

**LEASE**

# Arrive Town Center

**1220 EAST ROUTE 45**

Vernon Hills, IL 60061

**PRESENTED BY:**

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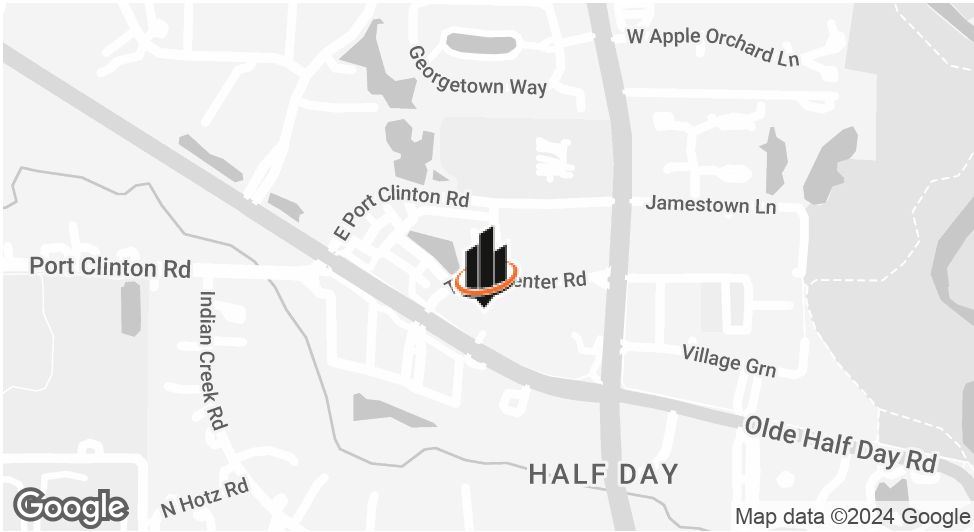
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr GROSS
BUILDING SIZE:	34,735 SF
AVAILABLE SF:	820 - 1,758 SF
YEAR BUILT:	2010
SUBMARKET:	Southwest Lake County

PROPERTY OVERVIEW

Two retail spaces (820 & 938 SF) available for lease. in a four-unit neighborhood center with a six-story, 85-unit residential property above. Spaces were formerly occupied by a jewelry store and sushi restaurant. (no hood). Neighboring tenants include pizza restaurant, dentist, Mexican restaurant, spa, PNC Bank, Starbucks and a dance academy.

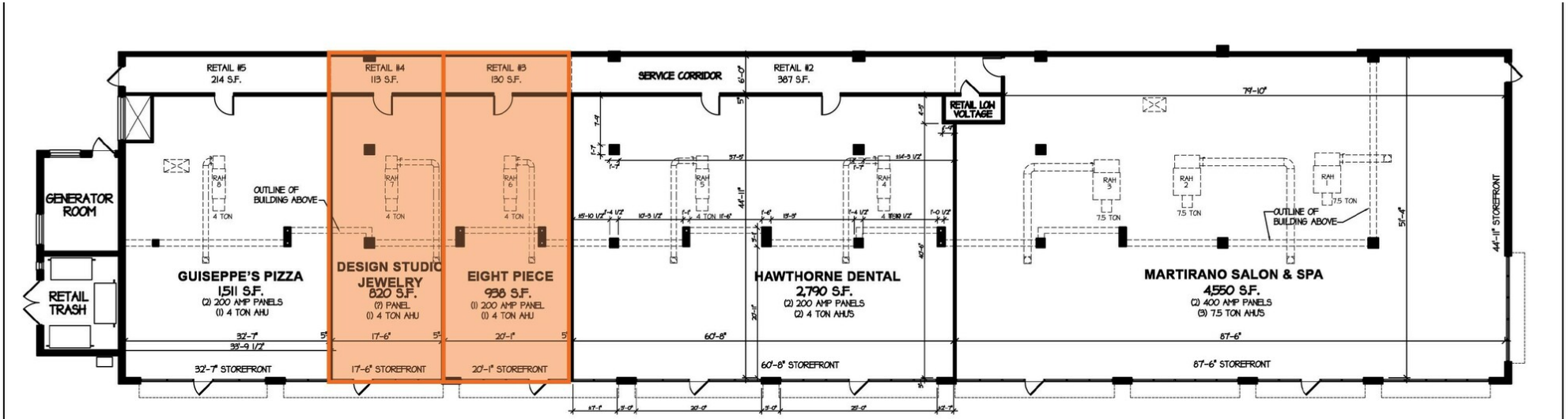
PROPERTY HIGHLIGHTS

- Two spaces available (820 & 938 SF) CAN BE COMBINED FOR 1,858 SQ FT
- Ground floor retail beneath 85-unit, six-story residential building
- Co-tenants include dentist, spa, pizza restaurant. Adjacent tenants include Starbucks, PNC Bank & Mexican restaurant
- Located at the intersection of Milwaukee Avenue & Route 45

