



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$12.22 PSF
Available SF:	7,500 SF
Lease Expiration:	March 2029
Year Built	1977
Cross Streets:	Waukegan Road & Lake Cook Road
Traffic Count:	~56,300 VPD

Property Overview

7,500 SF space available for sublease at Deerfield Shopping Center in north suburban Deerfield. The former Fresenius is located within a Neighborhood Center and features an opportunity to join Co-Tenants: Kids Empire, The Tile Shop, Dunkin', The Dog Stop, The Goddard School, Sach's Recreational Center, Secretary of State's Office, CosmoProf, and Taco Vida, among others. The center is well located, just west of the signalized intersection at Lake Cook Road and Waukegan Road, and sits adjacent to the Lake Cook Metra Station. Lake Cook Road is a primary east/west thoroughfare providing access to Interstate-294 (I-294) and Interstate-90 (I-90). The center is also adjacent to Deerbrook Center, which is home to several national Tenants such as Jewel Osco, Marshalls, SteinMart, Hobby Lobby, Panera, and Office Depot.

Property Highlights

- Sublease term runs through March 2029
- Prime location with monument signage opportunities along Lake Cook Road
- Located in an affluent north shore community with an average household income of \$194,000 within five (5) miles
- Conveniently located approx. two (2) miles east of I-294 and approx. two (2) miles west of I-94

