

**TURNKEY DENTAL
SUITE READY FOR
IMMEDIATE
OCCUPANCY**



for lease



MUNDELEIN SQUARE

350-372 Townline Rd Mundelein, IL 60060

HIGH VISIBILITY GROCERY ANCHORED CENTER

Offering Summary



AVAILABLE SF | 1,050-11,200 SF

ASKING PRICE | \$14-\$19

MODIFIED GROSS



Traffic Count:
37,000+ VPD



Avg HH Income:
\$129,156 (3 MILES)



Population:
65,931 (3 MILES)



#Households:
24,357 (3 MILES)

Thousands of weekly shoppers drive sales at this grocery anchored plaza in Mundelein's retail core, offering strong visibility, oversized parking, and access to affluent households. Located in front of Kenco Logistics' new 320,000 SF facility and one block from the 222 unit Townes at Oak Creek, the site is well positioned for retail success.

- Divisible Endcaps & Signage:** 6,000 SF and 11,200 SF endcaps, both divisible, plus a fully built out 1,050 SF dental space available with pylon exposure.
- Anchor Stability:** Regional favorite Alef Sausage and Deli and complementary retailers drive steady traffic, supported by low modified gross rents.

Nearby Tenants:

Jewel-Osco

CVS CHASE

Panera
BREAD®

BURGER KING

**THE
SALVATION
ARMY**

ALEF
SAUSAGE

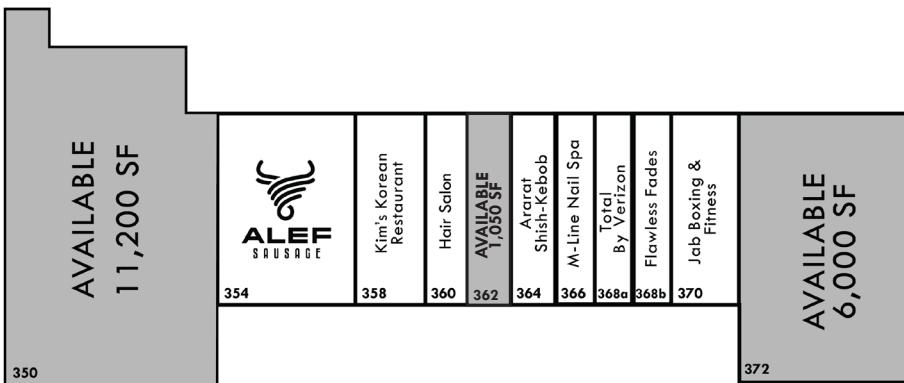


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#	Tenant
350	AVAILABLE (Dollar General)
354	Alef Sausage
358	Kim's Korean Restaurant
360	Hair Salon
362	AVAILABLE (Dentist Space)
364	Ararat Shish-Kebob
366	M-Line Nail Spa
368A	Total By Verizon
368B	Flawless Fades
370	Jab Boxing & Fitness
372	AVAILABLE (3,000-6,000 SF)



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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