



## Offering Summary

Lease Rate:	Negotiable
NNN's	Approx. \$23.00 PSF
Available SF:	11,808 SF
Lease Expiration:	5/31/2031
Year Built:	2009
Cross Streets:	Milwaukee Avenue & Lake Cook Road
Traffic Count:	~64,500 VPD
Zoning:	B-3
Submarket	North Suburbs

## Property Overview

Freestanding retail building along Milwaukee Avenue in Wheeling available for sublease. The building is well located at the SEC of the signalized intersection at Milwaukee Avenue and Lake Cook Road, featuring visibility and exposure to 64,000+ VPD. The 11,808 SF building features a large kitchen, bar area, lounge area, and outdoor seating. The kitchen includes a hood, walk-in cooler, drive in delivery door, and private hallway for wait staff. The building is part of a larger development with The Westin Chicago North Shore, Cooper's Hawk, Saranello's, Cilantro Taco Grill, Chicago Ramen, and Spears. Other neighboring retailers include Woodman's, Potbelly, Starbucks, Panera, Mod Pizza, T-Mobile, Benihana, Cheesecake Factory, Noodles & Co, McDonald's, Taco Bell, Boston Fish Market, Bob Chinn's, Superdawg, Fresh Farms International Market, and Culvers, among many others.

## Property Highlights

- The building includes a fully built out kitchen with hood, walk-in cooler, drive in delivery door, and private hallway for wait staff
- Visibility and exposure to 64,000+ VPD with a billboard facing Lake Cook Road and dual-sided signage along Milwaukee Avenue
- The building is part of a larger development with The Westin Chicago North Shore, Cooper's Hawk, Saranello's, Cilantro Taco Grill, Chicago Ramen, and Spears
- Conveniently located approx. three (3) from Interstate 294 (I-294) / Interstate 94 (I-94) access
- Neighboring retailers include Woodman's, Potbelly, Starbucks, Panera, Mod Pizza, T-Mobile, Benihana, Cheesecake Factory, Noodles & Co, McDonald's, Taco Bell, Boston Fish Market, Bob Chinn's, Superdawg, Fresh Farms International Market, and Culvers, among many others