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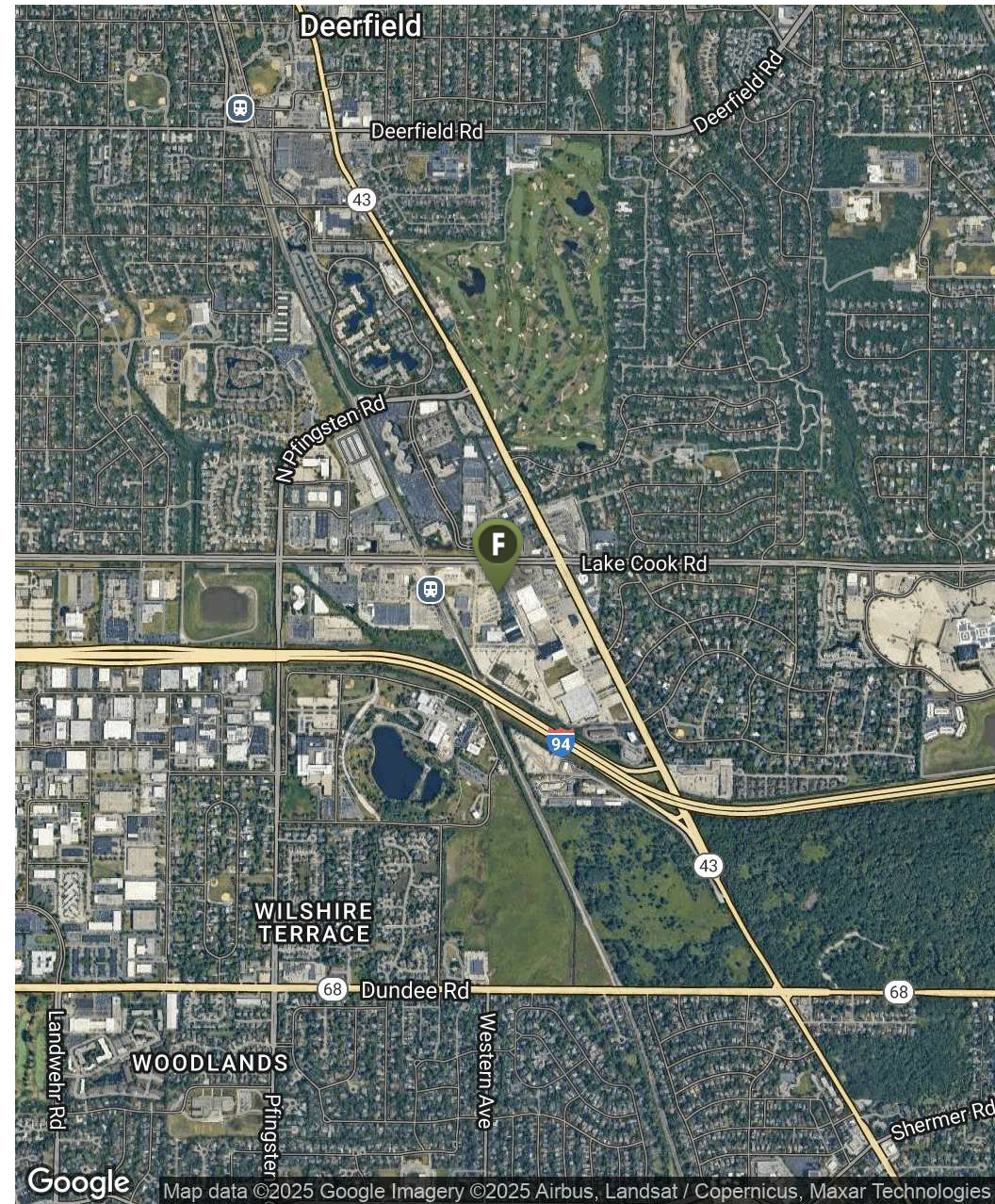
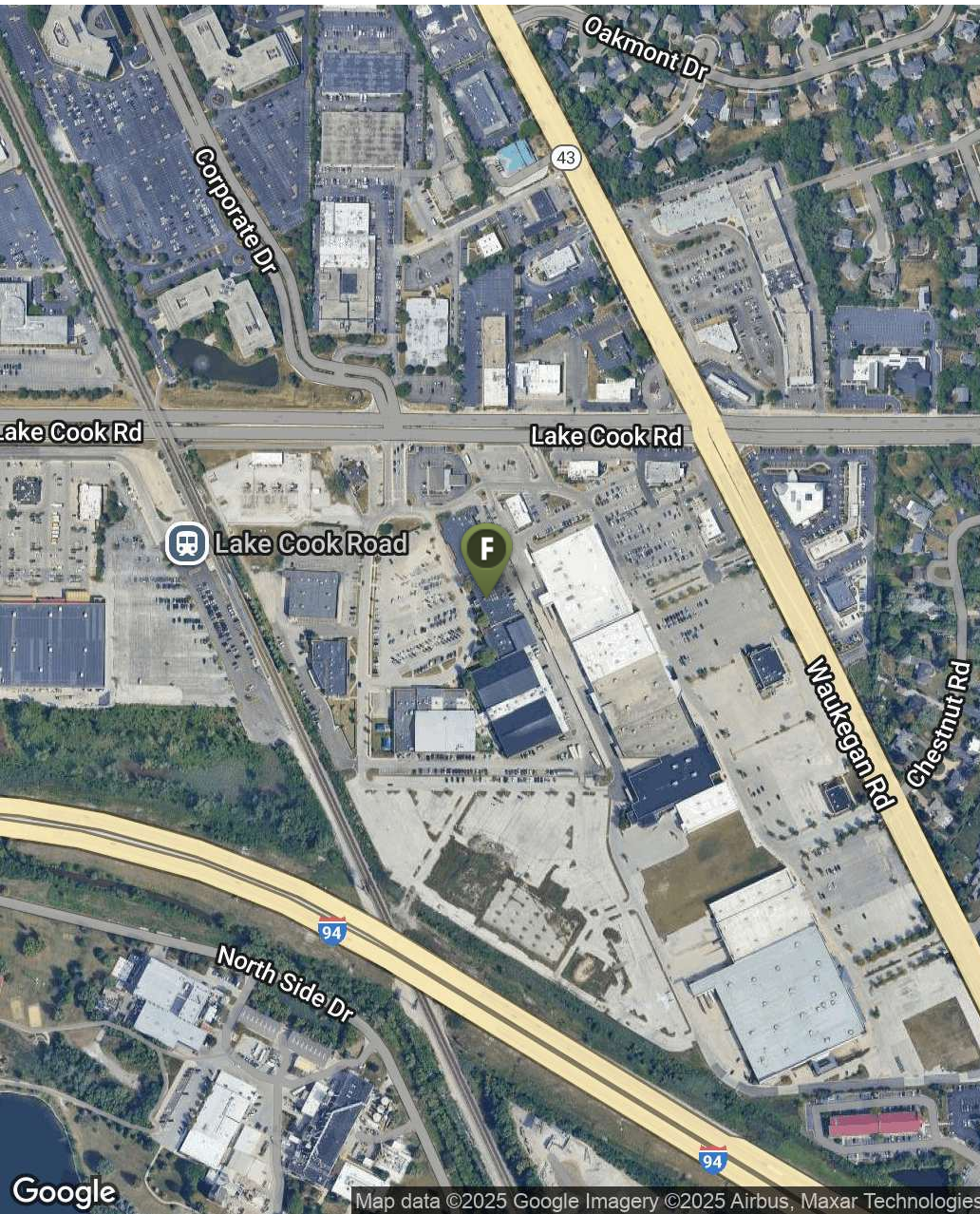
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FOR LEASE | 405 LAKE COOK RD

