

# RETAIL PROPERTY FOR LEASE

## OPTIMA CENTER

1100 CENTRAL AVE., WILMETTE, IL 60091

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# EXECUTIVE SUMMARY

OPTIMA CENTER

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## OFFERING SUMMARY

Building Size: 16,803 SF

Available SF: 2,375 - 2,843 SF

Rental Rate: \$24-45.00 SF/yr (NNN)

CAM: \$4.25 / SF

Real Estate Taxes: \$12.50 / SF

Traffic Count: 2,100

Parking Ratio: - per 1,000

Zoning: VC - Village Center Business

## PROPERTY OVERVIEW

The Optima building is an established retail destination in the Wilmette community. The retail spaces available for lease are suitable for a variety of businesses and provide tenants with a high-quality environment in which to operate. The building is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

## LOCATION OVERVIEW

The Optima building is an outstanding retail opportunity located in the high-traffic near north suburb of Wilmette. The property is situated in the heart of downtown Wilmette providing excellent visibility and access. This village is a highly desirable northwest suburb, with a population of approximately 28,170.

## PROPERTY HIGHLIGHTS

- The building is prominently located in downtown Wilmette
- Ample Parking: Street parking, as well as surface parking, are available
- Excellent visibility from the street

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## AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
C	2,843 SF	\$24.00 SF/yr	\$12.50 SF/yr	\$4.25	\$9,654	NNN	
H	2,375 SF	\$24.00 SF/yr	\$12.50 SF/yr	\$4.25	\$8,065	NNN	

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## ADDITIONAL PHOTOS

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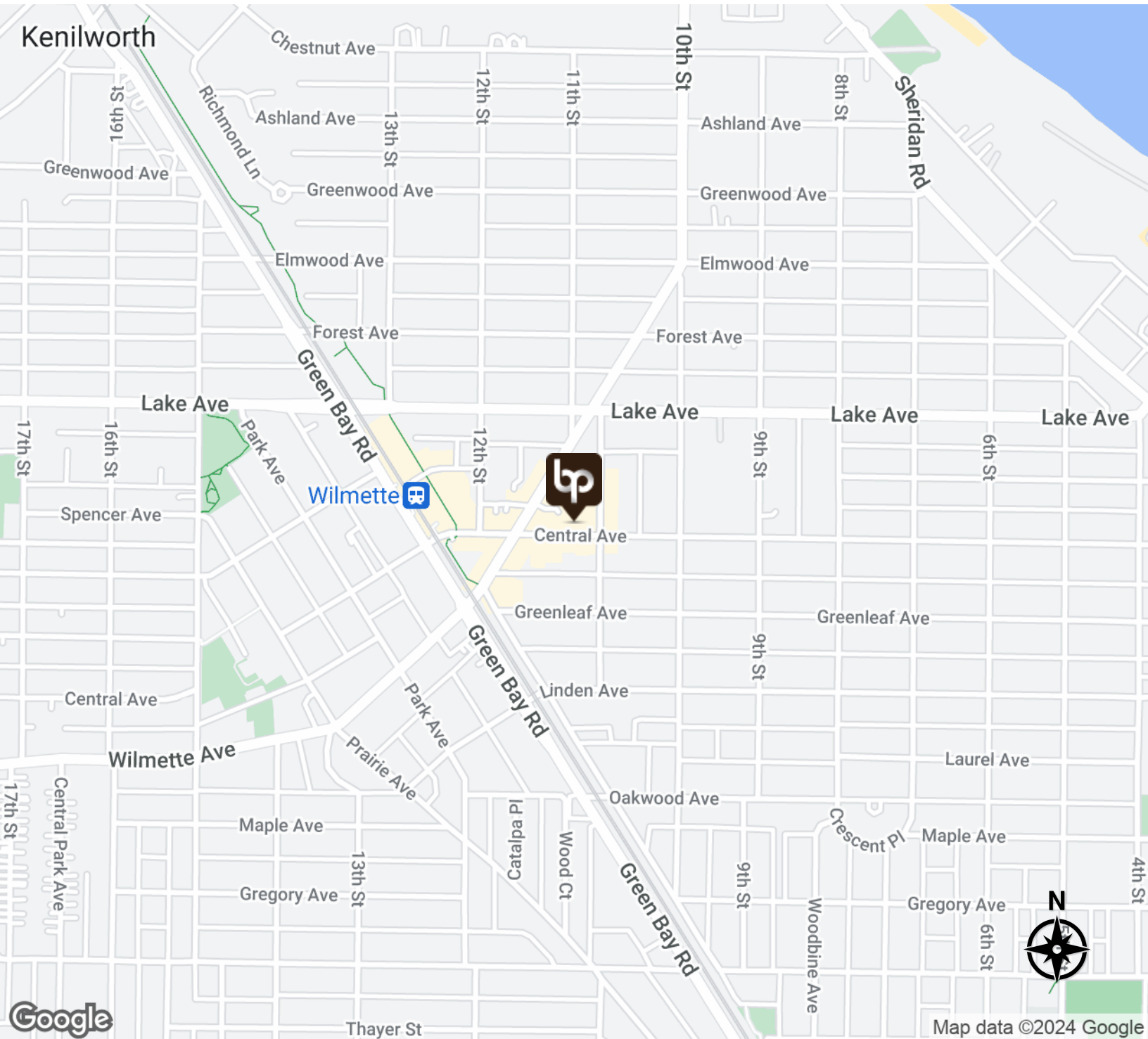


