



FOR LEASE

Town Center Promenade

21770 W LONG GROVE RD

Deer Park, IL 60010

PRESENTED BY:

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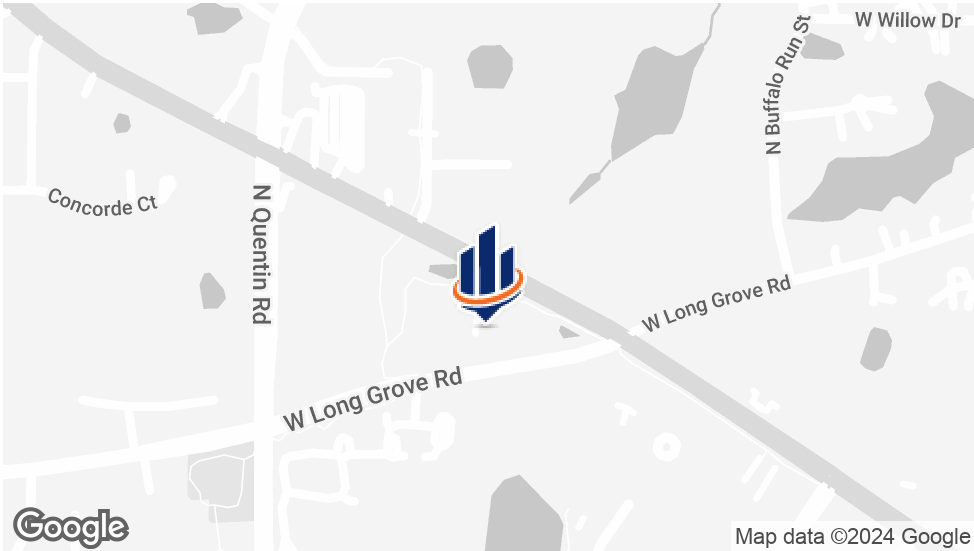
LORILE HERLIHY

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 - 38.00 SF/yr (NNN)
BUILDING SIZE:	50,000 SF
AVAILABLE SF:	1,313 - 4,168 SF
LOT SIZE:	9.46 Acres
YEAR BUILT:	2006
MARKET:	Chicago
SUBMARKET:	Central Northwest

PROPERTY OVERVIEW

Two retail-friendly spaces (2A & 2B). Town Center Promenade is located across the street from Deer Park Town Center and shadow-anchored by Dick’s sporting goods. This is a bustling retail corridor with retailers such as Crate & Barrel, Tempur-Pedic, Whole Foods and Apple. A high visibility location with very strong area demographics.

PROPERTY HIGHLIGHTS

- Across the street from Deer Park Town Center
- Affluent incomes over \$174K in a one-mile radius
- Cam/Tax/Ins: \$7.34 PSF
- Dick’s Sporting Goods is a strong traffic generator
- 3,438 SF of Existing Restaurant Space

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,313 - 4,168 SF	LEASE RATE:	\$30.00 - \$38.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

2A	Available	2,000 - 4,168 SF	NNN	\$38.00 SF/yr	Former showroom space, newly demo'd. Entrances from the street and parking lot. Can be demised to 2000 or 2168 SF. Lots of light and visibility from the road and mid-center.
2B	Available	1,313 SF	NNN	\$30.00 SF/yr	Current Nail Salon available immediately.