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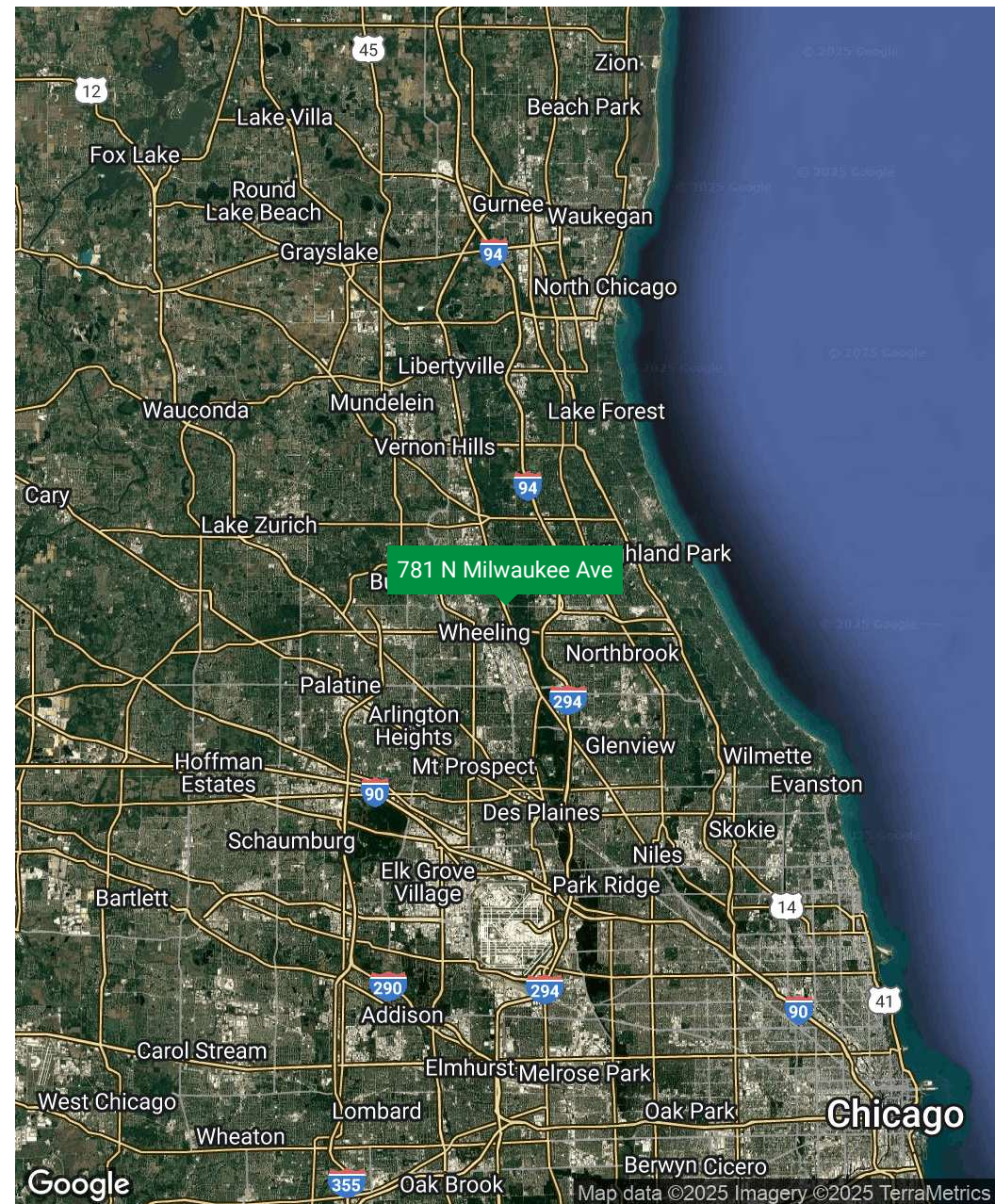
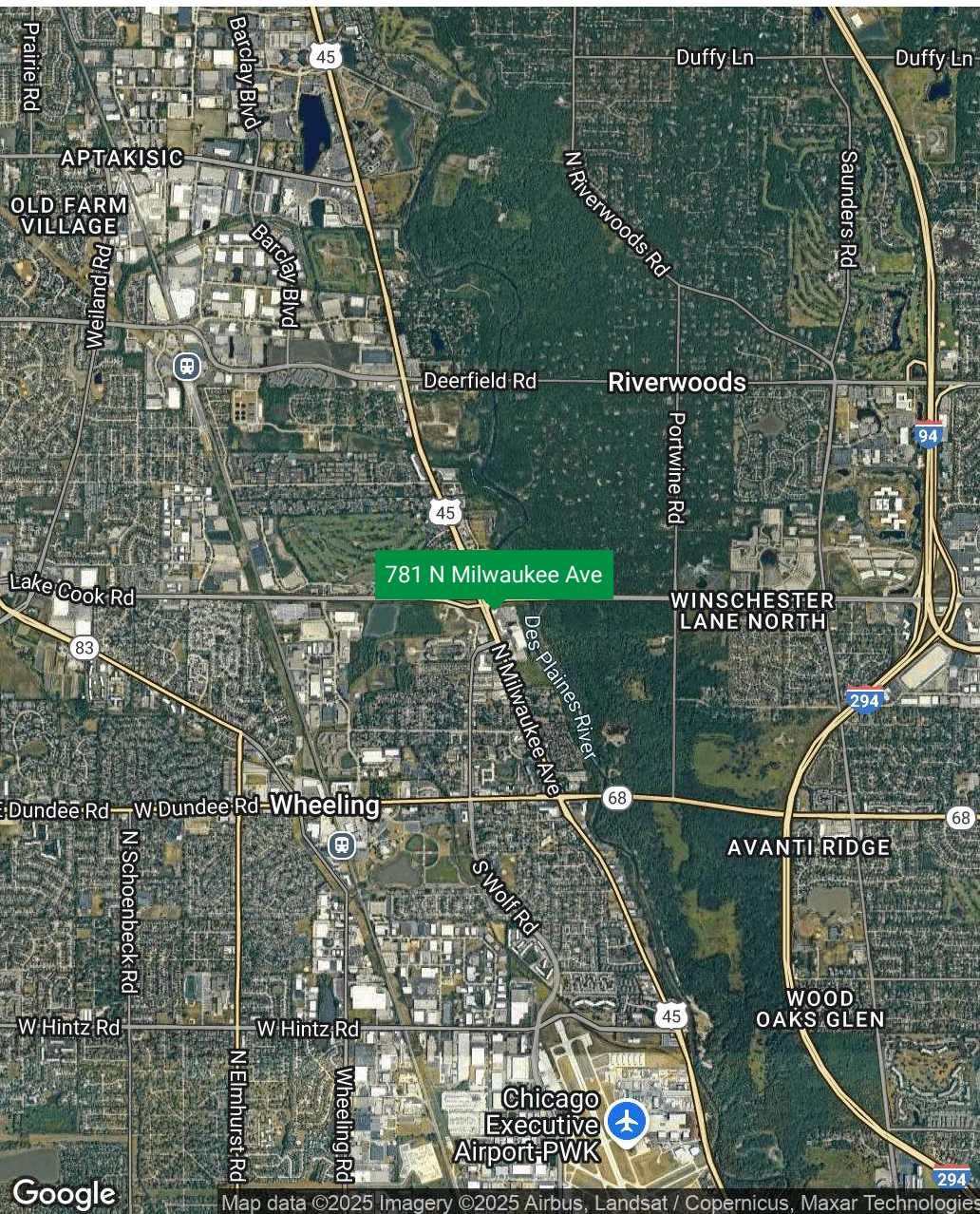
