



**LEASE**

# Hawley Commons Shopping Center

**311-385 N SEYMOUR AVE**

Mundelein, IL 60060

**PRESENTED BY:**

**DAVID COUPE**

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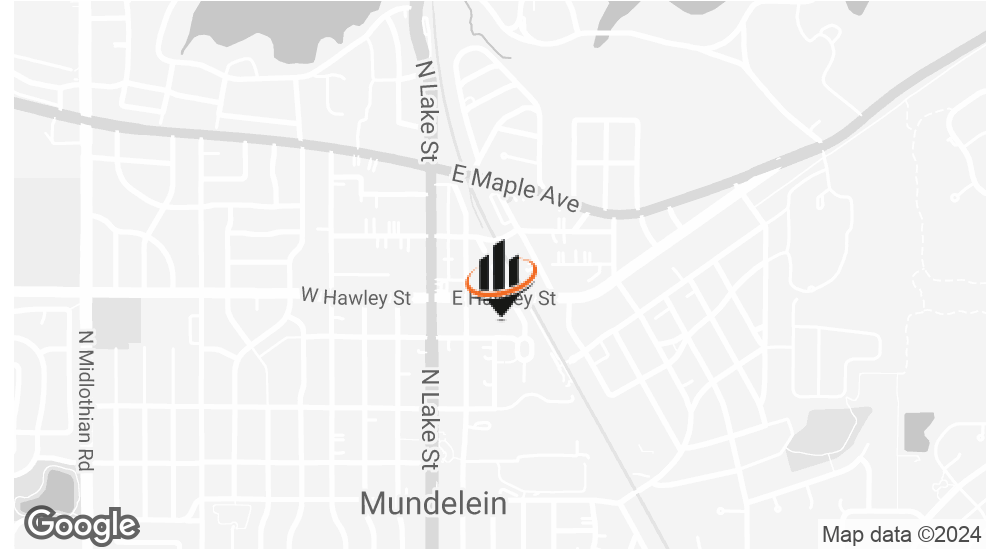
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 - 15.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	975 - 7,388 SF
<b>EST TAX/SF:</b>	\$3.08
<b>EST CAM/SF:</b>	\$1.20-\$1.57
<b>ZONING:</b>	C
<b>TRAFFIC COUNT:</b>	7,901

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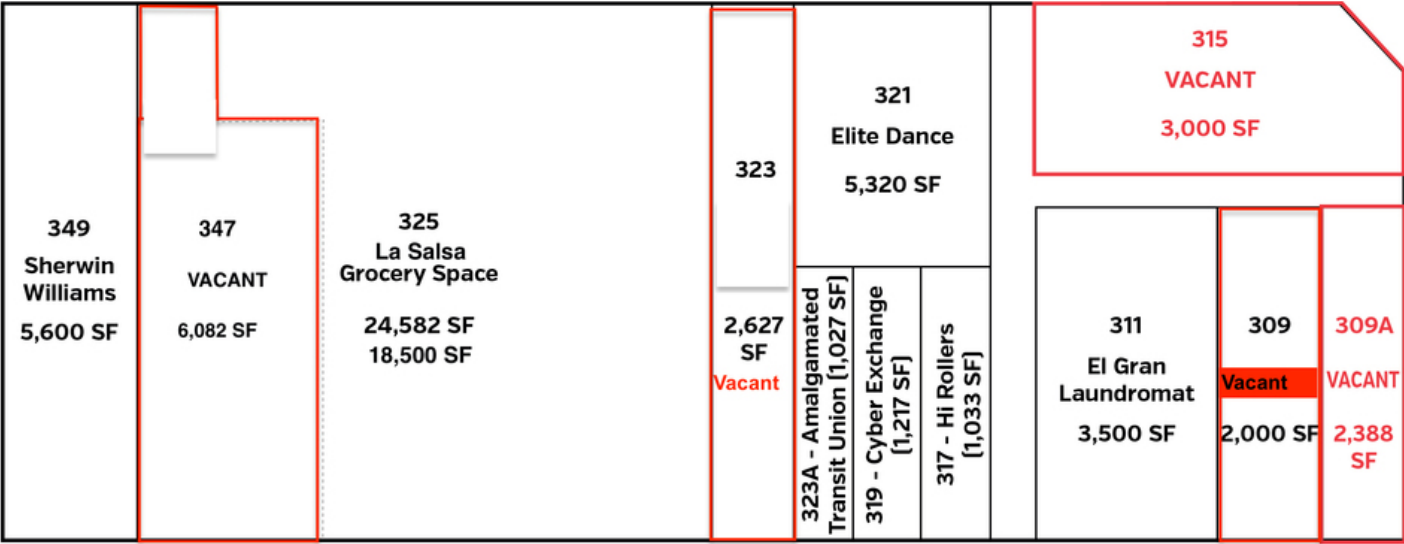
## PROPERTY OVERVIEW

Multiple sized suites available from 1,000 SF to 7,388 SF. This is a once in a lifetime opportunity to locate your business in a well-located grocery anchored center near the Mundelein Village hall adjacent to the new residential developments. Call David Coupe now for more information at 312-789-4866.

