



LIBERTYVILLE CROSSING

119-163 N MILWAUKEE AVE
LIBERTYVILLE, IL 60048

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Property Summary



OFFERING SUMMARY

Available SF::	1,361 - 2,500 SF
Price Per SF	\$25.00/SF/yr [NNN]
Building Size:	18,402
Parking Ratio:	5.86:1000
Zoning:	C-2
Lot Size:	2.10 Acres
Traffic Count [Milwaukee Ave]	22,300 VPD
Traffic Count [Park Ave]	16,300 VPD

PROPERTY OVERVIEW

Libertyville Crossing features the strongest lineup of national retail tenants in the market including Chipotle, Dunkin Donuts, Verizon Wireless, Subway, Hair Cuttery, and CD One Price Cleaners along with unique local concepts..

The property features attractive newer construction and modern infrastructure. Ideal for national retail, service, and restaurant tenancy.

LOCATION OVERVIEW

Libertyville Crossing is located on the west side of Milwaukee Ave, just north of Park Ave, just south of thriving downtown Libertyville. The property is within 1/2 mile of Libertyville High School, Highland Middle School, and Rockland Elementary School. Libertyville Crossing is also less than 1 mile from Advocate Condell Hospital.

The property is surrounded by dense, upscale neighborhoods. Exceptional demographics featuring a population of 50,000 within 3 miles with median household incomes exceeding \$100,000 annually.

Available Spaces

LEASE RATE: -

TOTAL SPACE: 2,500 SF

LEASE TYPE: NNN

LEASE TERM: -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
147		\$26.00 SF/yr	NNN	2,500 SF	Negotiable	Turn-Key restaurant space designed for fast-casual restaurant concept. Fully fixtured space with 18' hood, grease trap, walk-in cooler, 3 compartment sink, prep sinks, 2 ADA restrooms, grills, fryers, tables and chairs. Ideal for fast-casual restaurant. Adjacent to high volume Chipotle . \$7,916/mo including \$12.00/sf pass thru.

