

PRIME LIBERTYVILLE RETAIL SPACE FOR LEASE



1200 N. Milwaukee Ave., Libertyville

- Multi-Tenant Retail building available for lease
- High exposure site with over 22,000 Vehicles per day traffic
- 1,550 SF Total Space available
- Close to Downtown Libertyville and Metra train station
- 16' Ceiling Height
- Entire building recently renovated

Tim Hart

Broker

847 924 5864 direct

tim@protectrealty.com

PROTECT  GROUP

a Troy Realty LTD affiliate

Building Highlights



1200 N Milwaukee Highlights

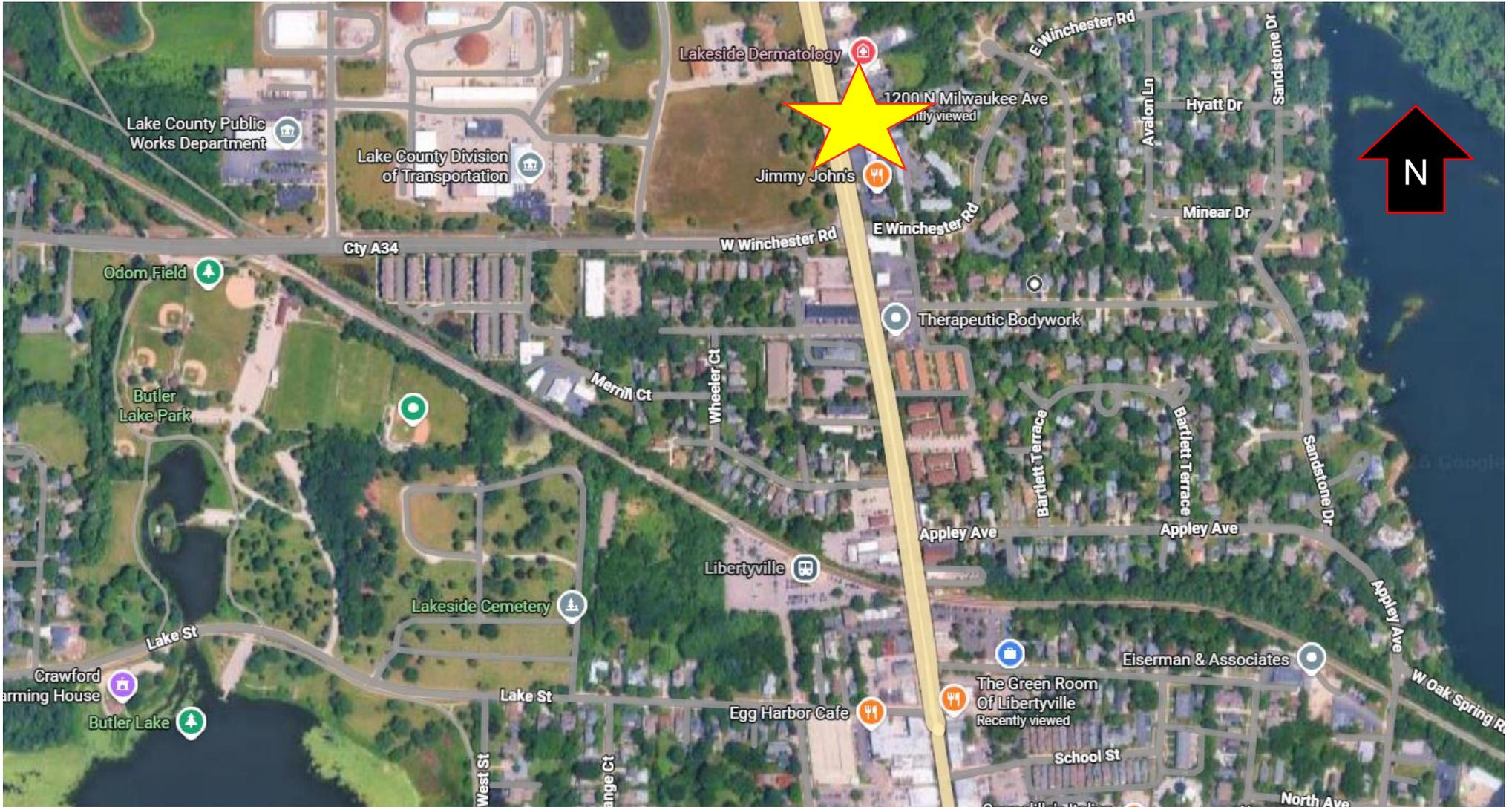
- High Exposure retail space
- Walk to downtown Libertyville restaurants, retail, and shopping
- Less than 1/2 Mile from Metra train station
- Recently Completely Updated Building
- Average HH income over \$167k within 2 miles

