

401 W. SULLIVAN DRIVE

VERNON HILLS, IL 60061

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE FLEX BUILDING FOR SALE



PROPERTY OVERVIEW

Great owner-user property consisting of an 11,762 +/- SF office/warehouse building in Vernon Hills, (Lake County) IL. The building includes a 2,331 +/- SF heated warehouse/garage and six (6) drive-in doors. Located on the corner of Illinois Route 45 and Sullivan Drive, the 1.97-acre site can accommodate parking for 97 cars, translating to an 8.24/'000 parking ratio. Vernon Hills has strong demographics with an average household income of \$125,000 and average home value of \$458,000 in a 5-mile radius.

LOCATION OVERVIEW

Located on the corner of Illinois Route 45 and Sullivan Drive, in Vernon Hills (Lake County), IL. Please see demographics below.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,061	22,616	52,153
Total Population	8,415	64,924	148,565
Average HH Income	\$106,158	\$123,140	\$125,938

SALE PRICE

\$1,800,000

OFFERING SUMMARY

Building:	11,762 SF
Warehouse:	2,331 SF
DID's	6
Parking Ratio:	8.24/'000
Site Size:	1.97-acre
Frontage:	200' Rte 45
Price Per SF:	\$153

MARTHA WINTER

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630.325.8338
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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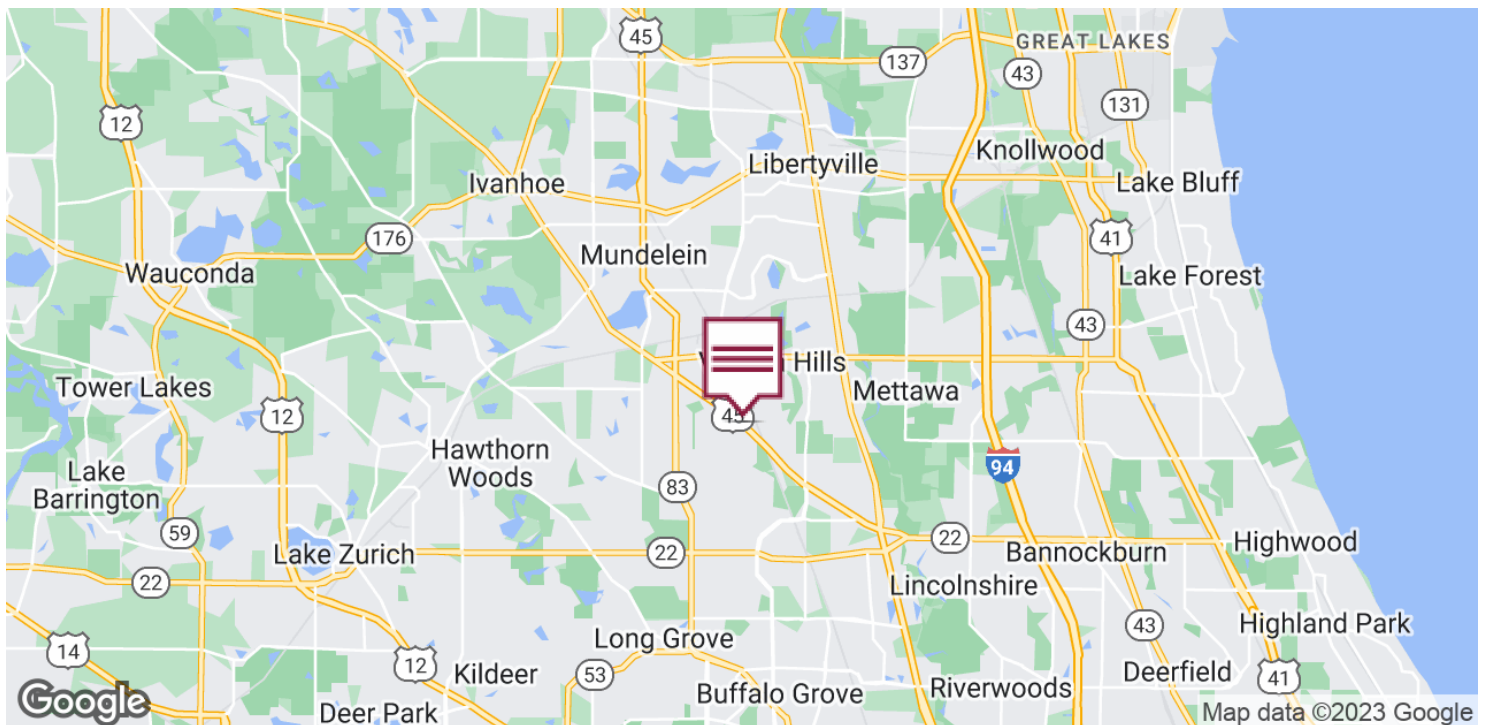
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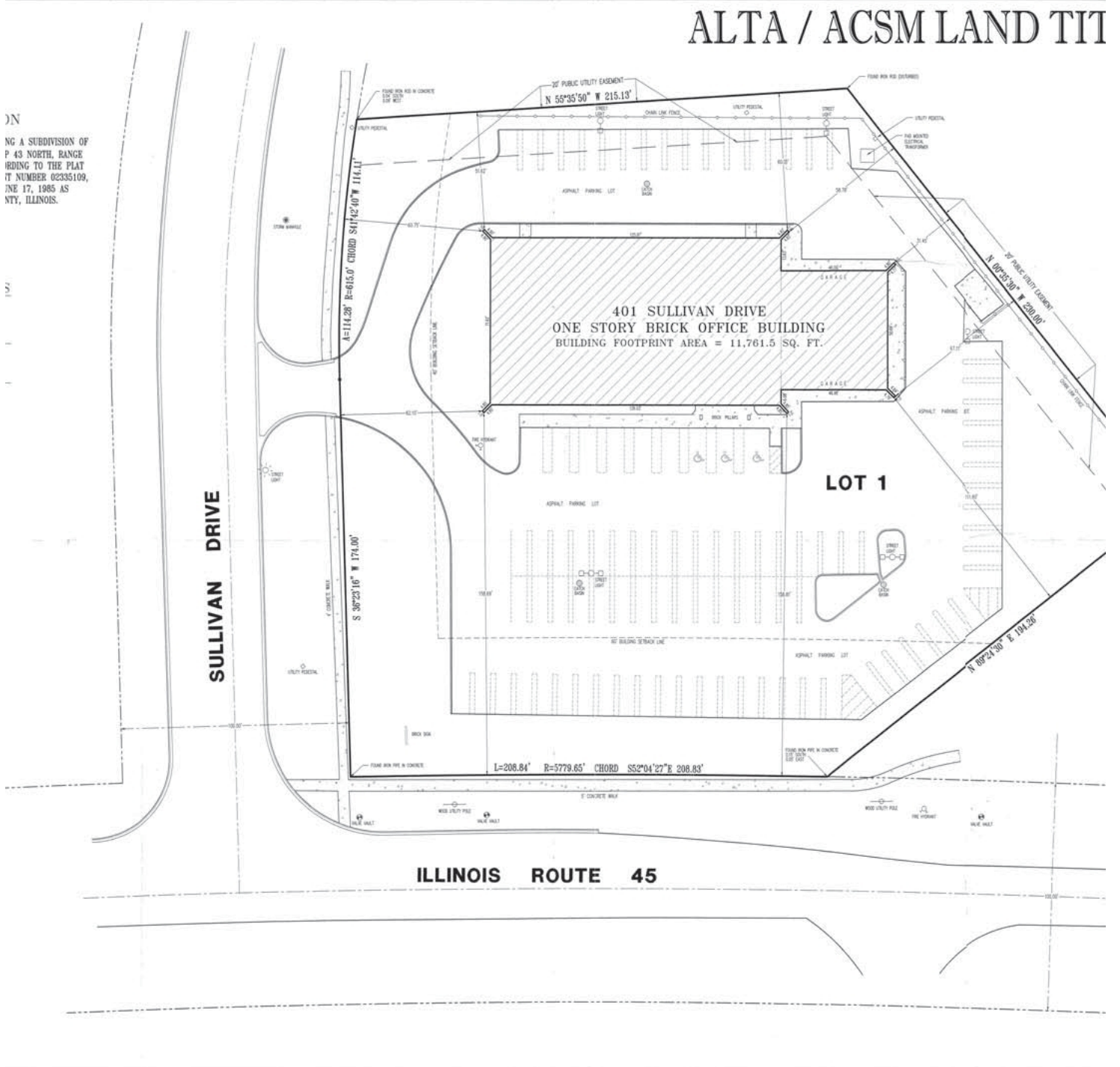
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