LOCATION MAP



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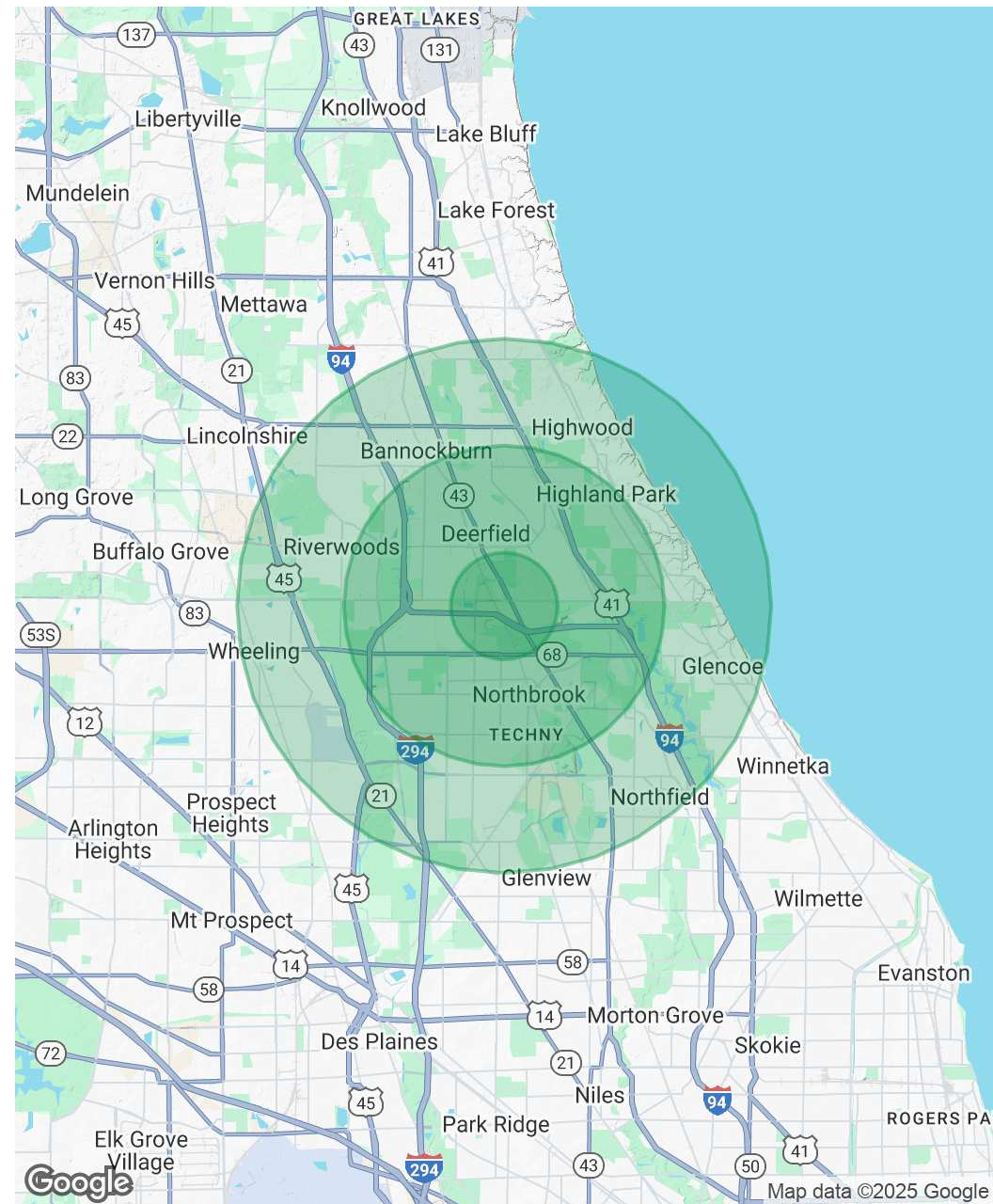
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,483	70,121	171,518
Average Age	48	45	44
Average Age (Male)	47	43	42
Average Age (Female)	50	46	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,729	26,966	65,289
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$187,765	\$225,272	\$194,483
Average House Value	\$693,411	\$746,618	\$697,901

Demographics data derived from AlphaMap



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