



### Offering Summary

Lease Rate:	Negotiable
Available SF:	Up to 75,273 SF
Lot Size:	11.33 Acres
Year Built:	1998
Renovated:	2017
Zoning:	B-2
Market:	Northwest Suburbs
Parking:	800 Surface Level Spaces
Traffic Count:	Approx. 40,000 VPD

### Property Overview

Opportunity to lease the former Regal Lincolnshire & IMAX Theater located at 300 Parkway Drive in north suburban Lincolnshire (Chicago MSA). The 75,372 SF former movie theater sits on 11.33-acres and is well located within Lincolnshire, adjacent to the newly developed 444 Social, a 302-unit luxury apartment building. The Property features several screening rooms, ADA compliant bathrooms, vaulted ceiling heights, upgraded fire and safety infrastructure, an 800 surface level parking lot (10.6/1,000 SF), and monument signage at the signalized intersection (Milwaukee Ave/Aptakisic Rd), providing visibility and exposure to 40,000+ VPD. The property, located just west of Milwaukee Avenue, a primary north/south thoroughfare within the northern suburbs, is part of a larger development including Wildfire, Big Bowl, Hampton Inn & Suites, City Park of Lincolnshire (a 80,000 SF retail center), City Park Corporate Center (a 73,000 SF office building), and Extra Space Storage. The property is also surrounded by retail to the north and south including the development approx. one (1) mile to the south including Woodman's Food Market, Starbucks, Panera Bread, Potbelly, Sunnyside Dispensary, Mod Pizza, and Great Clips, among others. Lastly, the offering finds itself approx. two (2) miles south of Adlai E. Stevenson High School, which is one of the largest public schools in the State (approx. 4,100 students).

### Property Highlights

- Opportunity to lease a former Regal IMAX Theater with tons of infrastructure in-place
- Part of a larger development including Wildfire, Big Bowl, Hampton Inn & Suites, City Park of Lincolnshire (a 80,000 SF retail center), City Park Corporate Center (a 73,000 SF office building), and Extra Space Storage
- Submerged within an affluent northwest suburb with an average household income of approximately \$144,000/yr
- Located just two (2) miles south of Stevenson High School, one of the largest public schools in the State

