

27825

IRMA LEE CIRCLE

LAKE FOREST, IL

*Lake Forest
Gymnastics
Academy*

SF: 15,315
NOI: \$125,021
CAP: 7.2%

CBRE

27825

IRMA LEE CIRCLE

LAKE FOREST, IL

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LAKE FOREST, IL

01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

CBRE, Inc., as exclusive advisor, is pleased to present the opportunity to acquire 27825 Irma Lee Circle, a 15,315-square-foot, **single-tenant net leased** industrial building situated on 1.0 acre in Lake Forest, Illinois.

The property is **100% leased** to Lake Forest Gymnastics Academy, Inc. on a long-term, **absolute NNN lease**.



\$1,736,410
OFFER PRICE



\$125,021
NOI



7.2%
CAP RATE

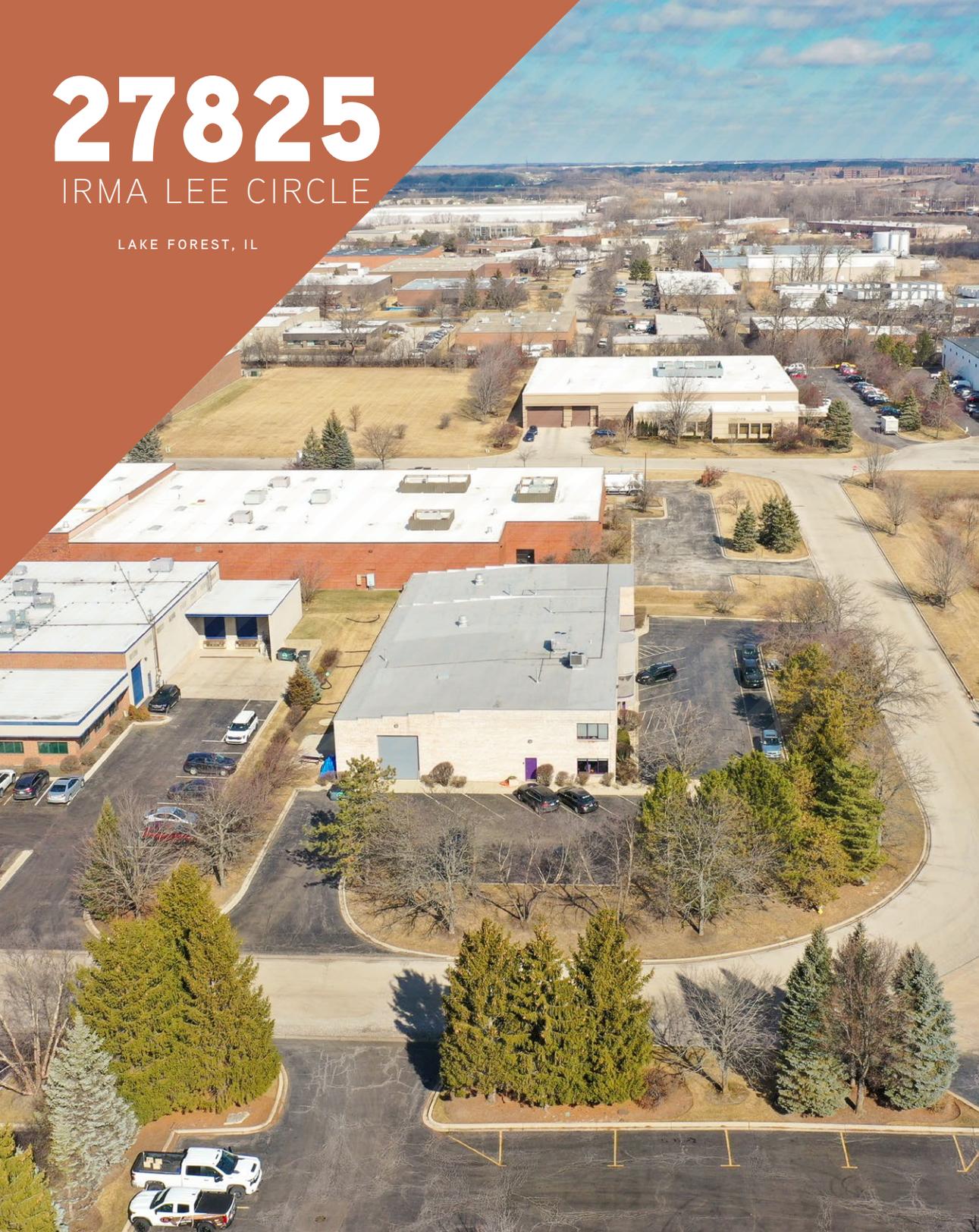


SINGLE
TENANCY

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LAKE FOREST, IL



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PROPERTY
OVERVIEW

PROPERTY DESCRIPTION

The subject property is a single-story, 15,315-square-foot industrial/flex building situated on a 1.0-acre parcel within an established business park off Irma Lee Circle in the Lake Forest / Green Oaks area of Lake County, Illinois. The building is currently configured and operated as a full-service gymnastics training facility. The property features 27 surface parking spaces and is zoned LI (Limited Industrial) within the Village of Green Oaks.

The tenant has made permitted improvements to the premises including a new lobby and viewing floors, replacement of sump pumps with dry-lock sealing, and painting of the lobby and bathrooms. The building sits within a well-maintained business park that includes neighboring tenants such as The Popcorn Factory, Extra Space Storage, AquaCave, and a U.S. Post Office location.

Access to the property is excellent, with Interstate 94 (Tri-State Tollway) located less than one mile to the west and U.S. Route 41 (Skokie Highway) nearby. The Metra commuter rail provides service to downtown Chicago from two stations within Lake Forest.



PROPERTY OVERVIEW

Address	27825 Irma Lee Cir, Lake Forest, IL 60045
Municipality	Village of Green Oaks
Size	15,315 SF
Lot	1.0 Acre
Zoning	LI - Limited Industrial
Parking	27 Surface Spaces
Parcel ID	11-25-103-008

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TENANT PROFILE



TENANT PROFILE



LAKE FOREST GYMNASTICS ACADEMY

Lake Forest Gymnastics Academy, Inc. is an Illinois corporation operated by David and Angela Rawles (Angela Rawles serves as President). The academy is a full-service gymnastics training facility committed to the development of every child, from beginners to advanced gymnasts.

