



For Lease

1745-1793 Northwind Blvd., Libertyville, Illinois 60048

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Negotiable

FOR SALE or LEASE this 20,000 SF retail strip center on 2.6 acres with 118 parking spaces is ideal for owner/user or investor. Located across from the Libertyville Sports Complex. Up to 12,634 sq.ft. contiguous space available in various layouts including an end cap with an open floor plan and 16' ceilings.

Contact us:

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EXECUTIVE SUMMARY



SALE PRICE

SUBJECT TO OFFER

OFFERING SUMMARY

Gross Annual Income:	\$154,573
Size:	20,203 SF
ASKING RENT:	\$13.75 SF / NNN
Available SF:	Fully Leased
Taxes:	\$2.88 PSF
Annual Taxes:	\$42,979 / YR
Operating Expenses:	\$2.69 PSF
Zoning:	C-3
Market:	Libertyville
Traffic Count:	16,000

PROPERTY OVERVIEW

Retail strip center on 2.6 acres with 118 parking spaces is ideal for owner/user or investor. Located across from the Libertyville Sports Complex. Up to 12,634 sq.ft. contiguous space available in various layouts including an end cap with an open floor plan and 16' ceilings. Excellent tenant visibility and signage on Peterson Road. In addition, there are over 18,000 employees within a 3-mile radius of the property. Existing monument sign near the southwest entrance at Shell Drive and Northwind Boulevard.

PROPERTY HIGHLIGHTS

- Free-standing Building with Parking
- 1,535 or up to 12,600 SF available
- Modern construction with excellent visibility
- Tenant signage on Peterson Road
- Flexible floor plans and suite sizes
- Parking ratio of 4.2 spaces per 1,000 SF

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SUITE 1769 (4,261 SF)



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SUITE 1777 (3,629 SF)



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SUITE 1793 - ENDCAP WITH HIGH CEILINGS (3,209 SF)



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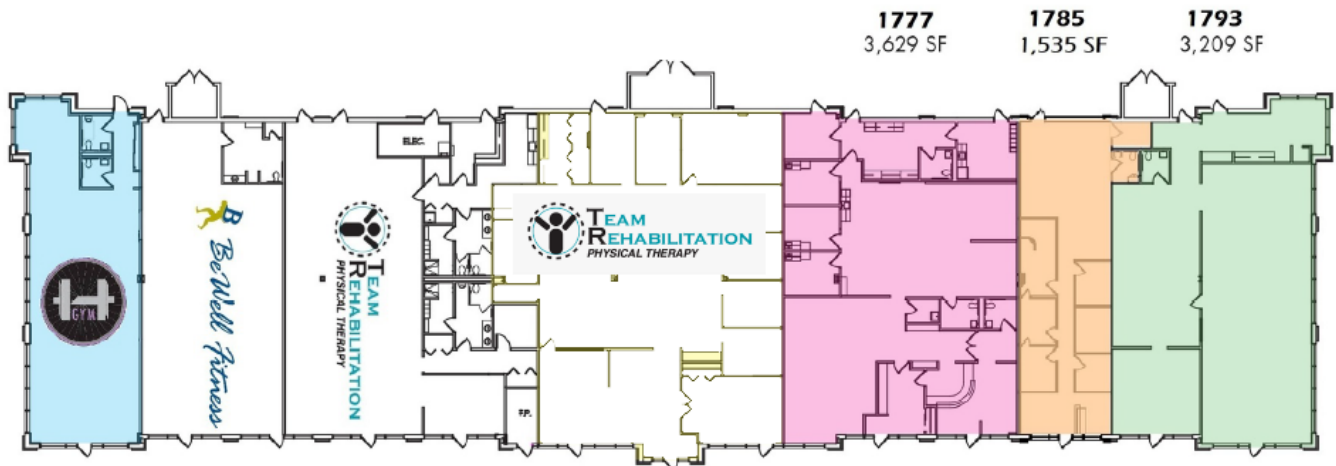


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FLOOR PLAN & AREA RETAIL MAP