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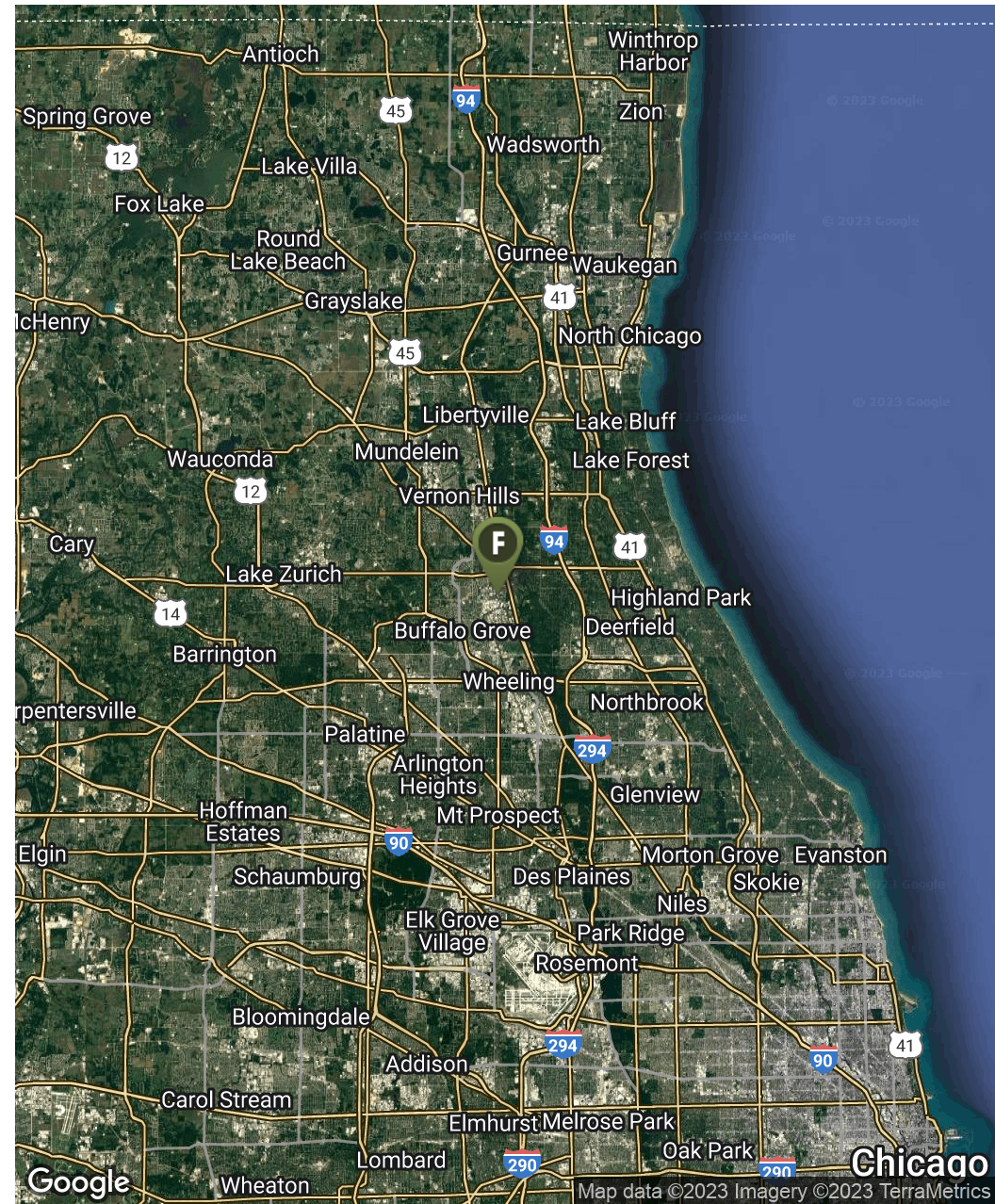
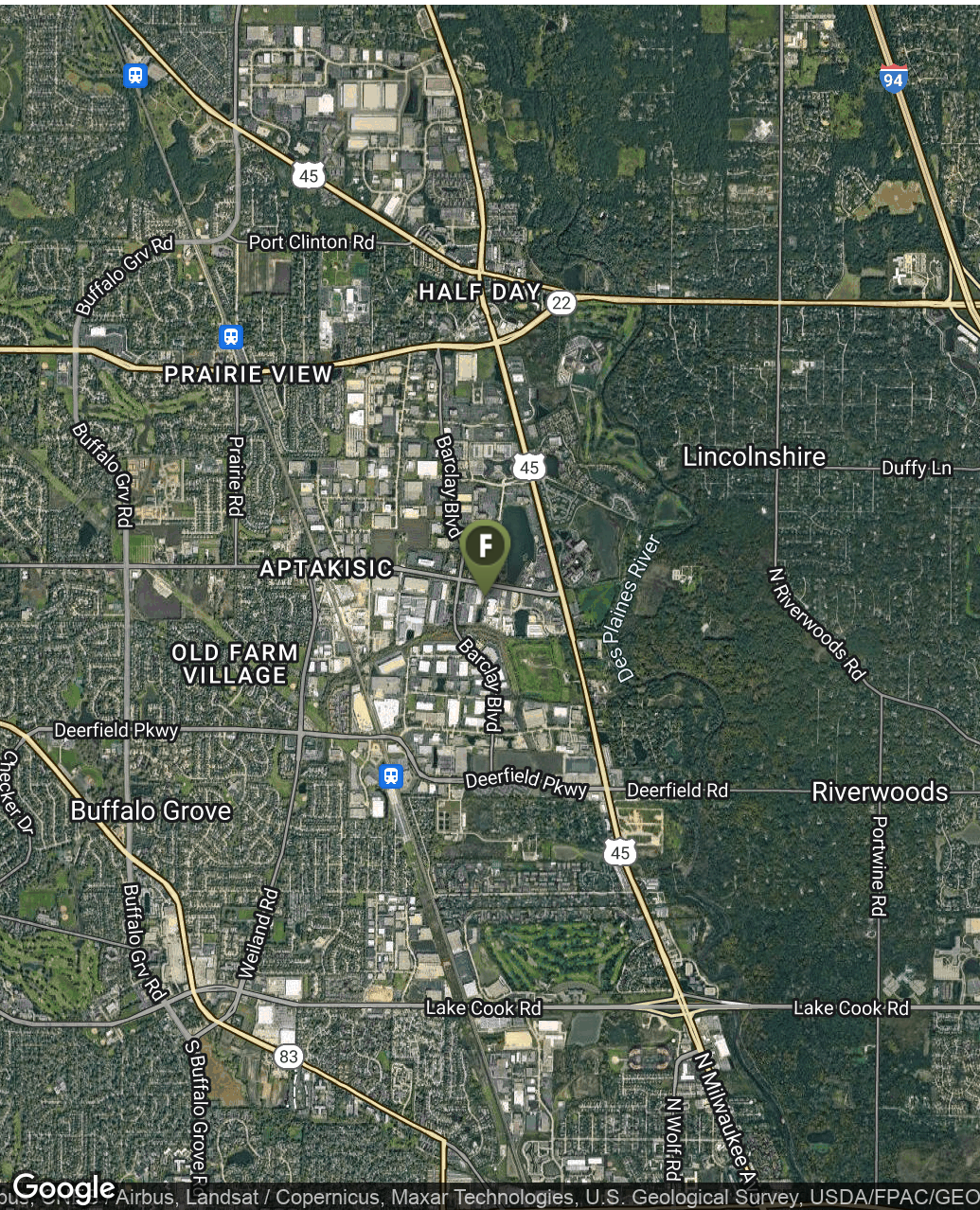
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# FOR LEASE | 300 PARKWAY DR

