

OFFICES FOR LEASE

1232-1280 AMERICAN WAY, LIBERTYVILLE, IL 60048

UNIT 1264 (1,800SF), UNIT 1266 (2,299SF), UNIT 1272/76 (2,295SF), UNIT 1280 (2,294SF)



FOR LEASE

KW COMMERCIAL | SUCCESS REALTY

600 Hart Rd, Suite 105
Barrington, IL 60010



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH HEFFERNAN

Senior Director

O: (847) 302-5550

C: (847) 302-5550

joeh@kwcommercial.com

475.128287, Illinois

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

1232 AMERICAN WAY



OFFERING SUMMARY

LEASE RATE:	\$16/sf to \$24/sf Modified Gross
LEASE TERM:	3+ years
AVAILABLE SF:	Unit 1264 - 1,800 sf - \$24/sf Unit 1266 - 2,299 sf - \$16/sf Unit 1272/76 - 2,295 sf - \$24/sf Unit 1280 - 2,294 sf - \$24/sf
YEAR BUILT:	2005 - Brick/Concrete Construction
BUILDOUT:	Office & Medical
HVAC:	Central - tenant controlled
PARKING:	Open 100+
PARKING RATIO:	8.06/1,000sf
ZONING:	O-2 Office
PIN:	11-07-301-007

PROPERTY OVERVIEW

Very Well-Maintained Office Complex offers four spaces available immediately: 1,800sf & 2,295sf medical offices, 2,294 sf end unit executive style offices, and 2,299 sf office/loft space. Easy access off RT45/N Lake St, between the towns of Libertyville and Mundelein, this location is across the road from the Encompass Rehab Center, minutes from Advocate Condell Hospital, Interstate I-94, and both Libertyville and Mundelein Metra Stations.

Advertised lease rates are modified gross and include base rent, taxes and common area maintenance. Tenant is responsible for their utilities.

Contact Listing Agent Joe Heffernan for details and to schedule your site visit today!

PROPERTY HIGHLIGHTS

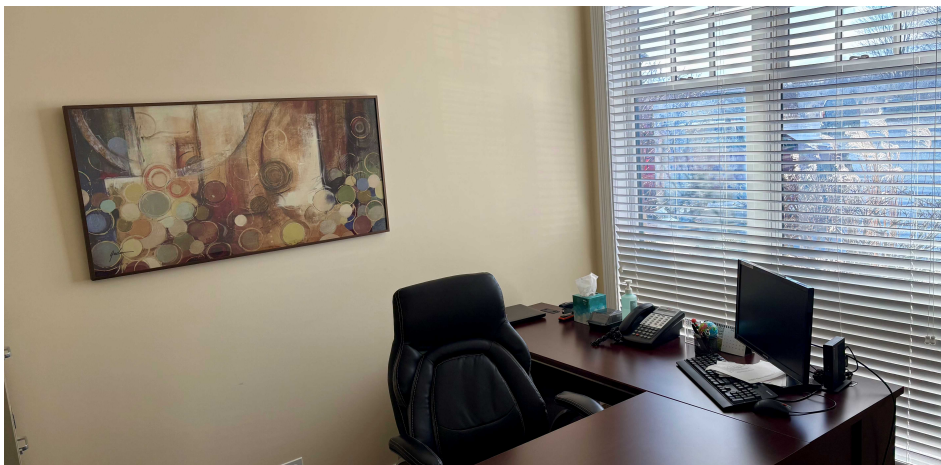
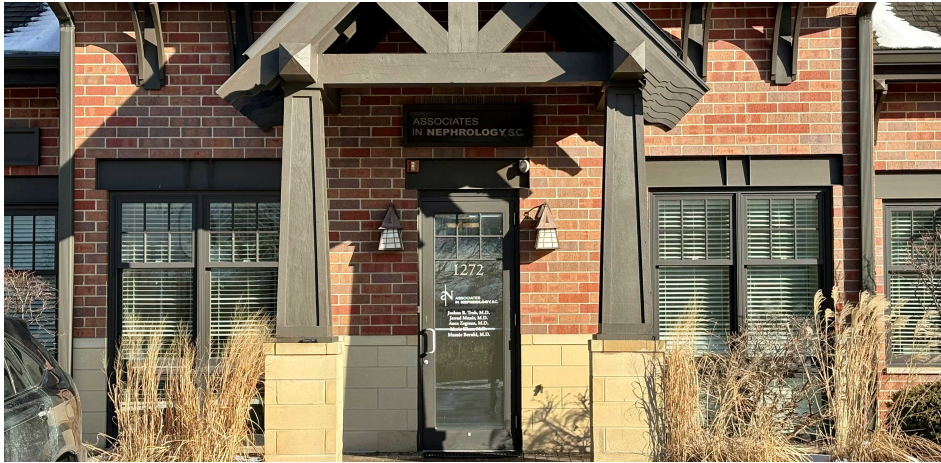
- Current tenants mix of medical, financial and professional services.
- Unit 1264 1,800sf Medical buildout 3 exam rms, 1 private office, 1 procedure room, lab & nurses station.
- Unit 1266 2,299sf Loft Space, window line natural light, exposed ceilings, open floor plan.
- Unit 1272/76 2,295sf, Full Medical buildout, reception area, 3 exam rooms, 3 offices, lab, nurses station, breakroom, 2 restrooms, and storage. (w/adjacent ±285sf currently bldg storage)
- Unit 1280 - 2,294sf Full Office buildout with 1st level reception, conf room, kitchen/breakroom, storage/office, 2nd level 4 executive offices.