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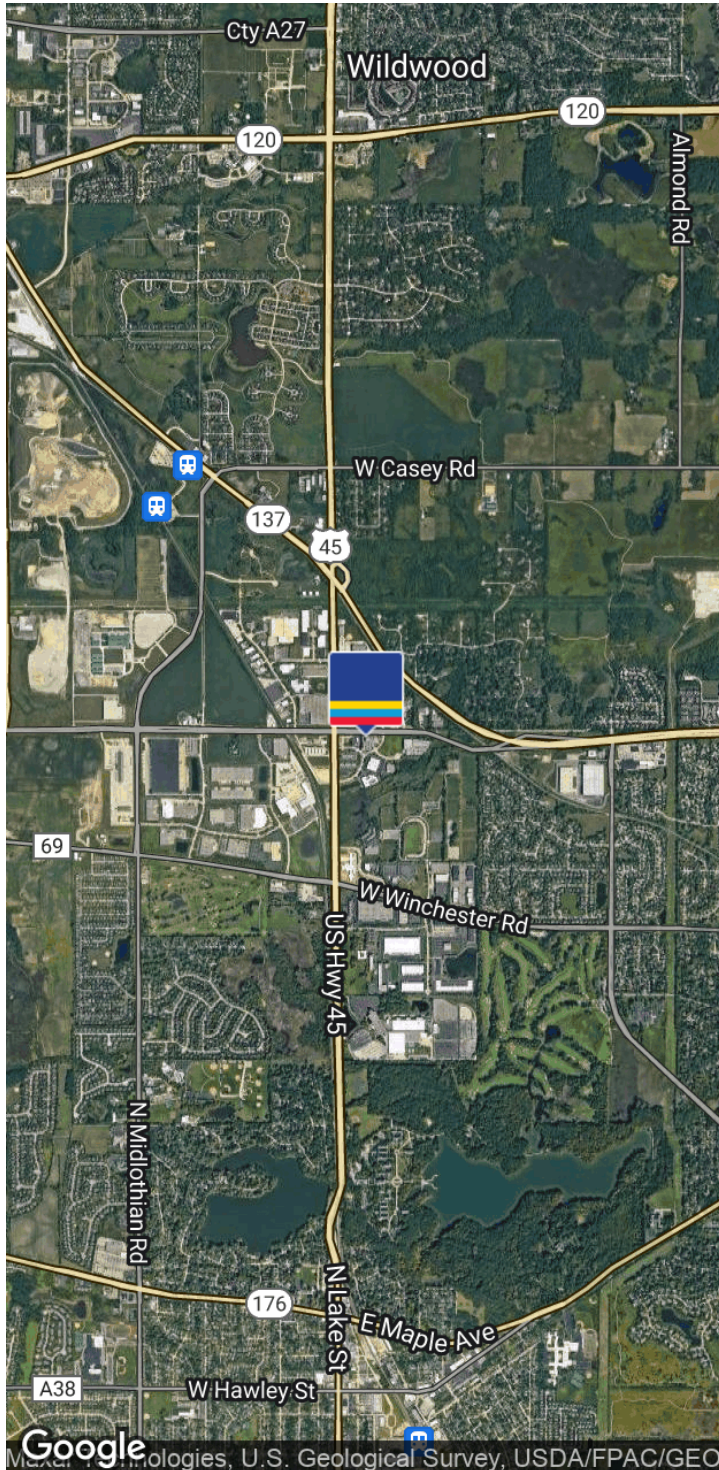


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LOCATION OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	12,678	121,747	328,450
Median age	41.6	41.8	40.3
Median age (Male)	40.1	40.7	38.8
Median age (Female)	42.8	42.7	41.7
Total households	4,597	47,251	128,635
Average HH income	\$89,256	\$90,287	\$82,657
Average house value	\$426,259	\$355,752	\$337,103

LOCATION OVERVIEW

Libertyville is a village in Lake County, Illinois, United States, and a suburb of Chicago. It is located 5 miles (8 km) west of Lake Michigan on the Des Plaines River. The 2010 census population was 20,315. Located in northeastern Illinois, southwest of Waukegan and west of Lake Forest, its immediate neighbors are Mundelein to the west, Green Oaks, Mettawa, and Rondout to the east, Gurnee to the north, Grayslake to the northwest, and Vernon Hills to the south.