## PROPERTY HIGHLIGHTS

- Below Market Rents
- Low Expenses
- In the Heart of the New Downtown Residential District
- Strong demographics
- Strong tenant mix

LEASE SPACES



LEASE INFORMATION

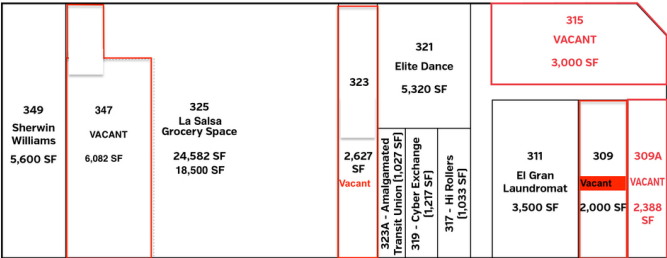
LEASE TYPE:	NNN	LEASE TERM:	36 months
TOTAL SPACE:	975 - 7,388 SF	LEASE RATE:	\$10.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
309	Available	2,000 - 7,388 SF	NNN	\$10.00 SF/yr	-
309A	Available	2,388 - 7,388 SF	NNN	\$10.00 SF/yr	-
315	Available	3,000 - 7,388 SF	NNN	\$10.00 SF/yr	-

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
323	Available	2,627 SF	NNN	\$12.00 SF/yr	-
347	Available	6,082 SF	NNN	\$10.00 SF/yr	-
379 N. Seymour	Available	975 - 3,400 SF	NNN	\$15.00 SF/yr	-
383 N. Seymour	Available	1,250 - 3,400 SF	NNN	\$15.00 SF/yr	-

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## ADDITIONAL PHOTOS



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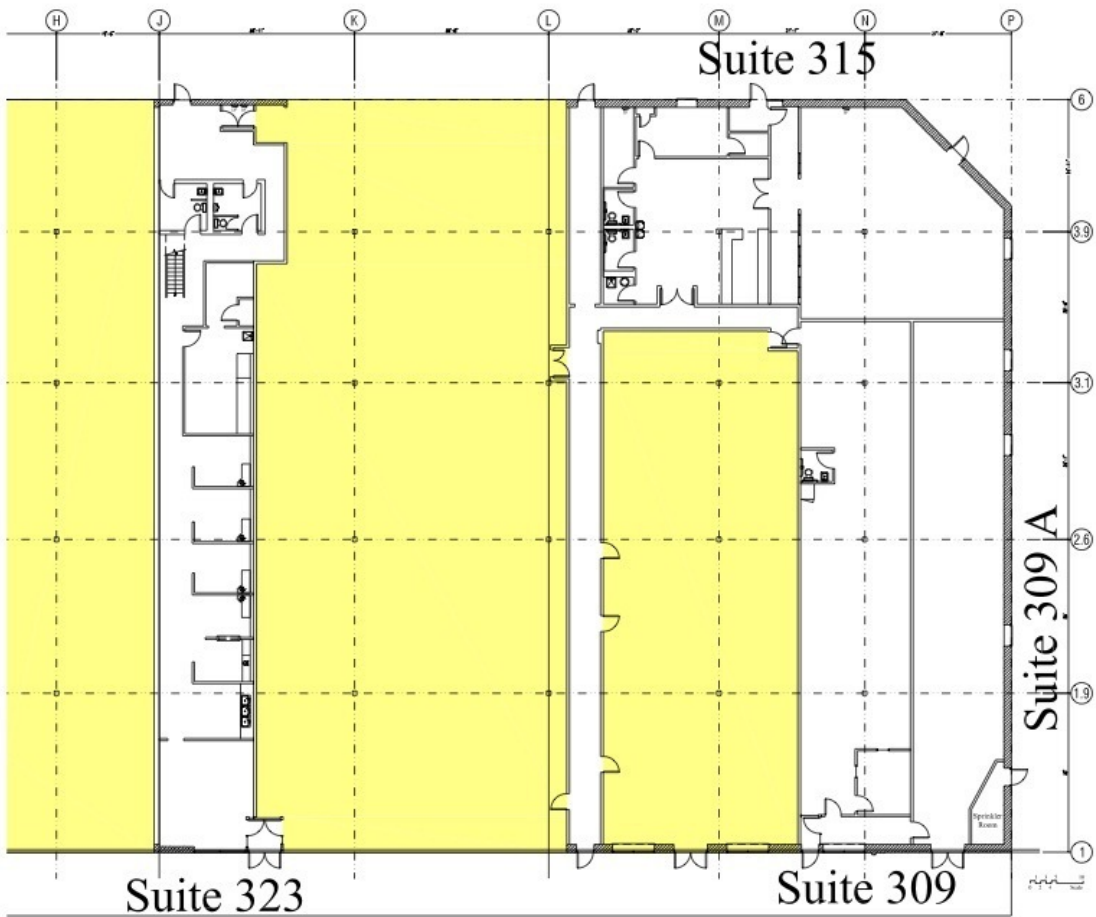
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ADDITIONAL PHOTOS

