

RETAIL/OFFICE SPACE
AVAILABLE FOR SUBLEASE

740 Waukegan Rd
Deerfield, IL 60015

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THE SPACE

Location	740 Waukegan Rd, Deerfield, IL, 60015
COUNTY	Lake
Cross Street	Deerfield Rd
Square Feet	1,350
Rent Per SF (Annual)	\$28.41
Lease Type	NNN
Floor	1

Notes This attractive 1,350 sf space in The Shops at Deerfield is currently being used as a chiropractic office and includes a waiting area, reception area, 5 exam/treatment rooms, one washroom and a laundry room. The sublease would run through 02/28/2027.



HIGHLIGHTS

- Located in the heart of Downtown Deerfield
- Nearby retailers include Whole Foods, Walgreens, Potbelly, et al)
- Less than .5 mile from Deerfield Metra Station
- On-Site property manager
- Ample parking
- Strong Demographics



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,801	64,006	157,351



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$228,706	\$222,716	\$203,933



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,772	24,465	59,896

PROPERTY FEATURES

BUILDING SF	93,792
LAND ACRES	1.05
YEAR BUILT	1999
ZONING TYPE	B2
BUILDING CLASS	A
NUMBER OF STORIES	4
NUMBER OF PARKING SPACES	1000

TENANT INFORMATION

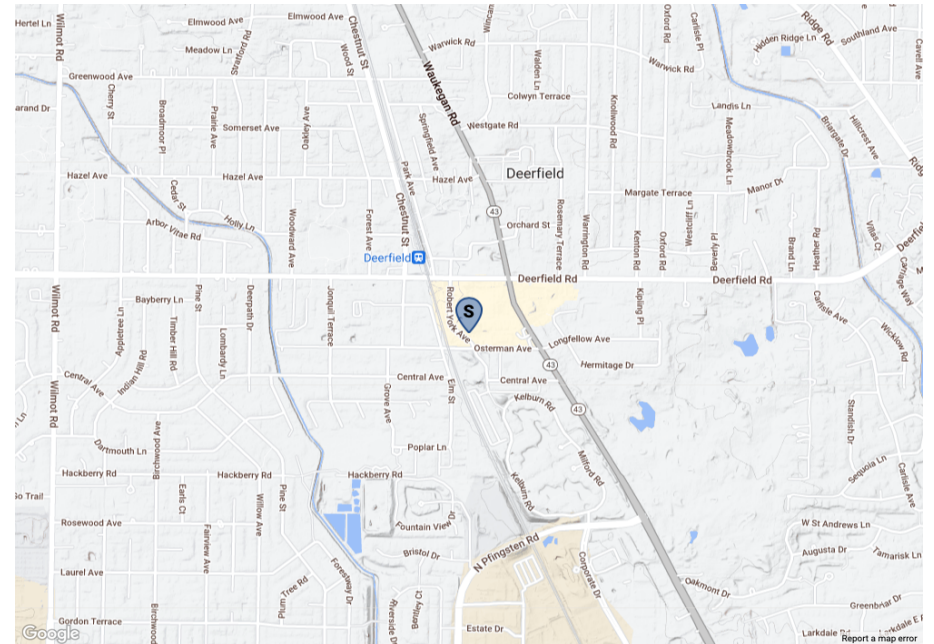
MAJOR TENANT/S	Whole Foods, Walgreens
LEASE TYPE	NNN