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## LEASE SPACES



## LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	820 - 1,858 SF	LEASE RATE:	\$35.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#300	Available	938 - 1,858 SF	Gross	\$35.00 SF/yr	Former jewelry store.
#400	Available	820 - 1,858 SF	Gross	\$35.00 SF/yr	Former sushi restaurant

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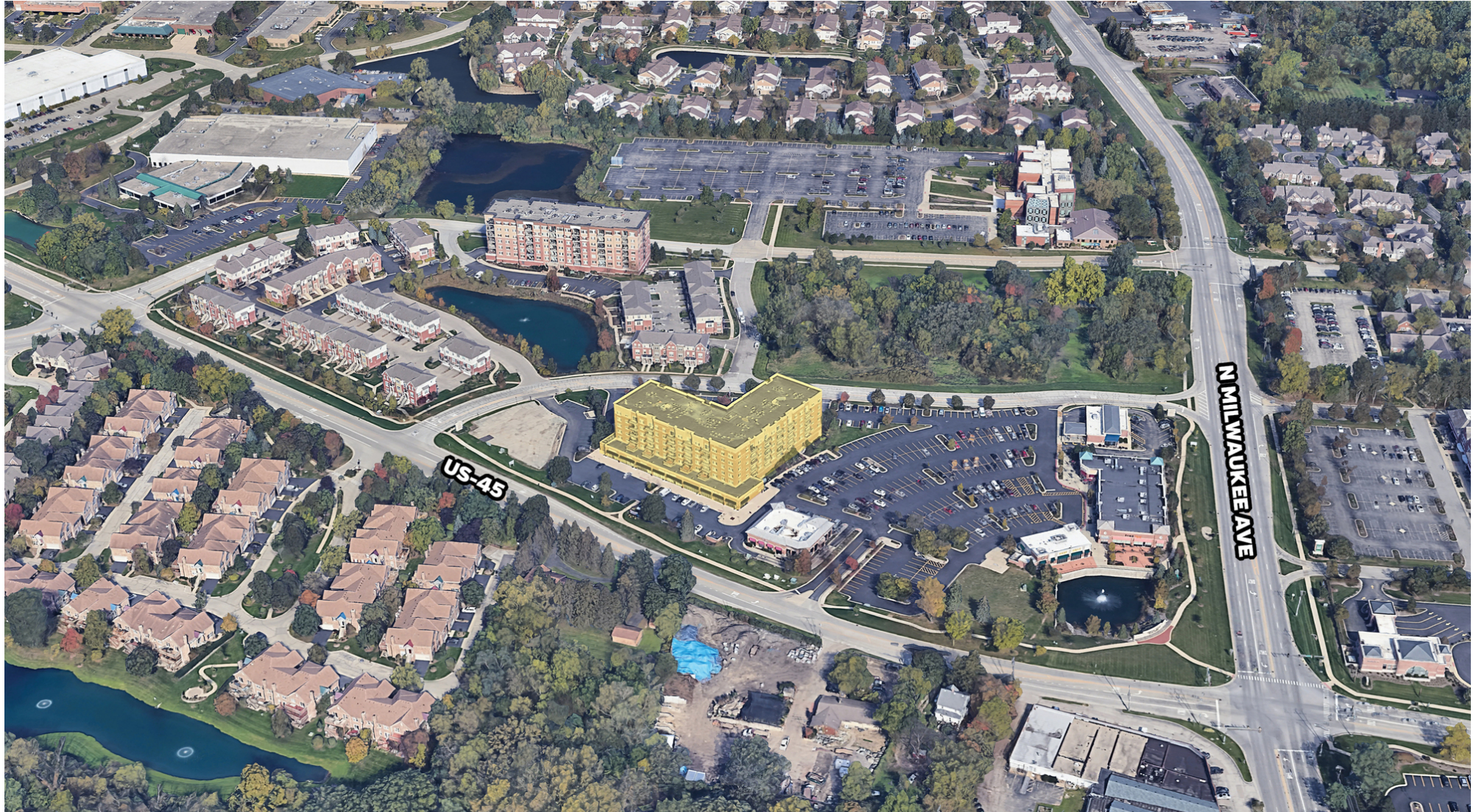
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## AERIAL PHOTO



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The map displays an aerial view of Port Clinton, Ohio, with a yellow star indicating the 'SITE' location. The site is situated near Stevenson High School and is bounded by N Milwaukee Ave to the north and US-45 to the west. A yellow line labeled '23:200 VPD' runs along N Milwaukee Ave, and another yellow line labeled '14:200 VPD' runs along US-45. Various business logos are overlaid on the map, including PNC, Starbucks, CM Chicken, Wick & Ore, Dunkin', Chipotle, and others. A north arrow is located in the top right corner.