BUILDING SPECIFICATIONS

Type	Retail/Medical 1 story
Address	1200 N Milwaukee, Libertyville, IL 60048
Building Size	5,077 Total Square Feet
Available Area	Approximately 1,550 SF
Site Size	Approximately 35,750 SF
Parcel ID	11-16-100-006
Base Rent	Subject to Offer
Real Estate Tax	\$30,071 (\$6.01 per SF paid in 2025)
CAM Expenses	Approx. \$4.00 per SF annual
Lease Term	Minimum 5 years
Clear Heights	16' throughout
Zoning	C-3
Parking	Approximately 34 Total spaces
Possession	Immediate
Notes	Improvement allowance available for buildout depending on lease terms.

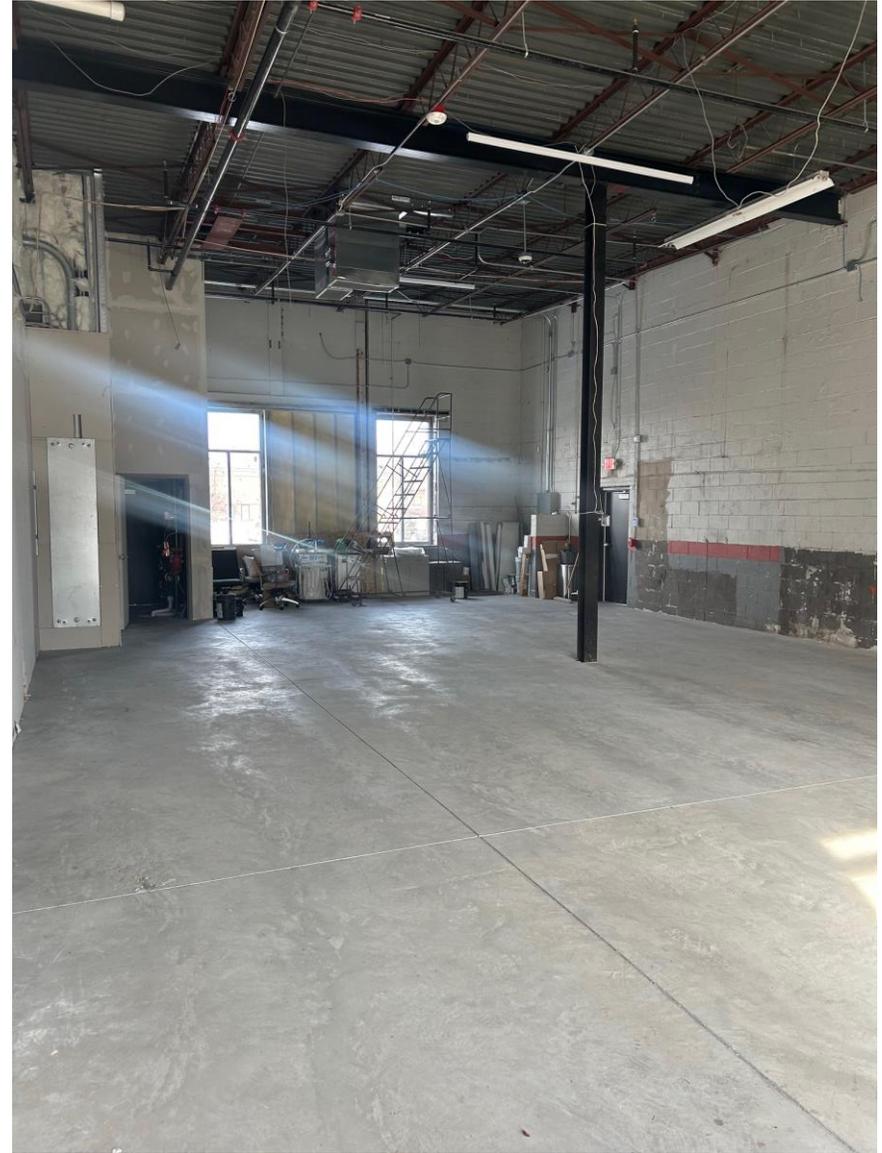


AERIAL OF 1200 N MILWAUKEE AVE



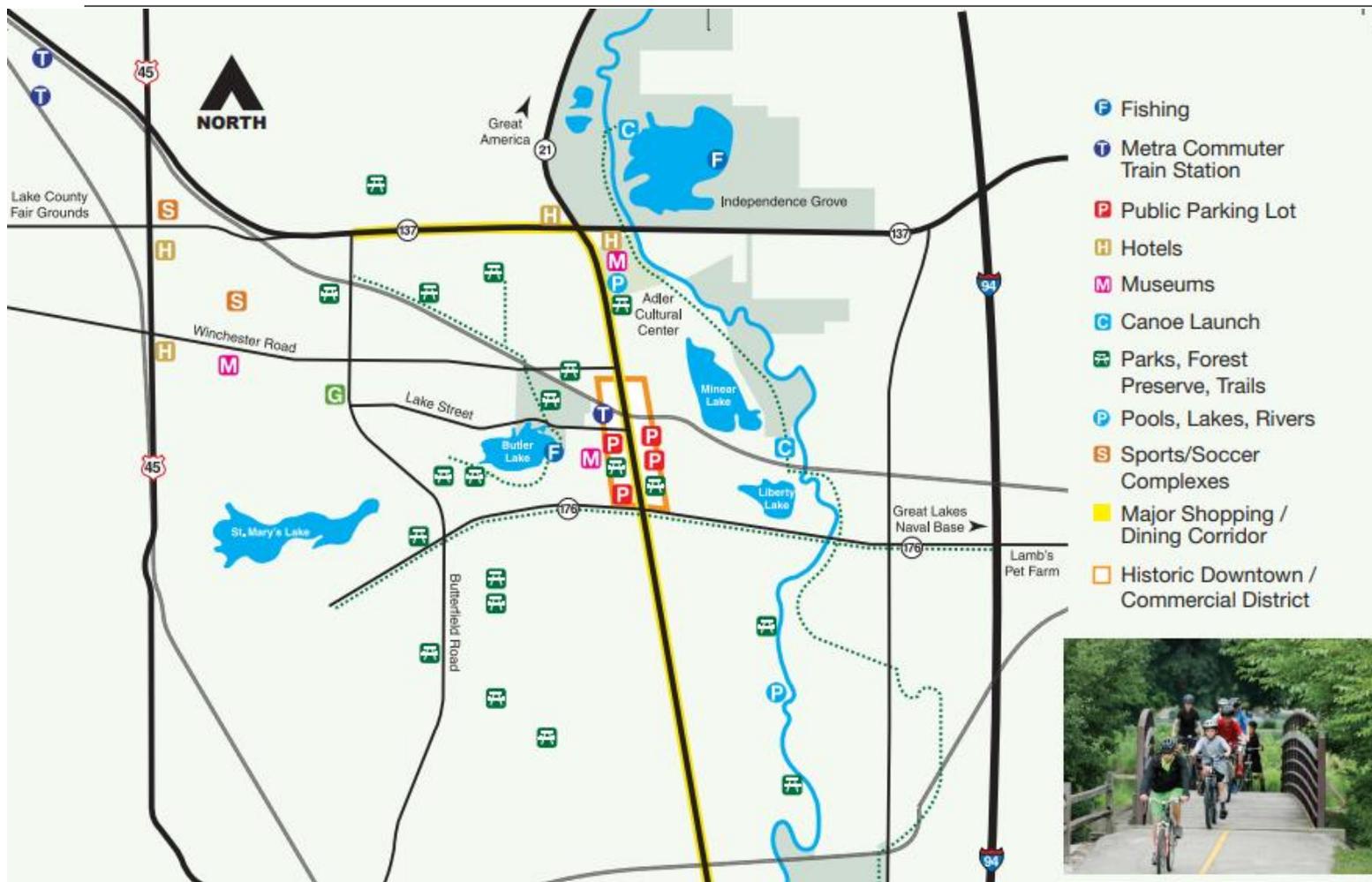


PHOTOS





DEMOGRAPHICS



- Libertyville is located in the heart of Lake County, 20 minutes south of Wisconsin and minutes away from Gurnee Mills, Great America and Naval Station Great Lakes. Libertyville is easily accessible at I-94 exits Townline Road (Rt. 60), Rockland Road (Rt. 176) or Buckley Road (Rt. 137), as well as Metra Rail.
- Named one of the best places to live in Illinois



	2 mile	5 mile	10 mile
2010 Population	23,363	119,683	522,669
2020 Population	23,503	119,831	518,689

	2 mile	5 mile	10 mile
Avg Household Income	\$167,518	\$131,325	\$121,108
Median Household Income	\$138,754	\$98,541	\$89,655



**1200 N Milwaukee Ave.
Libertyville, IL 60048**

Tim Hart
Broker
847 924 5864 direct
tim@protectrealty.com

Call or email for additional information and to schedule showings

PROTECT  GROUP
a Troy Realty LTD affiliate