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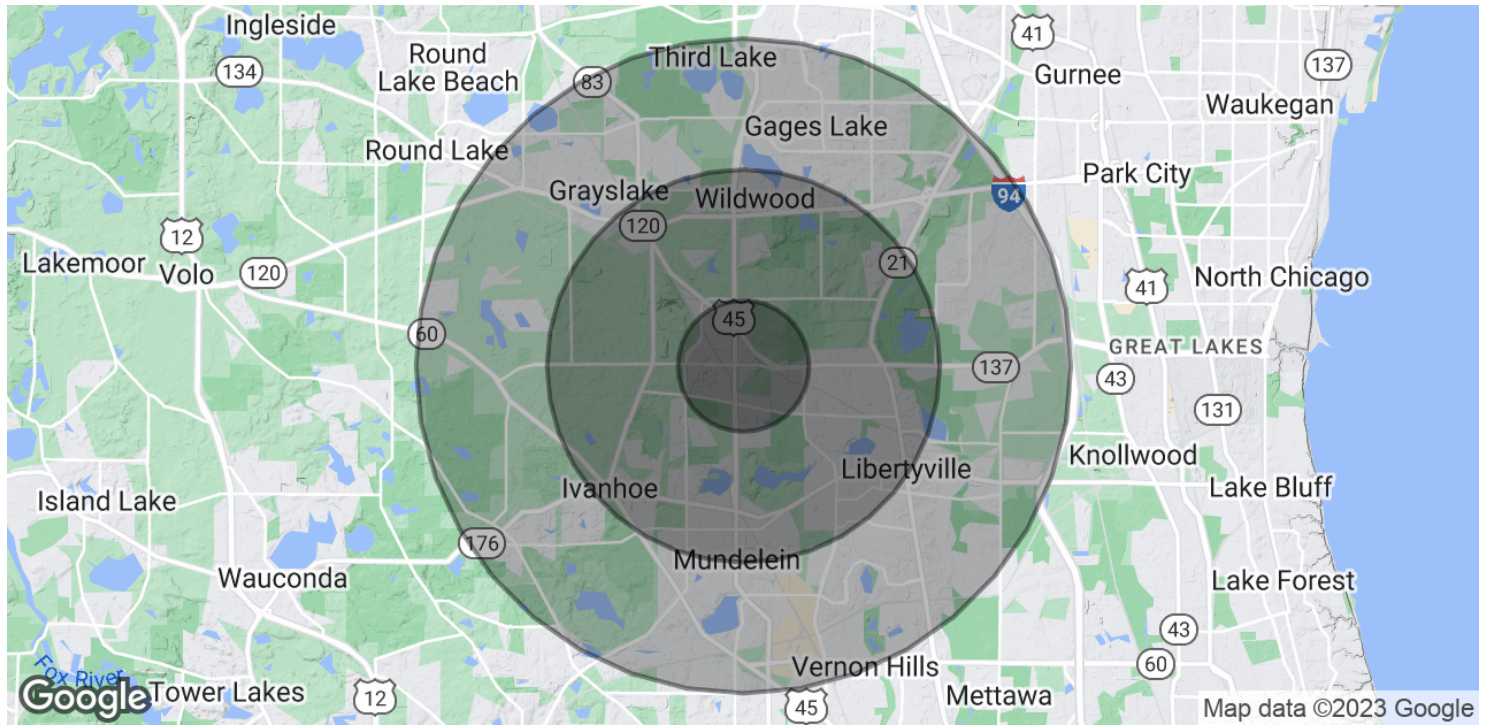


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DEMOGRAPHICS MAP & REPORT



POPULATION

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3 MILES

5 MILES

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Average age	41.6	41.8	40.3
Average age (Male)	40.1	40.7	38.8
Average age (Female)	42.8	42.7	41.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	4,597	47,251	128,635
# of persons per HH	2.8	2.6	2.6
Average HH income	\$89,256	\$90,287	\$82,657
Average house value	\$426,259	\$355,752	\$337,103

TRAFFIC COUNTS

Peterson Road & US 45	16,000/day
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