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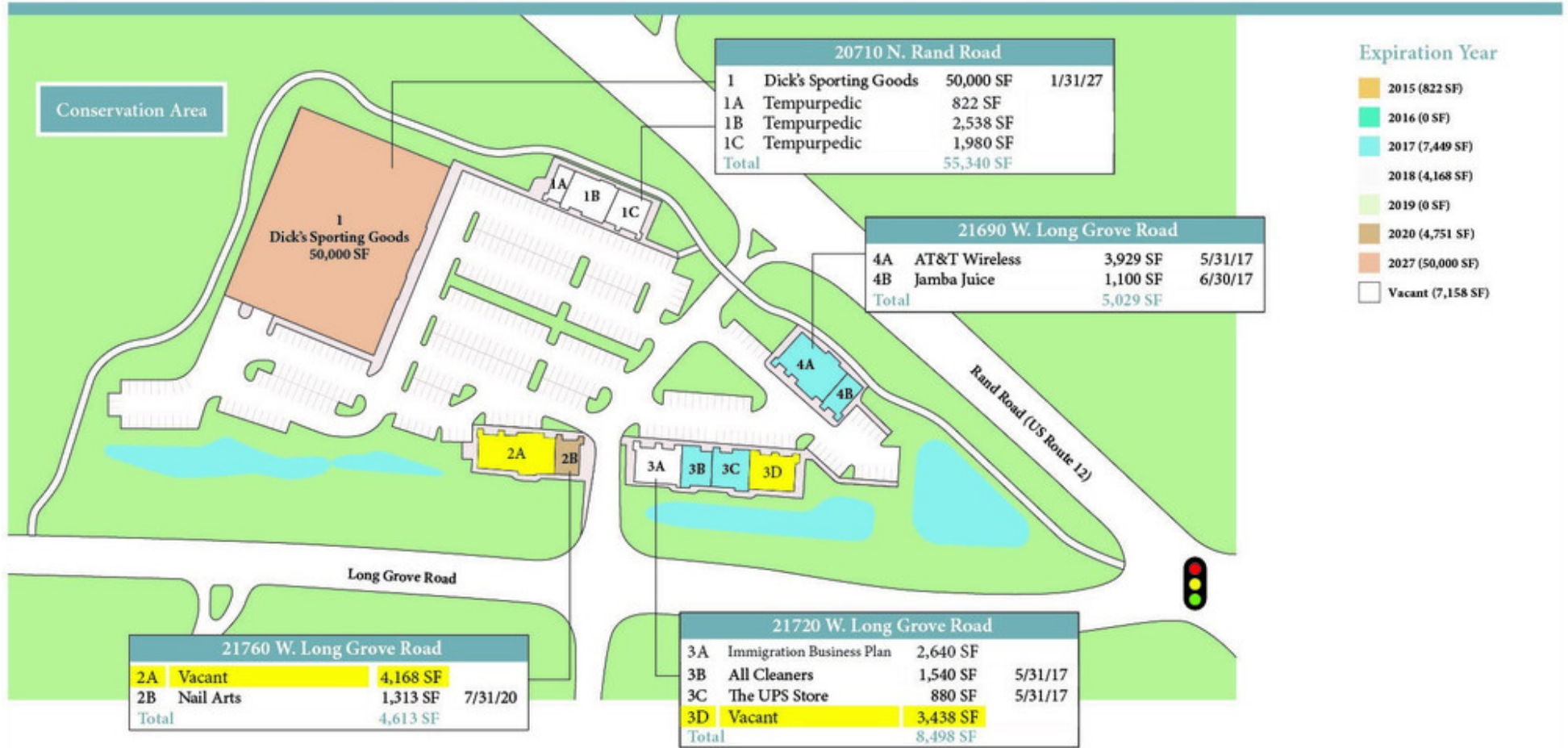
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SITE PLAN

STACKING & SITE PLAN

Town Center Promenade



*Subway has given notice that they will be vacating their space upon expiration, making the entire Building A available for lease to a junior anchor.

