



NEW CONSTRUCTION RETAIL OR OFFICE SPACE FOR LEASE

440 E HAWLEY ST. MUNDELEIN , IL 60060



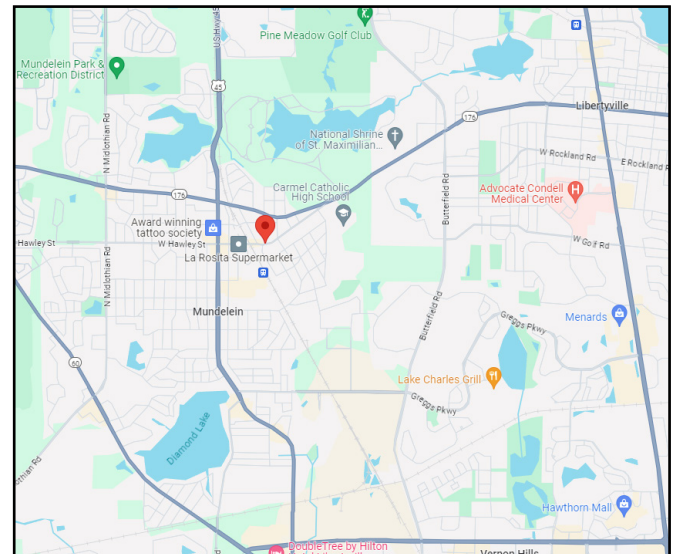
BUILDING FEATURES:

- 1,000-23,000 SF Available Immediately for lease
- Prominent location on Hawley St just East of Rt 45
- Village of Mundelein Incentive packages available including: \$25,000 Allowance per new tenant & more!
- Abundant Parking & Elevator Access
- High Image 2 Story Retail/Office building built in 2021
- Mundelein Metra Train Station located 1 block South
- Over 135,000 Consumers in a 5-mile radius
- Ideal for Retail, Restaurant, Office Space, Gaming Cafe or other creative uses. Build to suit available!
- **Carmel HS, Mundelein HS & Libertyville HS located just minutes away! (Over 5,200 students)**

- Over 800 new apartment/condo units within 1/2 mile
- Zoned: C-5-C Downtown Corridor
- Retail Space Asking Rent: \$18.00 Net + \$5.40 PSF Cam & Taxes estimate (2024)
- Office Space Asking Rent: \$12.00 Net + \$5.40 PSF Cam & Taxes estimate (2024)
- Price Reduction!

AVAILABLE SPACE:

Floor	SIZE (SF)	Description	Rental Rate
1st	1,000-11,500 SF	Retail or office Space	\$18.00 Net
2nd	1,000-11,500 SF	Retail or Office space	\$12.00 Net
Rooftop	Up to 6,000 SF	Outdoor Rooftop Space	TBD



FOR MORE INFORMATION:

Randy Olczyk
 Direct: 847.246.9611
 randy@chicagolandcommercial.com

Tom Callahan
 Direct: 847.246.9636
 tom@chicagolandcommercial.com



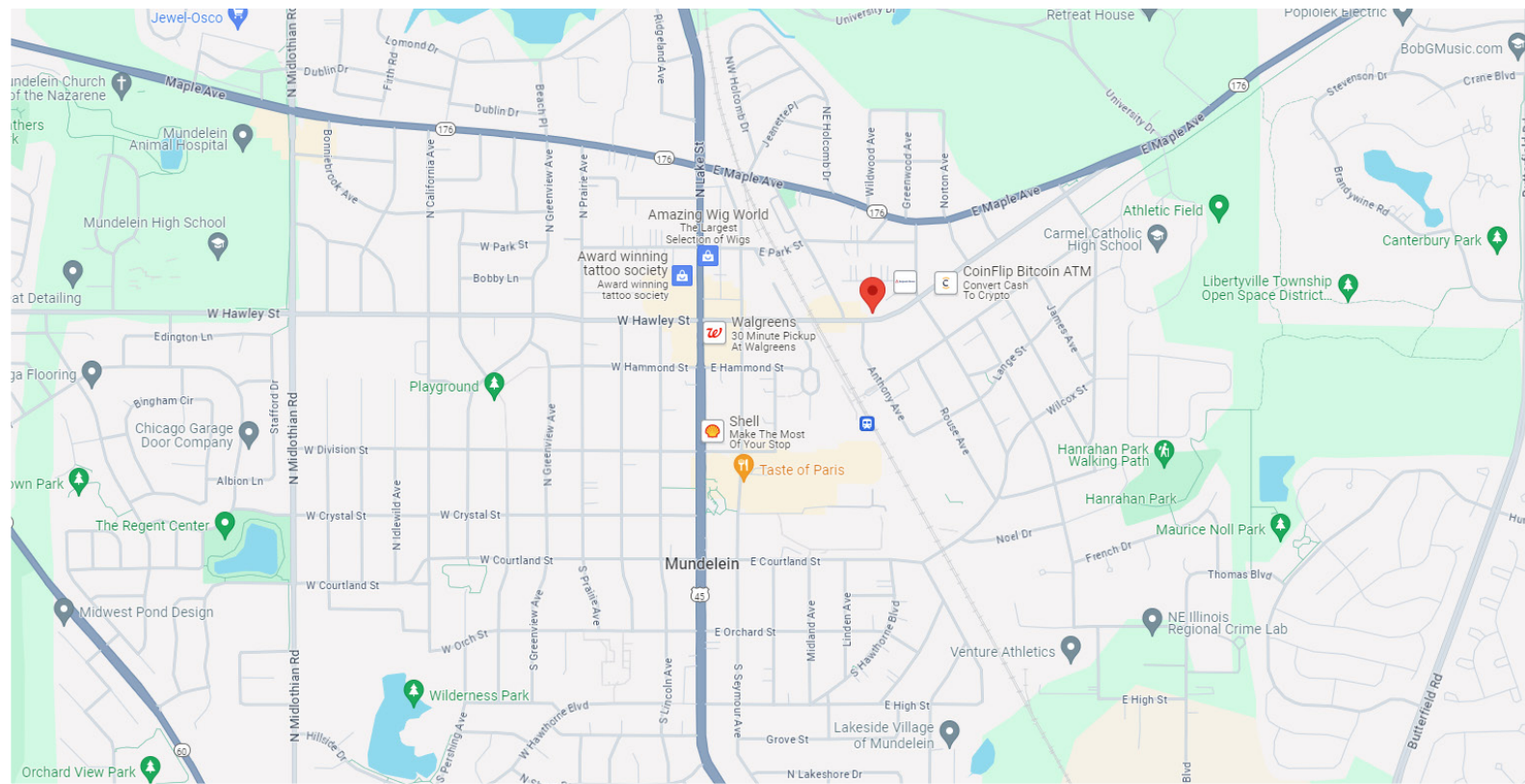
**Chicagoland
 Commercial
 REAL ESTATE**

