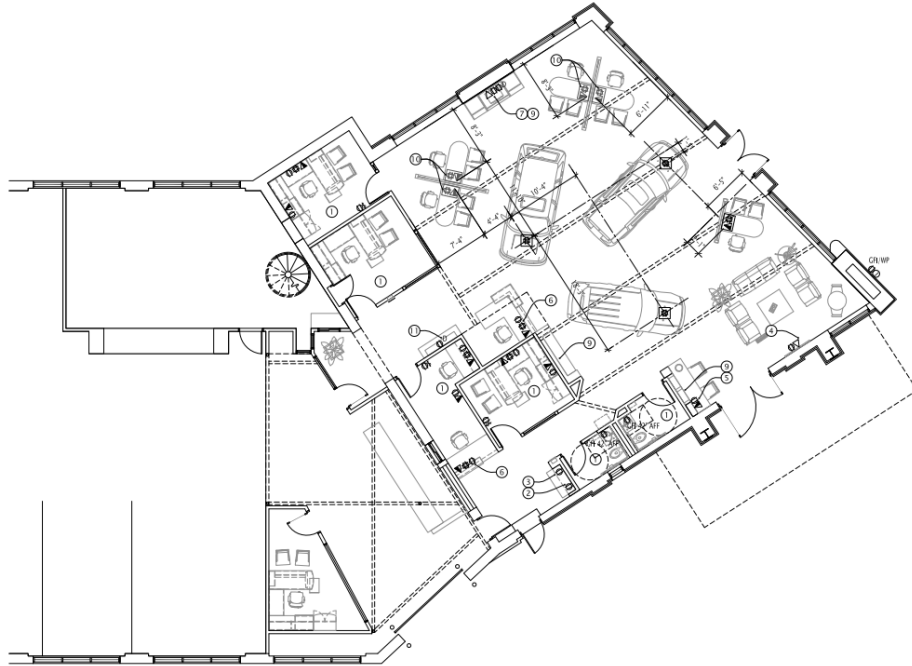
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RETAIL FOR LEASE