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# LOCATION MAP

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# AERIAL MAP

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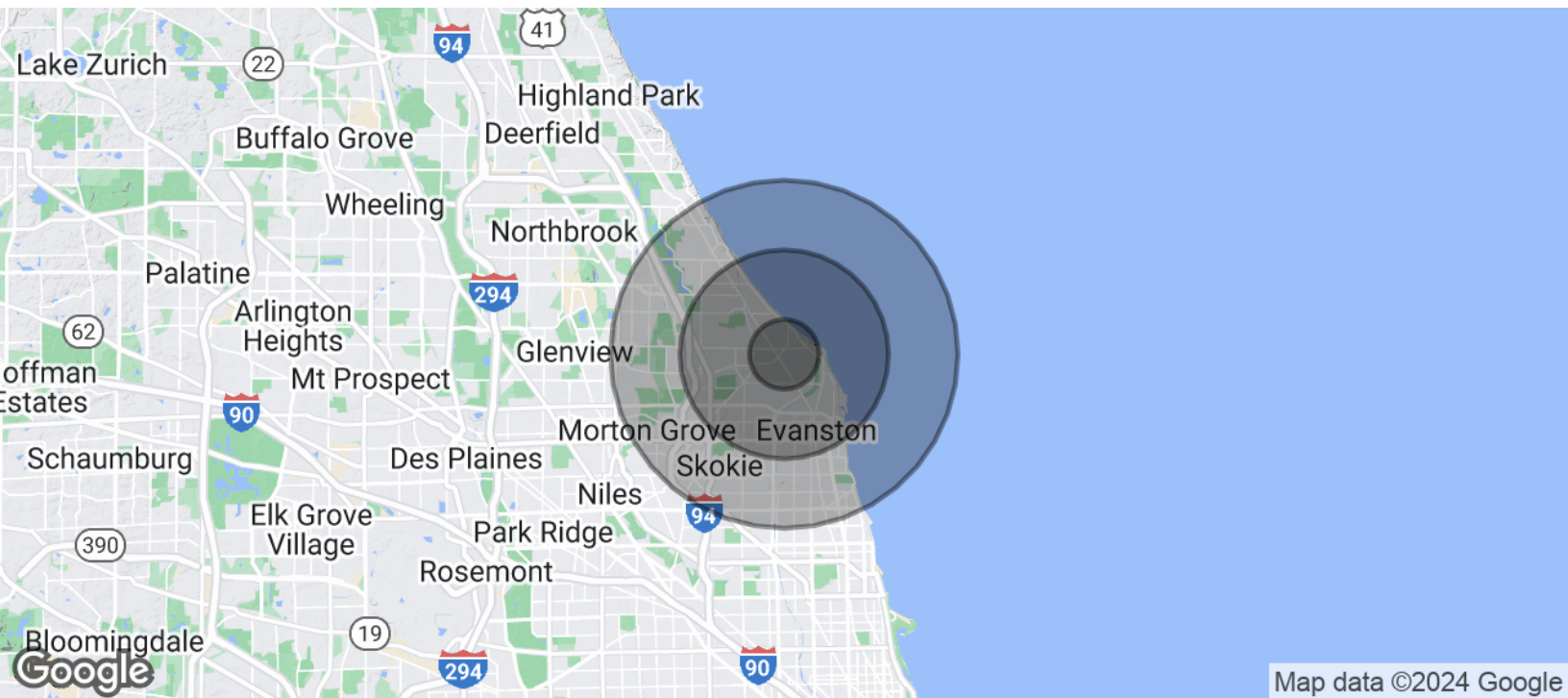


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# DEMOGRAPHICS MAP & REPORT

OPTIMA CENTER

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Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,892	102,139	277,085
Average Age	42.4	40.1	39.9
Average Age (Male)	41.4	39.1	38.5
Average Age (Female)	43.8	41.0	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,358	37,534	103,521
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$186,610	\$149,359	\$114,858
Average House Value	\$663,095	\$605,144	\$512,486

\* Demographic data derived from 2020 ACS - US Census

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