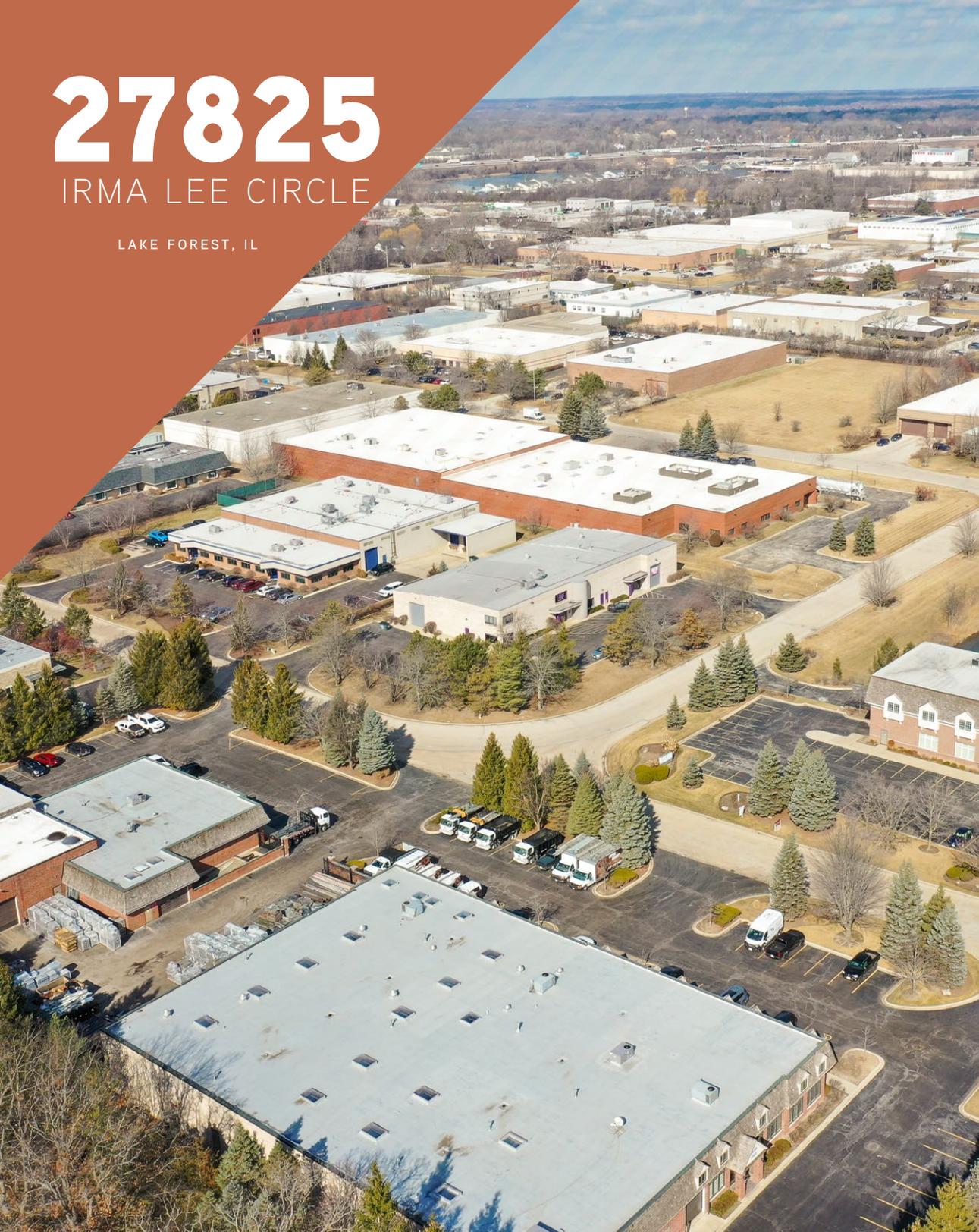
OPERATING DETAILS

Entity Type	Illinois Corporation
Website	lfgagymnastics.com
Hours	Mon–Fri: 9:00 AM – 9:00 PM; Sat: 9:00 AM – 12:00 PM; Sun: Closed
Services	<ul style="list-style-type: none">• Preschool gymnastics classes• Recreational tumbling classes• Ninja Zone classes• Birthday parties and group events• Summer and holiday camps• Field trips and open gym sessions

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04

AREA
OVERVIEW

AREA OVERVIEW

AFFLUENT NORTH SHORE LOCATION

Lake Forest is one of the most affluent suburbs on Chicago’s North Shore with a median household income of \$228,120 — more than 3x the national median. The population of approximately 19,600 supports strong demand for family-oriented services like gymnastics academies. The area is home to top-ranked schools, country clubs, and Metra commuter rail service to downtown Chicago.



2025	1 MILE	3 MILES	5 MILES
POPULATION			
Population	642	28,858	118,387
Daytime Population	3,945	80,589	184,881
Housholds	194	11,603	41,075
HOUSEHOLD INCOME			
Average Household Income	\$212,450	\$203,122	\$192,825
Median Household Income	\$160,186	\$151,244	\$134,969
HOUSING VALUE			
Median Home Price	\$686,747	\$557,642	\$517,806
Average Home Price	\$777,038	\$661,852	\$642,100