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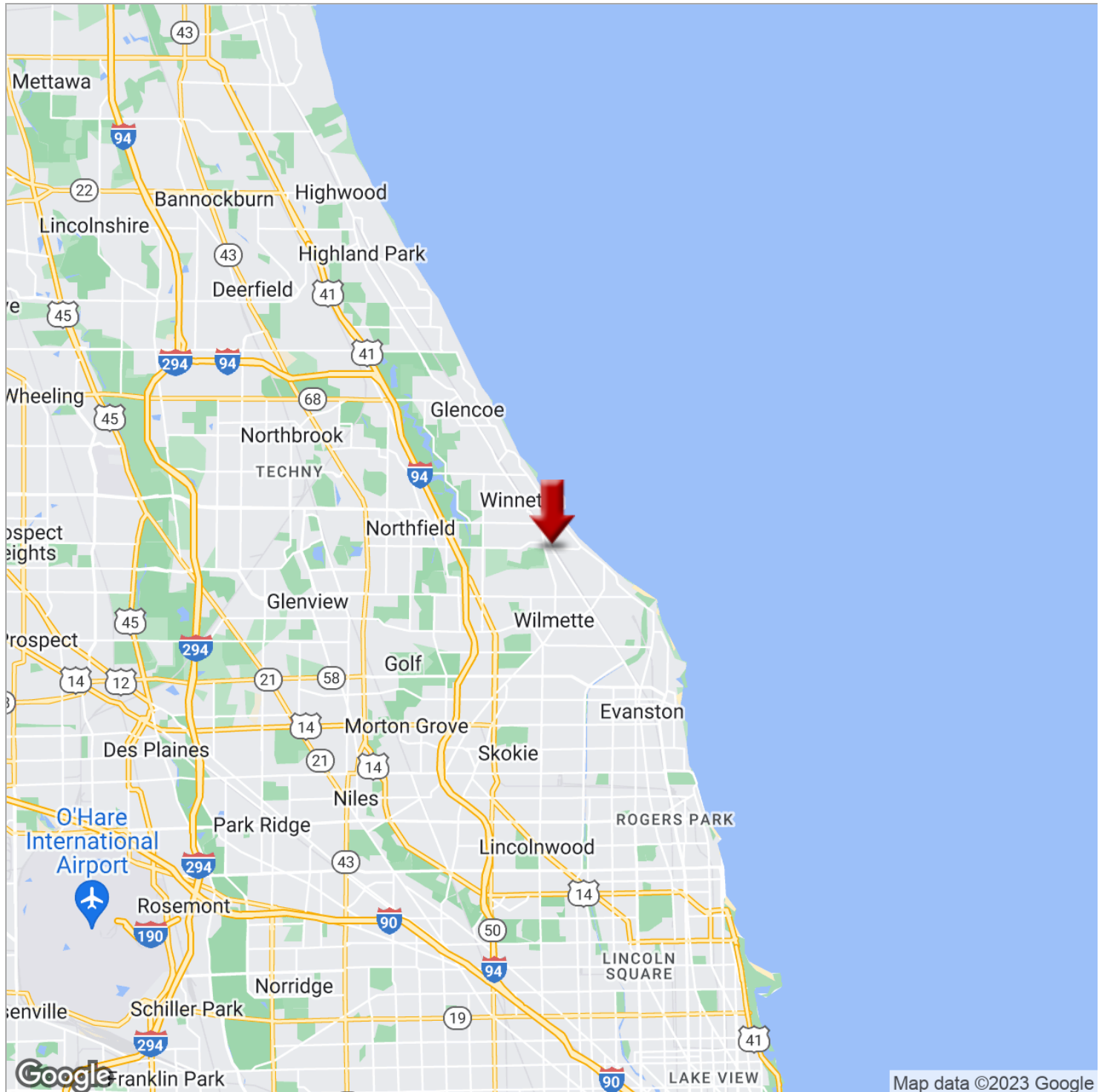
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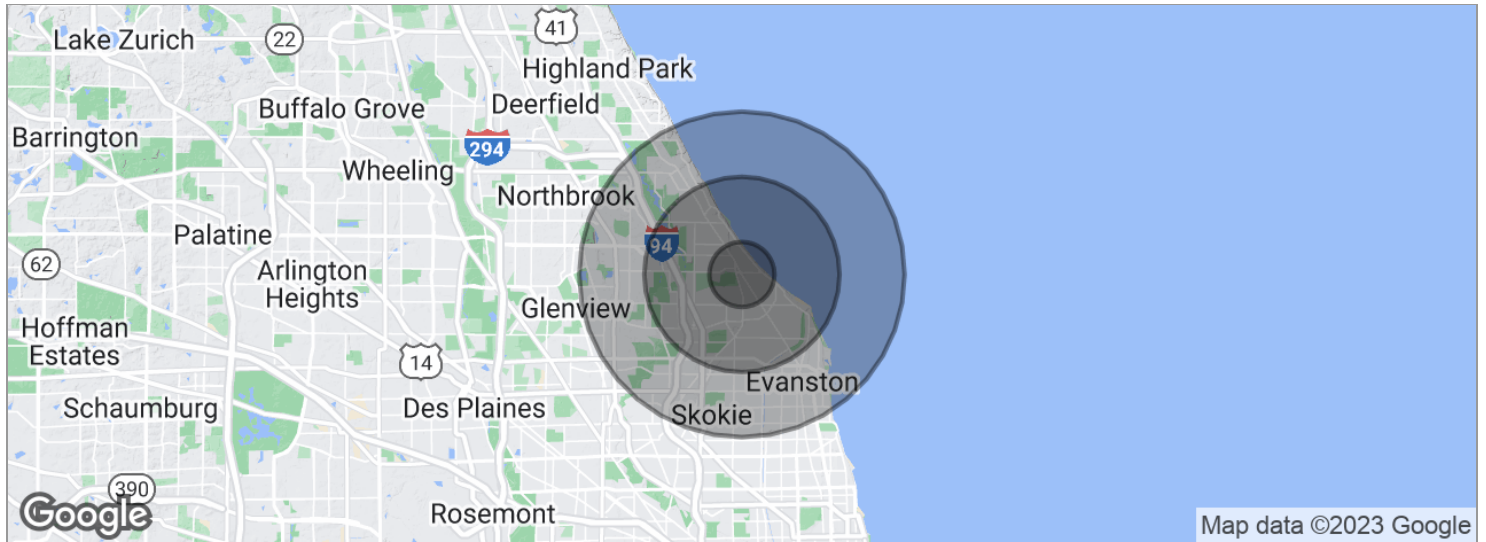
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,154	76,322	211,182
Median age	40.4	43.4	41.4
Median age (male)	40.5	42.4	40.1
Median age (Female)	40.3	44.5	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,888	27,747	77,075
# of persons per HH	3.2	2.8	2.7
Average HH income	\$307,374	\$193,433	\$143,659
Average house value	\$907,323	\$679,537	\$600,331

* Demographic data derived from 2020 ACS - US Census

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