JEH Limited Partnership  
337 N. Seymour Avenue  
Mundelein, Illinois 60060



Location Plan:



Floor Plan

Partial Floor Plan (Existing Conditions)

EC-1



invirospace, inc. + 21040 North 18th Street + Barrington, Illinois 60010



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## LOCATION MAP



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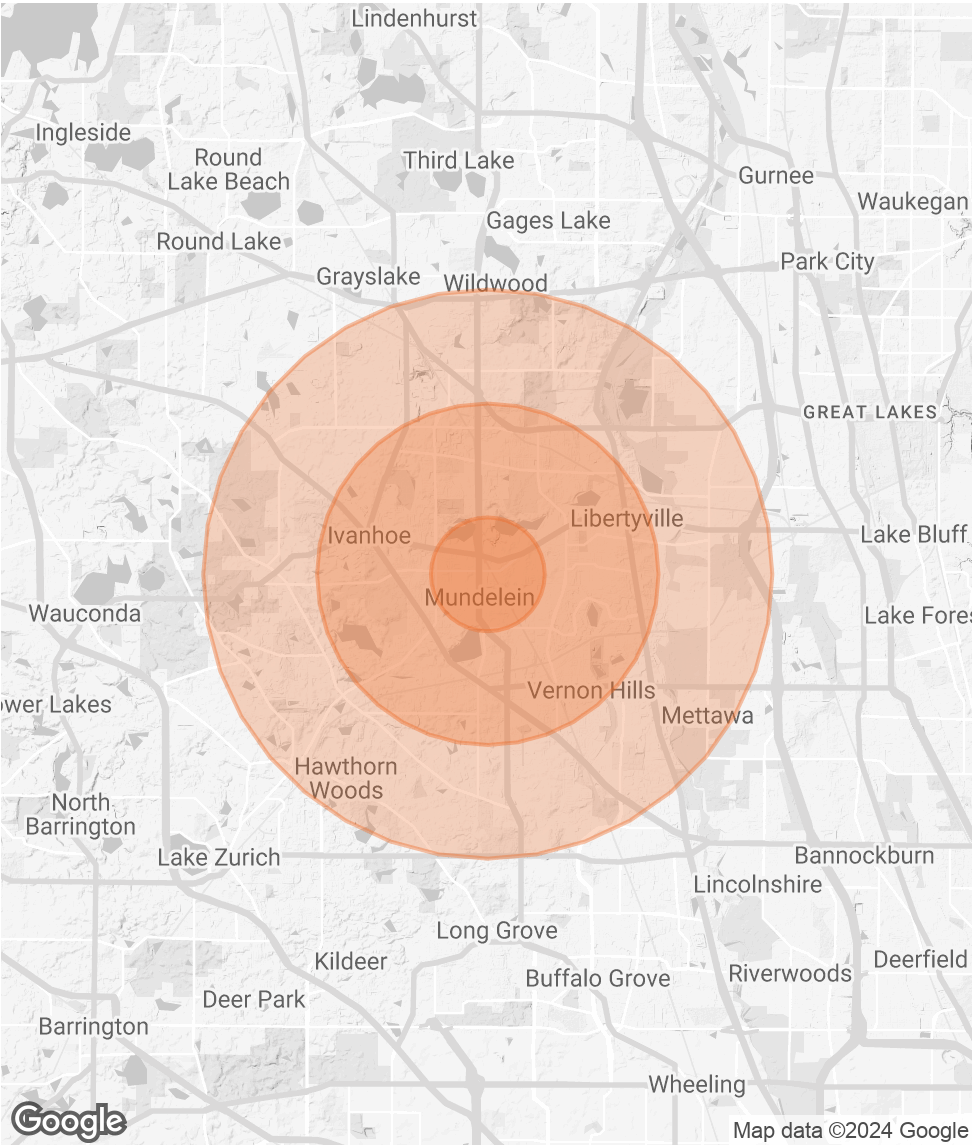


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,795	66,229	129,407
AVERAGE AGE	34.9	36.4	37.8
AVERAGE AGE (MALE)	34.7	35.6	37.0
AVERAGE AGE (FEMALE)	35.3	37.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,139	22,152	44,731
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$90,463	\$111,761	\$119,021
AVERAGE HOUSE VALUE	\$284,592	\$376,905	\$411,436

\* Demographic data derived from 2020 ACS - US Census



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