ExtraSpace Storage

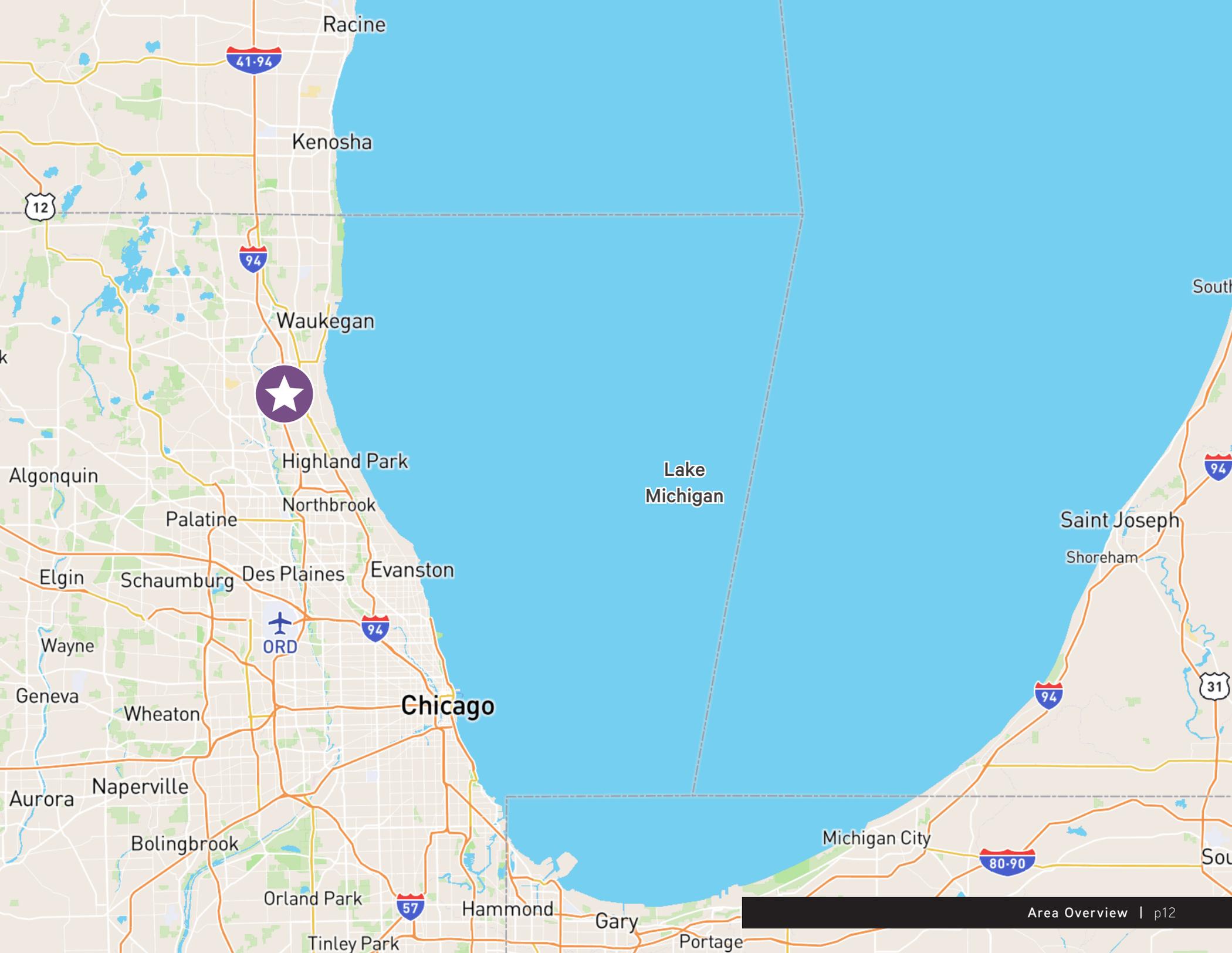
aquacave

THE POPCORN FACTORY



Irma Lee Cir





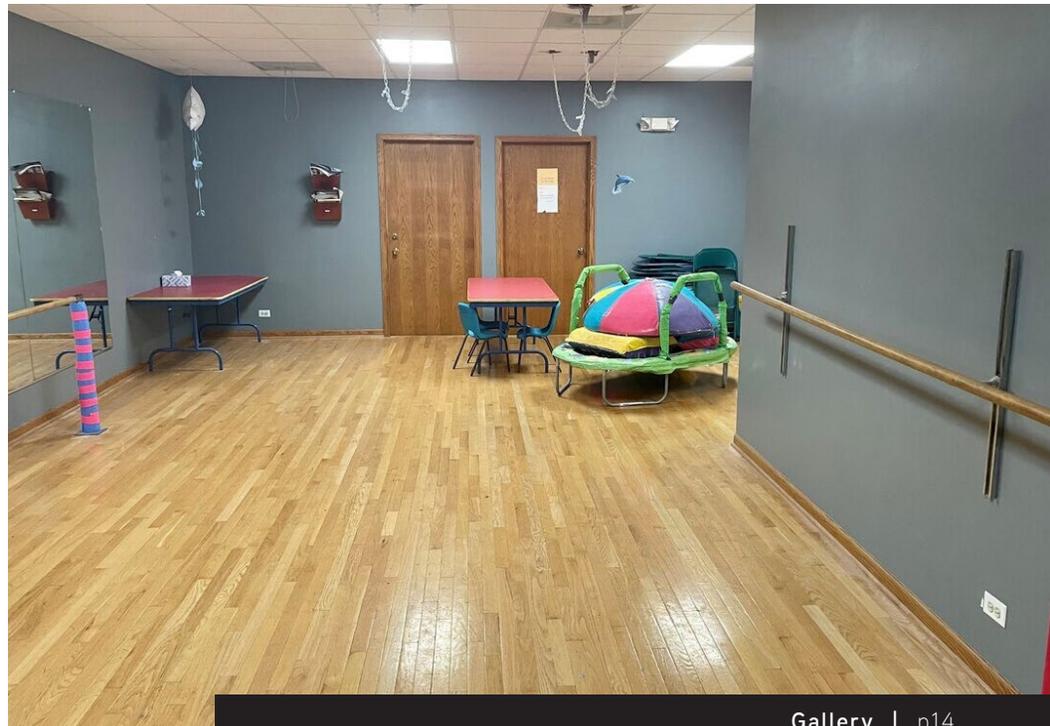