Additional Photos





Unit 133 - Former Pizzeria

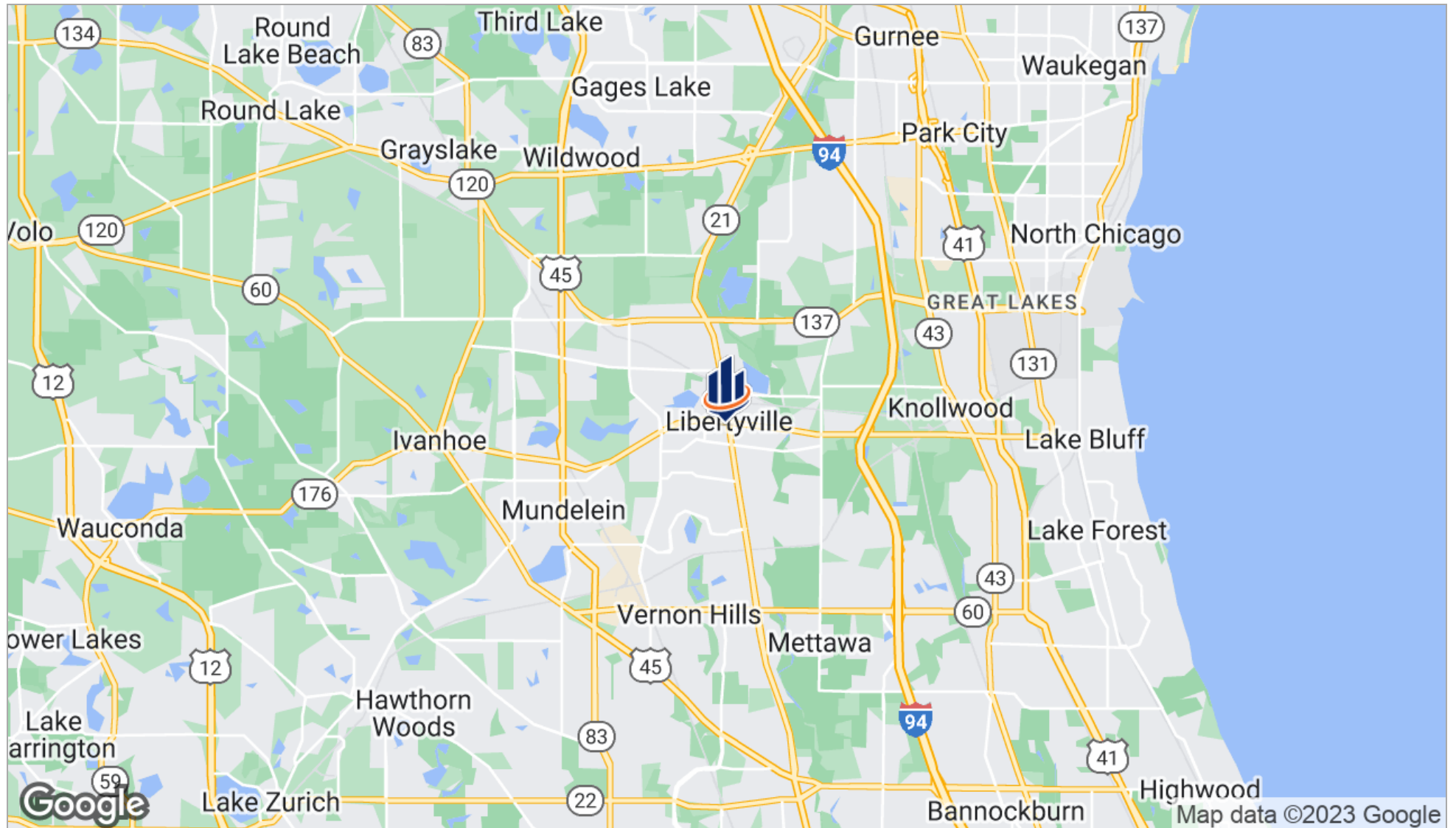
Additional Photos



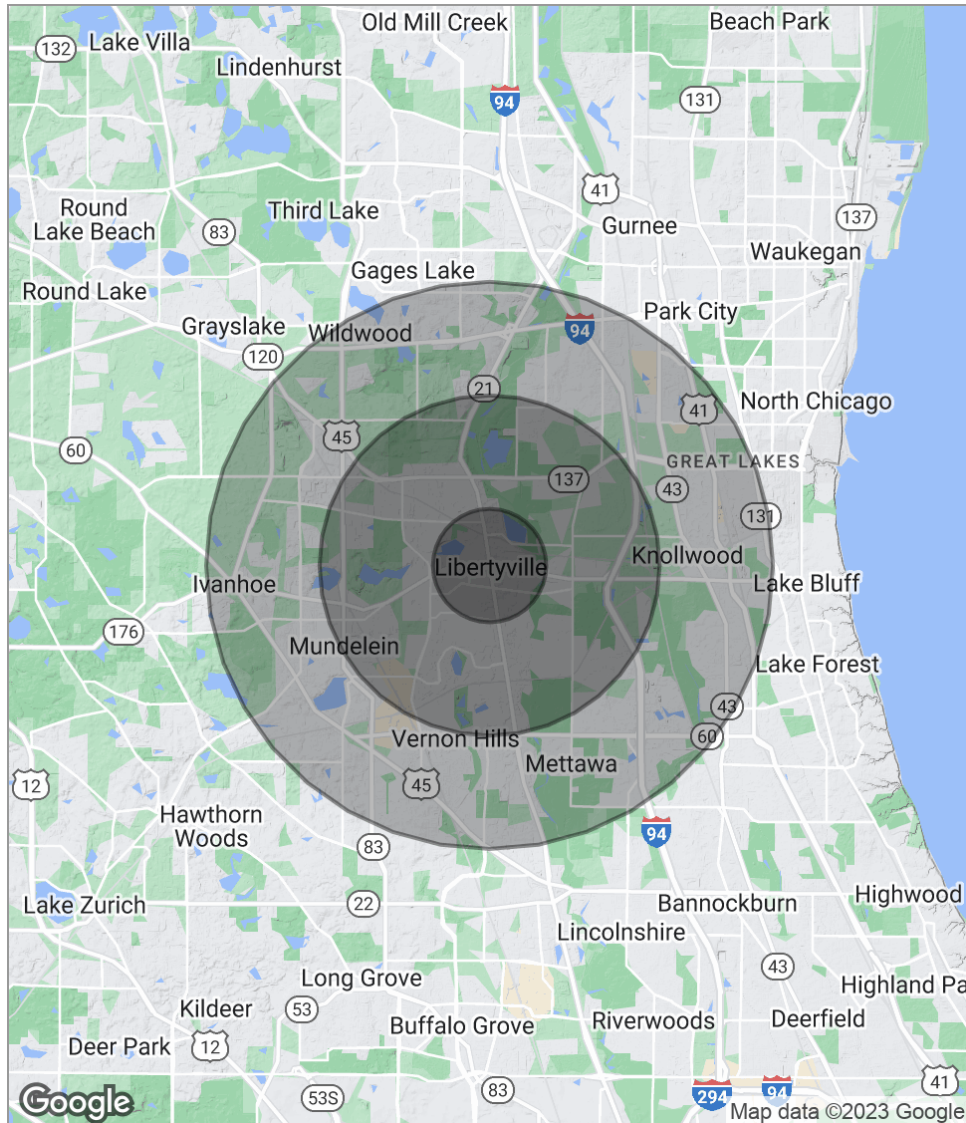
Retailer Map



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,201	50,005	125,996
Median age	39.9	40.0	38.4
Median age (male)	37.9	38.7	37.6
Median age (Female)	41.6	41.0	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,629	18,117	45,064
# of persons per HH	2.7	2.8	2.8
Average HH income	\$123,593	\$126,884	\$115,708
Average house value	\$484,622	\$472,611	\$385,741

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	4.0%	7.8%	15.2%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	90.3%	85.5%	81.3%
Black	1.2%	1.1%	1.7%
Asian	4.3%	9.0%	9.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	1.9%	2.7%	6.0%

* Demographic data derived from 2020 ACS - US Census