4811 Emerson Ave Suite 112, Palatine, IL



RETAIL OR OFFICE SPACE FOR LEASE

440 E HAWLEY ST. MUNDELEIN, IL 60060



4811 Emerson Ave-Suite 112., Palatine, IL



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PROPERTY PHOTOS



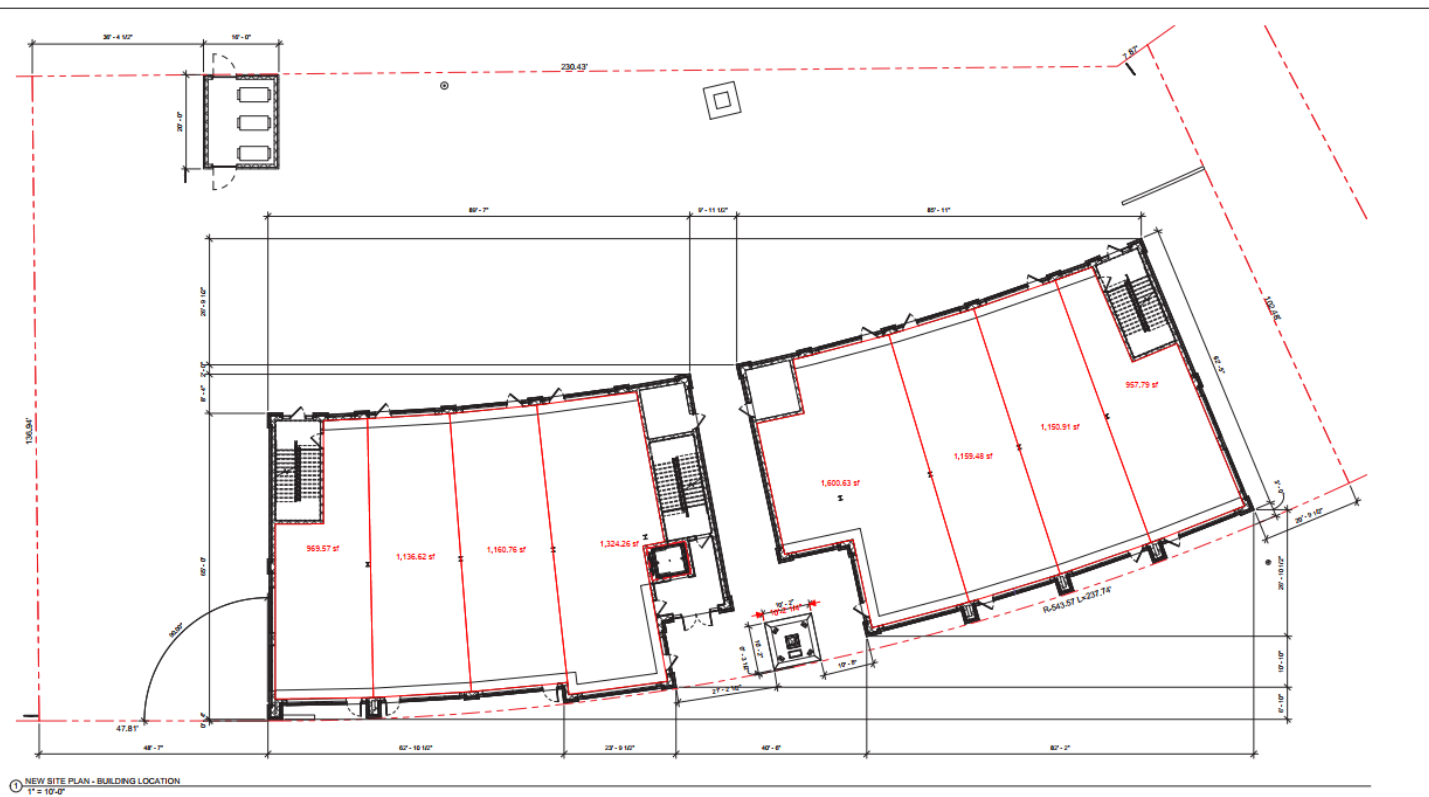
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RETAIL OR OFFICE SPACE FOR LEASE

440 E HAWLEY ST. MUNDELEIN, IL 60060

FLOORPLAN: (1ST FLOOR)



The Hezner Corporation
 Architectural Services
 678 Broadway Street, Suite 100
 Libertyville, IL 60048-2325

PH: (847) 918-3800
 Fax: (847) 545-7633
 Email: hezner@hezner.biz

ARCH D (24x 36): Full Size Prints
 ARCH B (12x 18): Half Size Prints



Adam J. Zerk
 EXP. 11/02/2019
 Architect's Seal & Signature

Drawn By: EWW
 Checked By: SKH
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 The Hezner Corporation
 Libertyville, Illinois 60048-2325

Date: 8/26/2019 Issued For: Site/Foundation Permit

REVISION SCHEDULE		
Rev.	Date:	Issued For:

Project Title
Dziadus Development, LLC.
 Mixed Use Commercial Development
 440 E. Hawley St.
 Mundelein, IL
 Sheet Title

NEW SITE PLAN - BUILDING LOCATION
 1" = 10'-0"



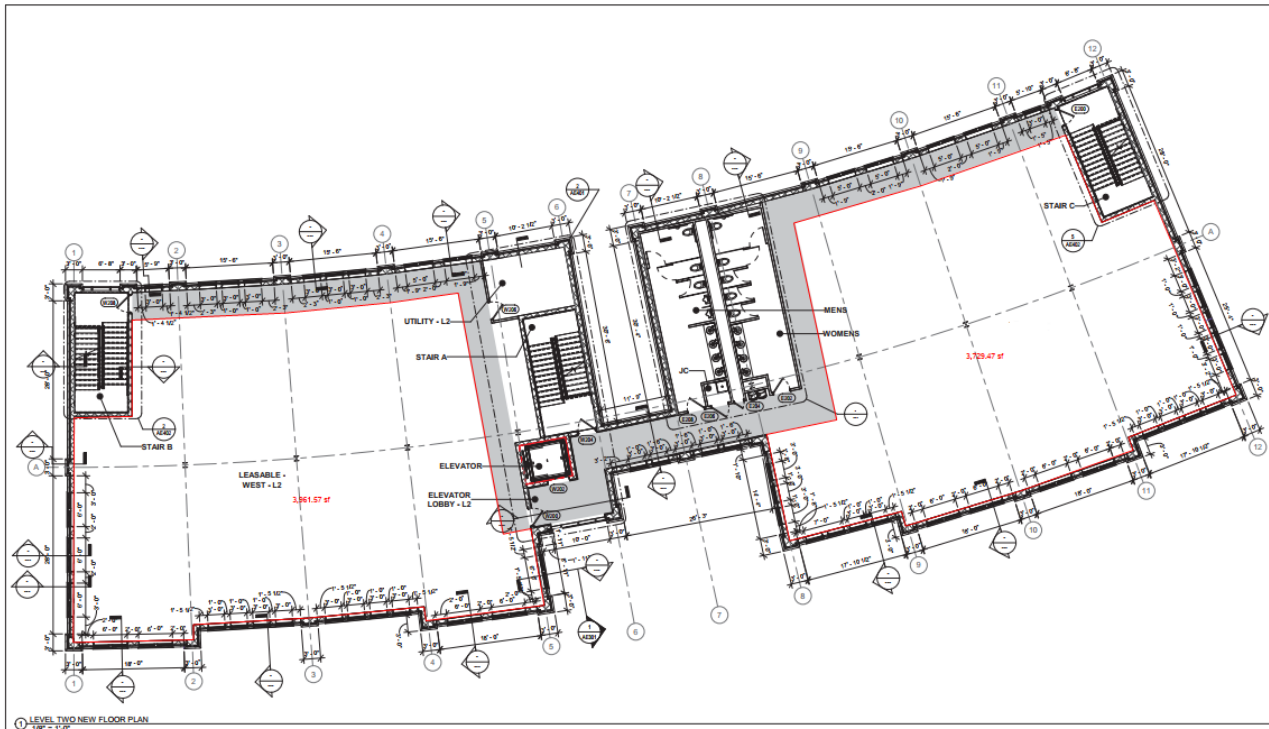
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RETAIL OR OFFICE SPACE FOR LEASE

440 E HAWLEY ST. MUNDELEIN, IL 60060

FLOORPLAN: (2ND FLOOR)



1 LEVEL TWO NEW FLOOR PLAN
1/8" = 1'-0"

KEYNOTES

Hezner

The Hezner Corporation
Architectural Services
678 Broadway Street, Suite 100
Libertyville, IL 60048-2325

PH: (847) 918-3800
FAX: (847) 549-7833
Email: hezner@hezner.biz
ARCH D (24x 36): Full Size Prints
ARCH B (12x 18): Half Size Prints