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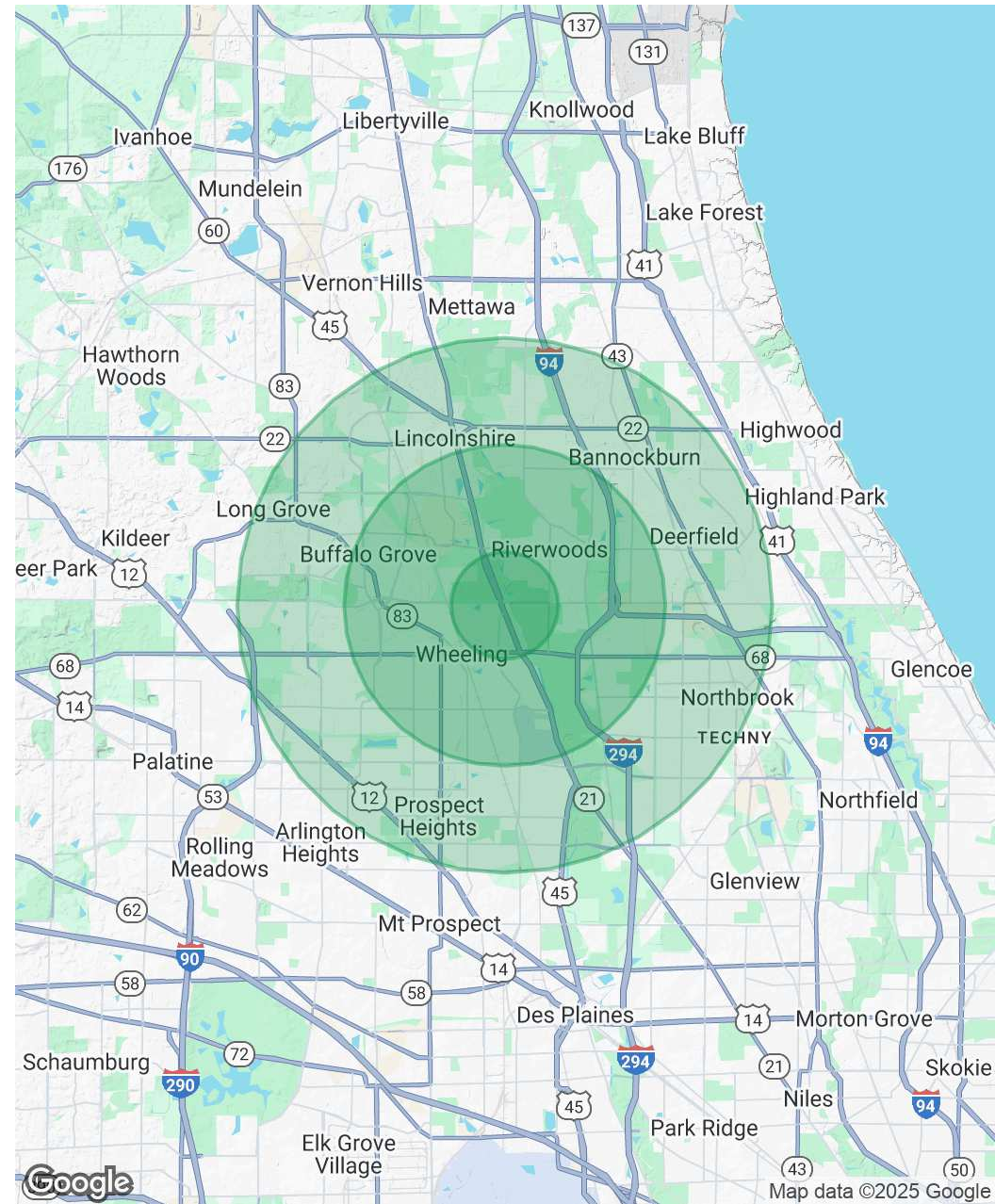