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RETAILER MAP



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ADDITIONAL PHOTOS



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RETAIL SPACE



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DEMOGRAPHICS MAP & REPORT

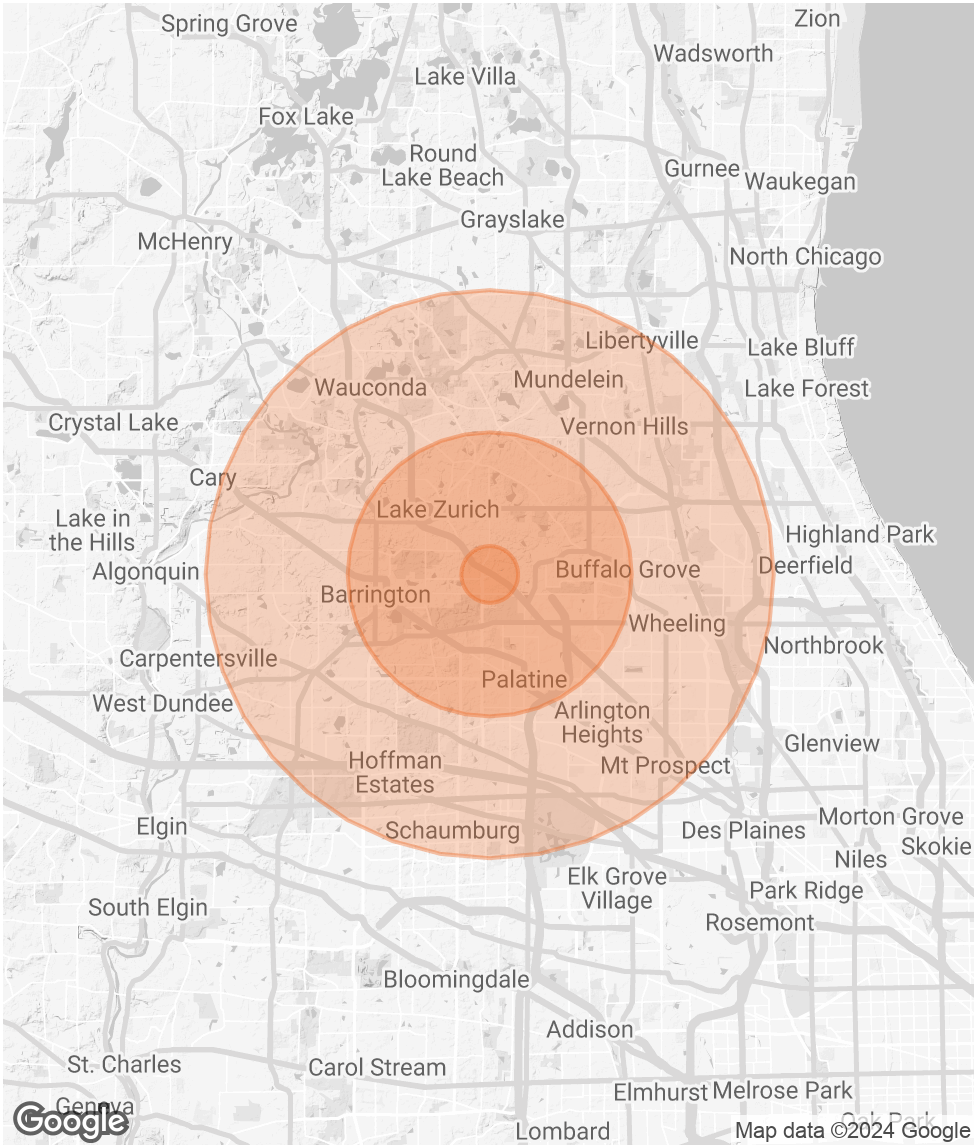
POPULATION1 MILE5 MILES10 MILES

TOTAL POPULATION	3,971	166,767	669,272
AVERAGE AGE	40.3	38.0	39.4
AVERAGE AGE (MALE)	38.7	36.8	38.2
AVERAGE AGE (FEMALE)	41.6	39.5	40.6

HOUSEHOLDS & INCOME1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	1,216	60,175	252,096
# OF PERSONS PER HH	3.3	2.8	2.7
AVERAGE HH INCOME	\$152,672	\$112,084	\$104,020
AVERAGE HOUSE VALUE	\$561,047	\$449,670	\$398,610

* Demographic data derived from 2020 ACS - US Census



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