Architect's Seal & Signature
Ann J. G...
EXP. 11/30/2019

Drawn By: EWW
Checked By: SOK
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The Hezner Corporation
Libertyville, Illinois 60048-2325

Date: 10/20/2019 Issued For: Site/Construction Permit

REVISION SCHEDULE		
Rev.	Date:	Issued For:

Project Title
Dziadus Development, LLC.
Mixed Use Commercial Development
440 E. Hawley St.
Mundelein, IL

Sheet Title
FLOOR PLAN - LEVEL TWO (AS SHOWN)



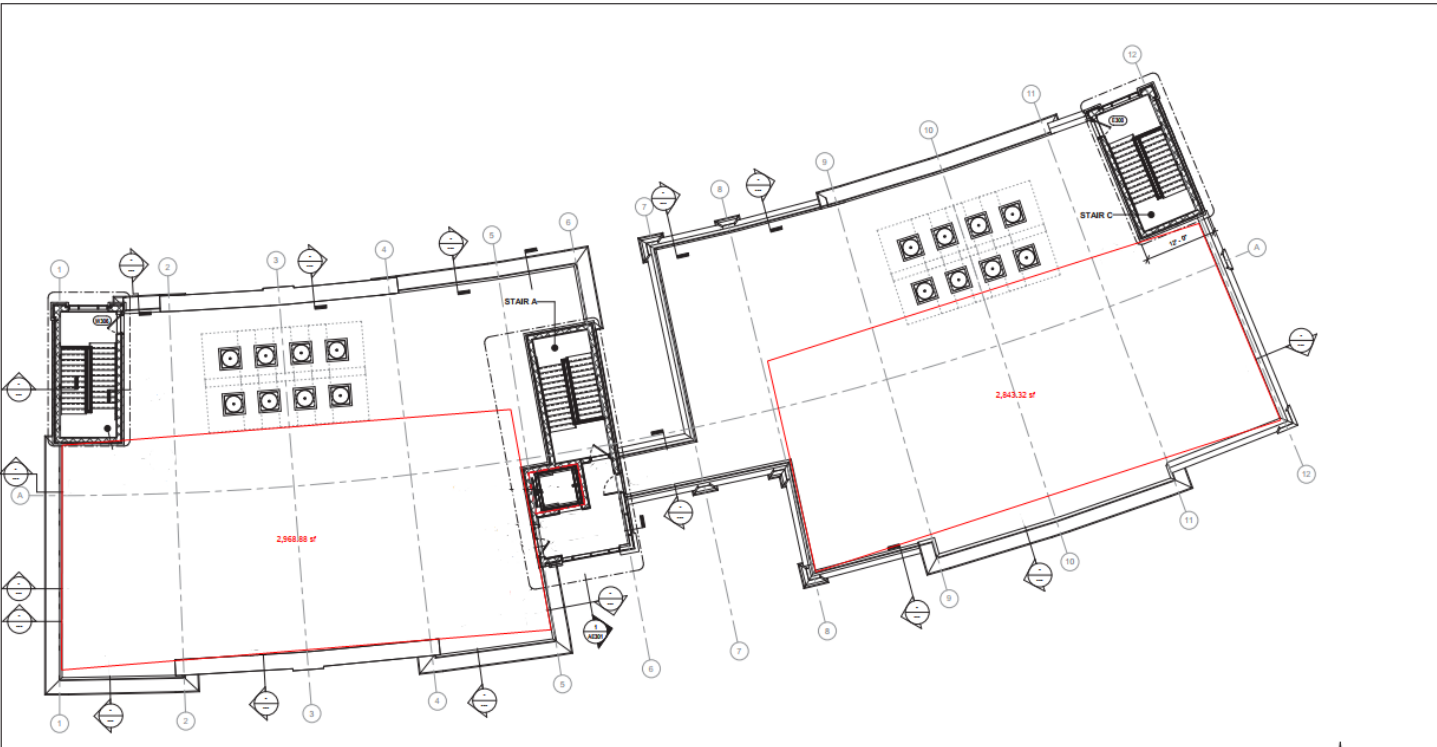
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FLOORPLAN (ROOFTOP SPACE)