Population	1 Mile	3 Miles	5 Miles
Total Population	7,321	82,185	230,999
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,105	32,123	88,678
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$130,302	\$145,414	\$168,716
Average House Value	\$383,148	\$452,936	\$526,339

Demographics data derived from AlphaMap



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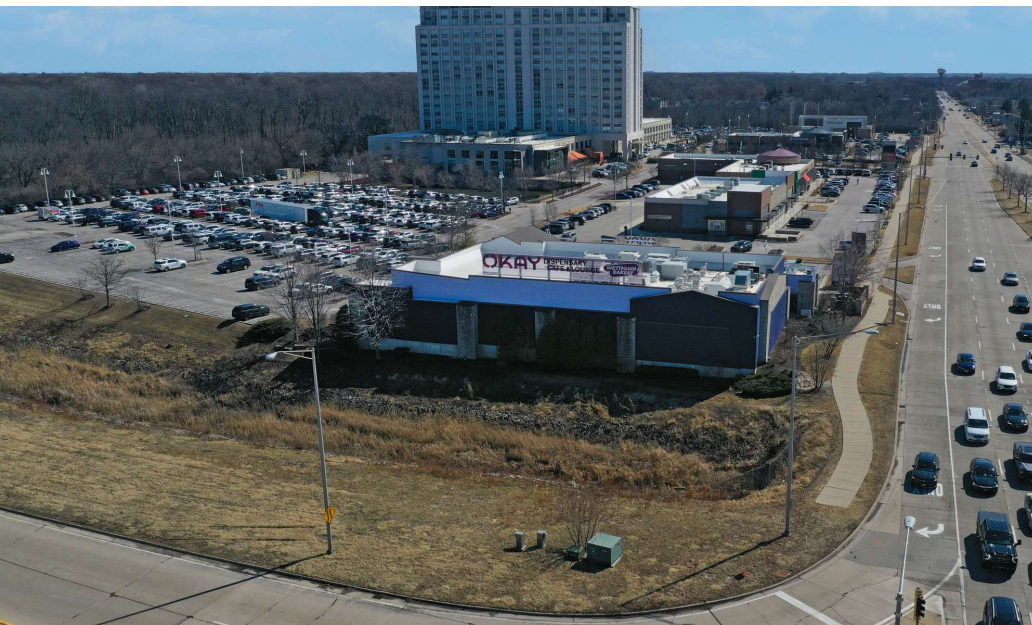
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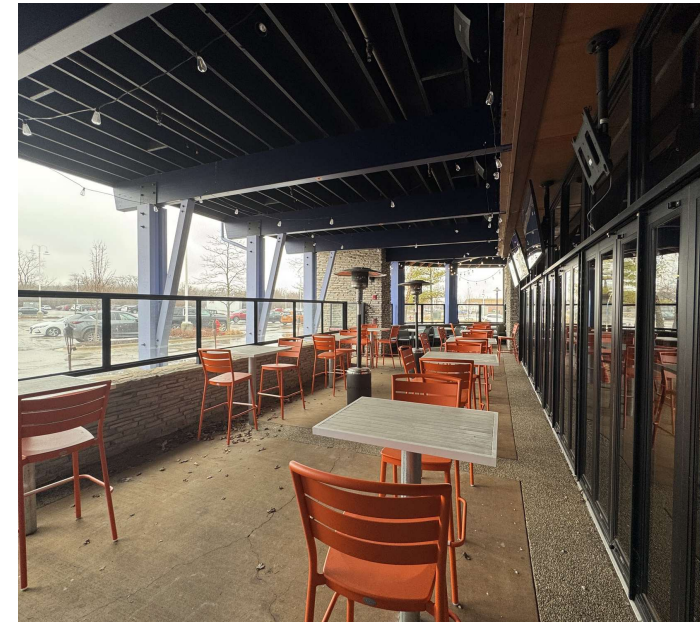
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# FOR SUBLEASE | 781 N MILWAUKEE AVE

ADDITIONAL PHOTOS



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