LOCATION MAP



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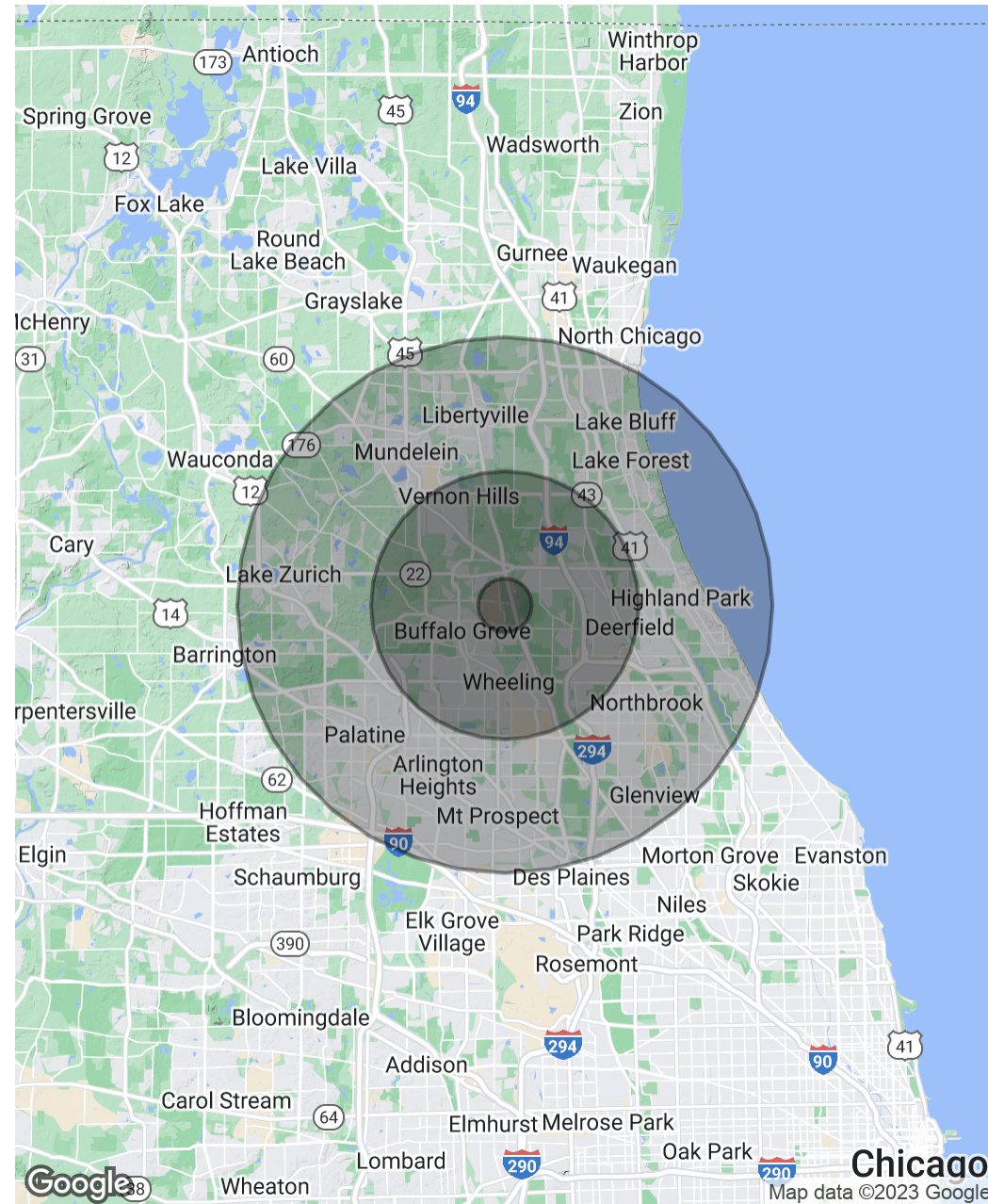
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,265	184,605	714,420
Average Age	53.7	43.1	43.2
Average Age (Male)	46.9	42.0	41.9
Average Age (Female)	53.4	43.8	44.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,201	73,533	288,045
# of Persons per HH	1.9	2.5	2.5
Average HH Income	\$137,413	\$136,522	\$135,800
Average House Value	\$531,637	\$389,850	\$402,289

\* Demographic data derived from 2020 ACS - US Census



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