UNIT 1264, 1,800SF MEDICAL BUILDOUT-3 EXAM, 1 PROCEDURE RM OFFICE, LAB, NURSES STATION

1232 AMERICAN WAY



UNIT 1272/76, 2,295 SF, MEDICAL BUILDOUT, RECEPTION, 3 EXAM RMS, 3 PRIVATE OFFICES, LAB
1232 AMERICAN WAY



UNIT 1280-EXECUTIVE OFFICES-CONF ROOM, BREAK ROOM, 4 OFFICES & STORAGE/OFFICE RM
1232 AMERICAN WAY



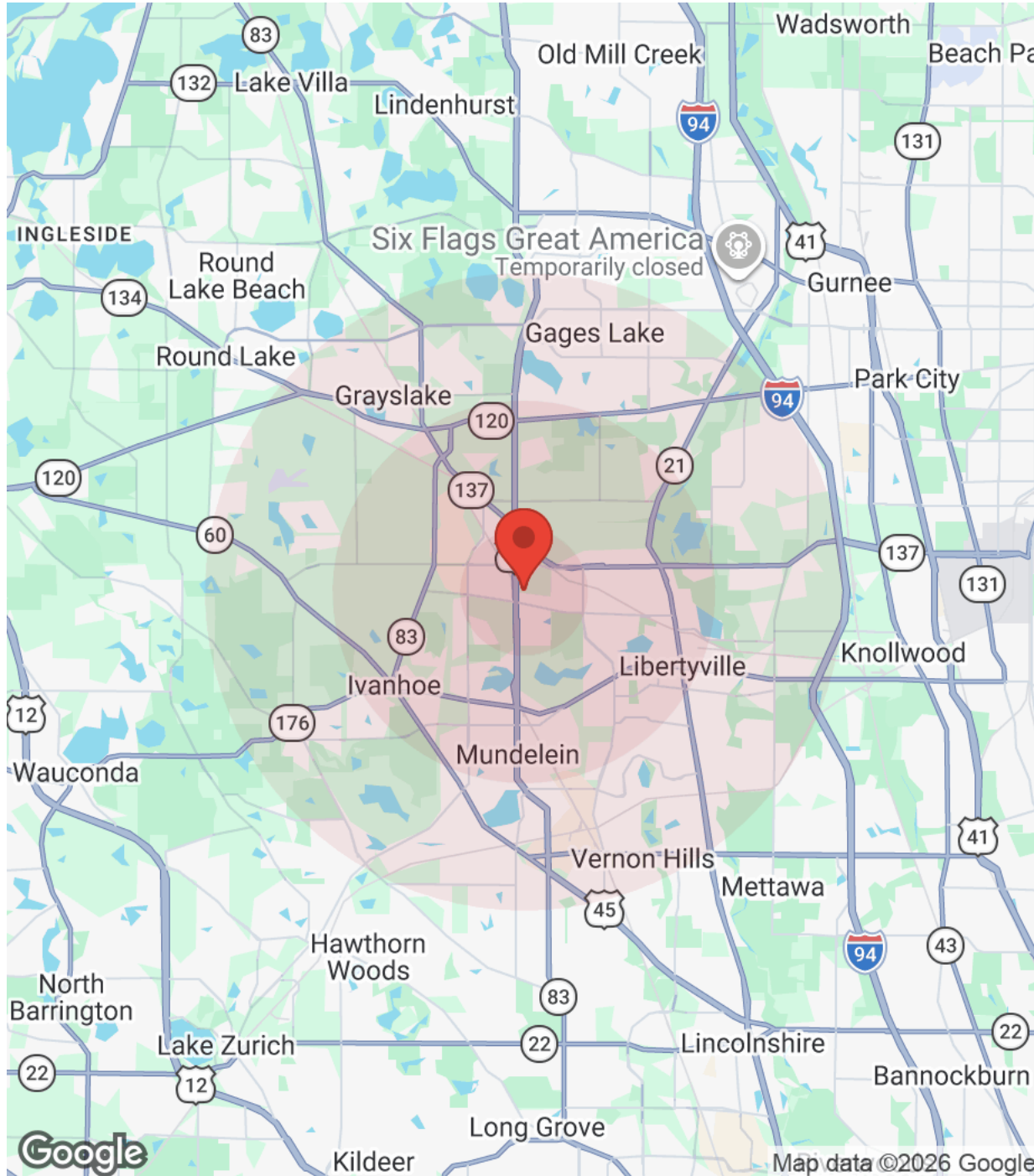
UNIT 1266 2ND FLOOR VACANT LOFT SPACE & POTENTIAL USES (AI GENERATED)

1232 AMERICAN WAY



DEMOGRAPHICS

1232 AMERICAN WAY



Population	1 Mile	3 Miles	5 Miles
Male	1,267	22,745	63,483
Female	1,263	22,746	64,809
Total Population	2,530	45,491	128,292

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	462	7,934	22,500
Ages 15-24	312	5,777	15,867
Ages 25-54	889	16,825	47,795
Ages 55-64	414	6,405	17,903
Ages 65+	452	8,549	24,227

Race	1 Mile	3 Miles	5 Miles
White	1,761	28,746	79,426
Black	22	1,287	4,914
Am In/AK Nat	N/A	14	64
Hawaiian	1	9	26
Hispanic	321	10,336	25,710
Asian	360	4,222	15,729
Multi-Racial	61	832	2,322
Other	5	45	103

Income	1 Mile	3 Miles	5 Miles
Median	\$181,295	\$126,767	\$124,409
< \$15,000	17	614	2,001
\$15,000-\$24,999	N/A	496	1,534
\$25,000-\$34,999	N/A	591	1,641
\$35,000-\$49,999	62	721	2,898
\$50,000-\$74,999	49	1,616	5,720
\$75,000-\$99,999	93	2,176	5,507
\$100,000-\$149,999	157	3,727	9,712
\$150,000-\$199,999	75	2,414	6,911
> \$200,000	396	4,396	13,025

Housing	1 Mile	3 Miles	5 Miles
Total Units	873	17,433	51,000
Occupied	848	16,751	48,947
Owner Occupied	795	12,924	37,471
Renter Occupied	53	3,827	11,476
Vacant	25	681	2,052

DISCLAIMER

1232 AMERICAN WAY



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