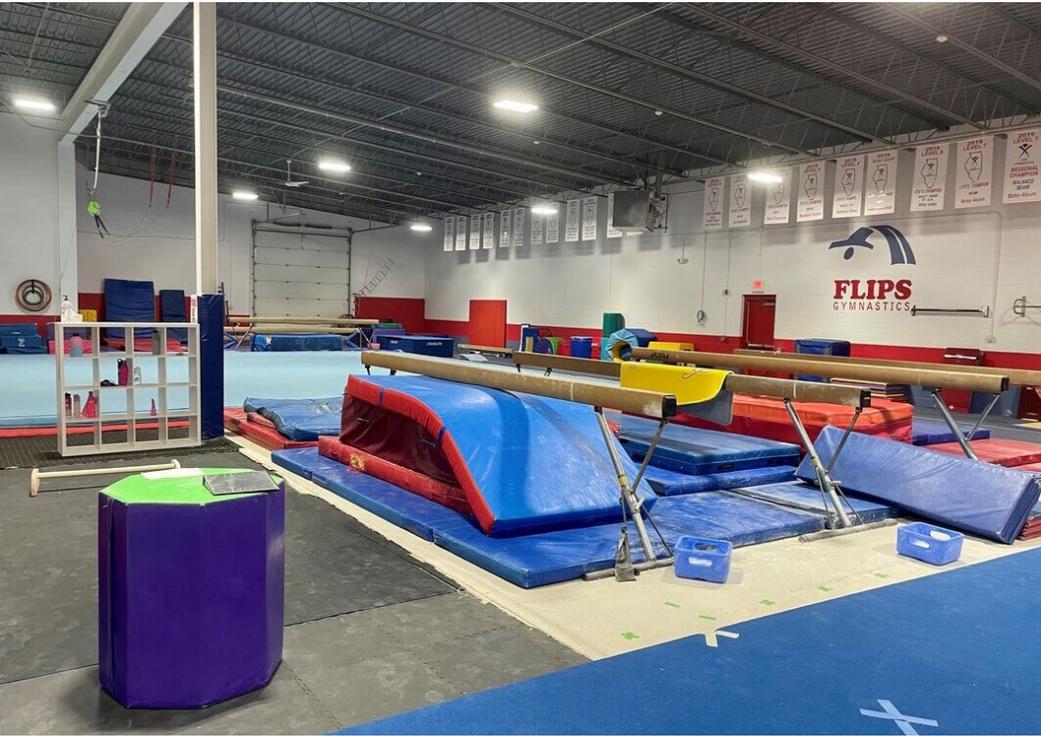
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GALLERY



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