NEW ROOF PLAN
WF = 1'-0"

KEYNOTES

Hezner

The Hezner Corporation
Architectural Services
678 Binadway Street, Suite 100
Libertyville, IL 60048-2325

PH: (847)-916-3800
FAC: (847)-549-7033
Email: hzner@hezner.biz

ARCH D (24x 36): Full Size Prints
ARCH B (12x 18): Half Size Prints



Alan J. Hezner
EXP. 11/30/2019

Architect's Seal & Signature

Drawn By: EWW

Checked By: SKH

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Libertyville, Illinois 60048-2325

Date: 3/25/2019 Issued For: Site/Foundation Permit

REVISION SCHEDULE

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Dziadus Development, LLC.

Mixed Use Commercial Development

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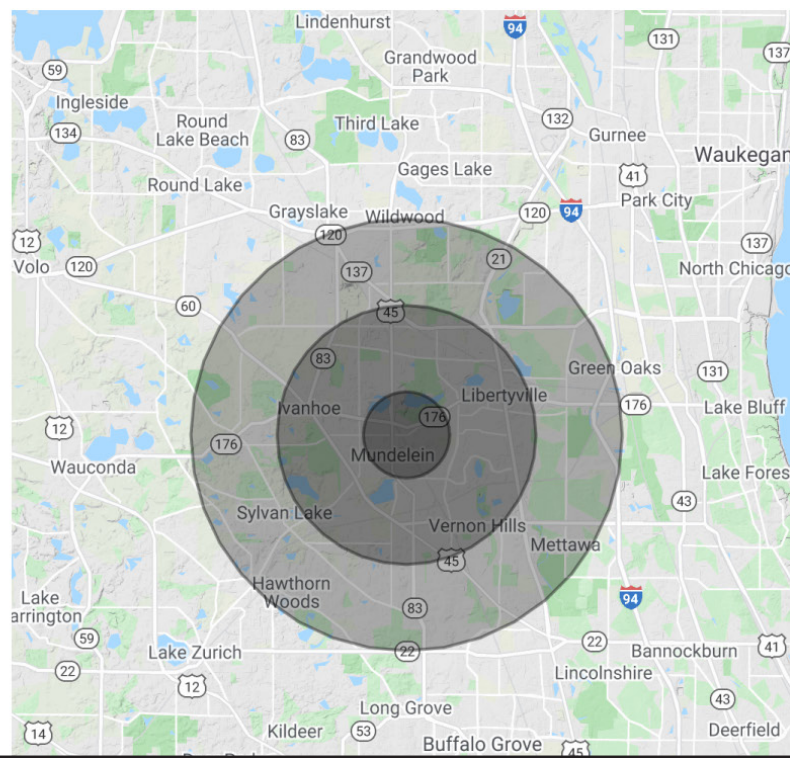
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AREA DEMOGRAPHICS:

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,166	69,590	131,104
Average Age	34.2	36.5	37.9
Average Age (Male)	34.4	35.6	37.0
Average Age (Female)	34.0	37.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,894	23,461	45,465
# of Persons per HH	3.2	3.0	2.9
Average HH Income	\$90,693	\$111,994	\$118,898
Average House Value	\$289,721	\$380,889	\$415,151

** Demographic data derived from 2010 US Census*



PROPERTY HIGHLIGHTS::

- New 2 Story Retail & Office building with space from 900-23,000 SF For Lease
- Landlord will buildout space as needed for credit worthy tenants
- Village Incentives including: \$25,000 for new tenants, Signage Grants, tax incentives etc
- Over 800 newly constructed apartments & condos within 1/2 mile radius
- Unique opportunity for an outdoor Rooftop concept
- Mundelein Metra Train station located only 2 blocks to the South
- New Construction High End Brick/Masonry Construction completed in 2021



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