## SPACE 300



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## SPACE 400



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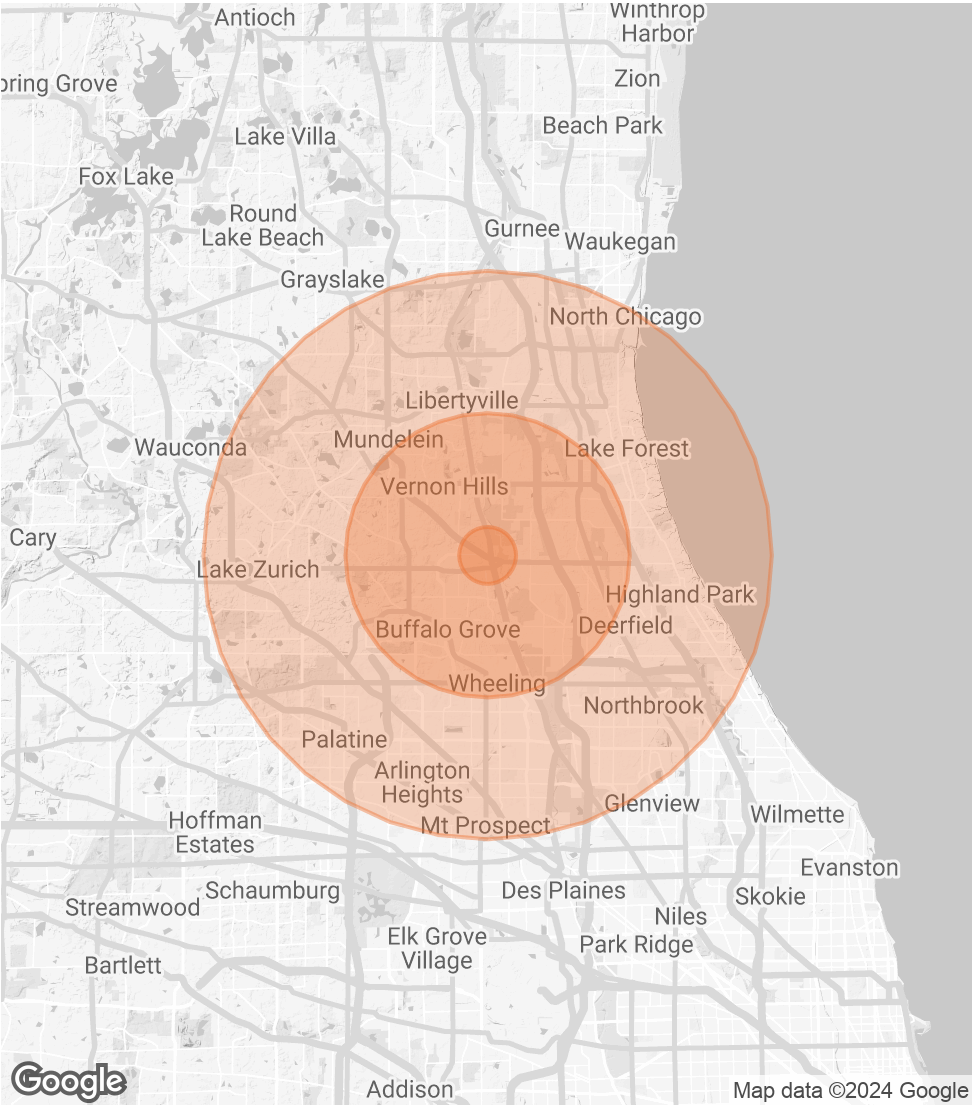


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,257	152,408	619,418
AVERAGE AGE	44.8	43.3	42.8
AVERAGE AGE (MALE)	42.2	42.0	41.5
AVERAGE AGE (FEMALE)	47.5	44.0	43.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,312	58,904	244,390
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$162,986	\$149,212	\$139,588
AVERAGE HOUSE VALUE	\$473,847	\$431,854	\$405,602

2020 American Community Survey (ACS)



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