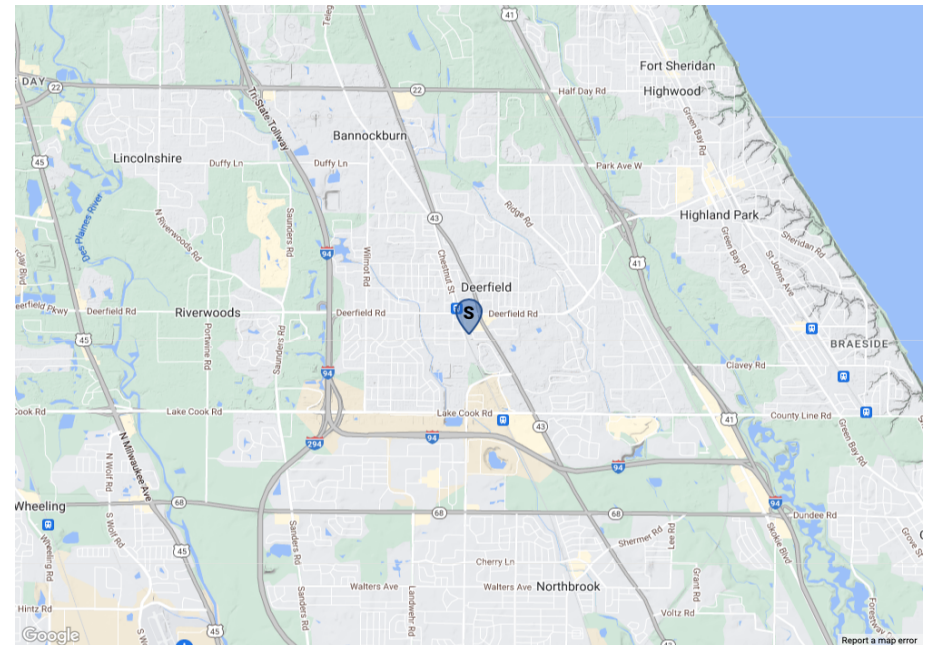
Property Summary

- The Shops at Deerfield is a mixed-use development located in the heart of Downtown Deerfield on the southwest corner of Waukegan Rd. (Traffic Count =22,300 VPD) & Deerfield Rd. (Traffic Count= 24,400 VPD).
- The subject space is Suite 107 located in the 740 building which is a 4-story retail/office building.
- Downtown Deerfield offers a variety of shopping and restaurant options that attract residents and visitors to the area.
- The available space is a 1,350sf in-line, first floor retail/office unit with access from the exterior of the building or the interior atrium.
- Neighboring retailers include Whole Foods, Walgreens, Potbelly, and many more.

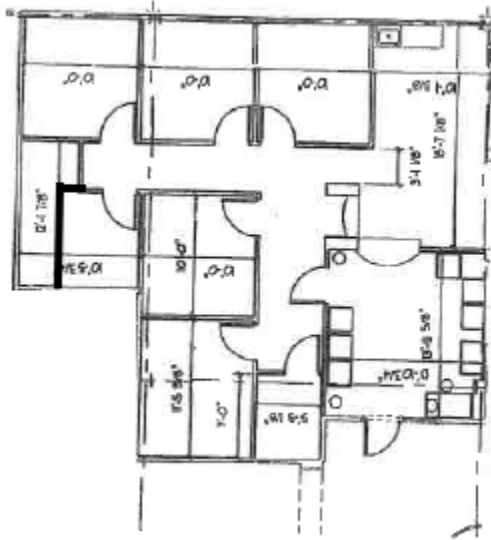
Locator Map



Regional Map











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,359	62,840	150,704
2010 Population	12,365	61,179	151,909
2023 Population	12,801	64,006	157,351
2028 Population	12,874	63,960	155,913
2023-2028: Population: Growth Rate	0.55 %	-0.05 %	-0.90 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	147	1,053	3,179
\$15,000-\$24,999	169	720	2,231
\$25,000-\$34,999	180	1,049	2,981
\$35,000-\$49,999	153	1,145	3,559
\$50,000-\$74,999	307	2,195	6,563
\$75,000-\$99,999	384	2,051	5,352
\$100,000-\$149,999	844	3,965	9,542
\$150,000-\$199,999	711	3,096	6,703
\$200,000 or greater	1,876	9,192	19,780
Median HH Income	\$161,294	\$150,668	\$127,580
Average HH Income	\$228,706	\$222,716	\$203,933

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,563	23,291	55,704
2010 Total Households	4,655	22,985	56,426
2023 Total Households	4,772	24,465	59,896
2028 Total Households	4,858	24,801	60,240
2023 Average Household Size	2.67	2.57	2.59
2000 Owner Occupied Housing	4,013	20,153	44,793
2000 Renter Occupied Housing	458	2,667	9,176
2023 Owner Occupied Housing	4,146	20,480	46,803
2023 Renter Occupied Housing	626	3,985	13,093
2023 Vacant Housing	219	1,444	4,309
2023 Total Housing	4,991	25,909	64,205
2028 Owner Occupied Housing	4,255	20,898	47,551
2028 Renter Occupied Housing	603	3,903	12,689
2028 Vacant Housing	216	1,409	4,458
2028 Total Housing	5,074	26,210	64,698
2023-2028: Households: Growth Rate	1.80 %	1.35 %	0.55 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	439	2,256	6,651
2023 Population Age 35-39	671	3,002	8,314
2023 Population Age 40-44	890	3,623	9,220
2023 Population Age 45-49	918	3,959	9,440
2023 Population Age 50-54	1,063	4,526	10,533
2023 Population Age 55-59	998	4,684	11,024
2023 Population Age 60-64	851	4,825	11,608
2023 Population Age 65-69	742	4,671	10,961
2023 Population Age 70-74	609	4,114	9,582
2023 Population Age 75-79	460	3,052	7,313
2023 Population Age 80-84	313	2,120	5,115
2023 Population Age 85+	272	2,272	5,445
2023 Population Age 18+	9,336	49,512	122,287
2023 Median Age	44	48	46

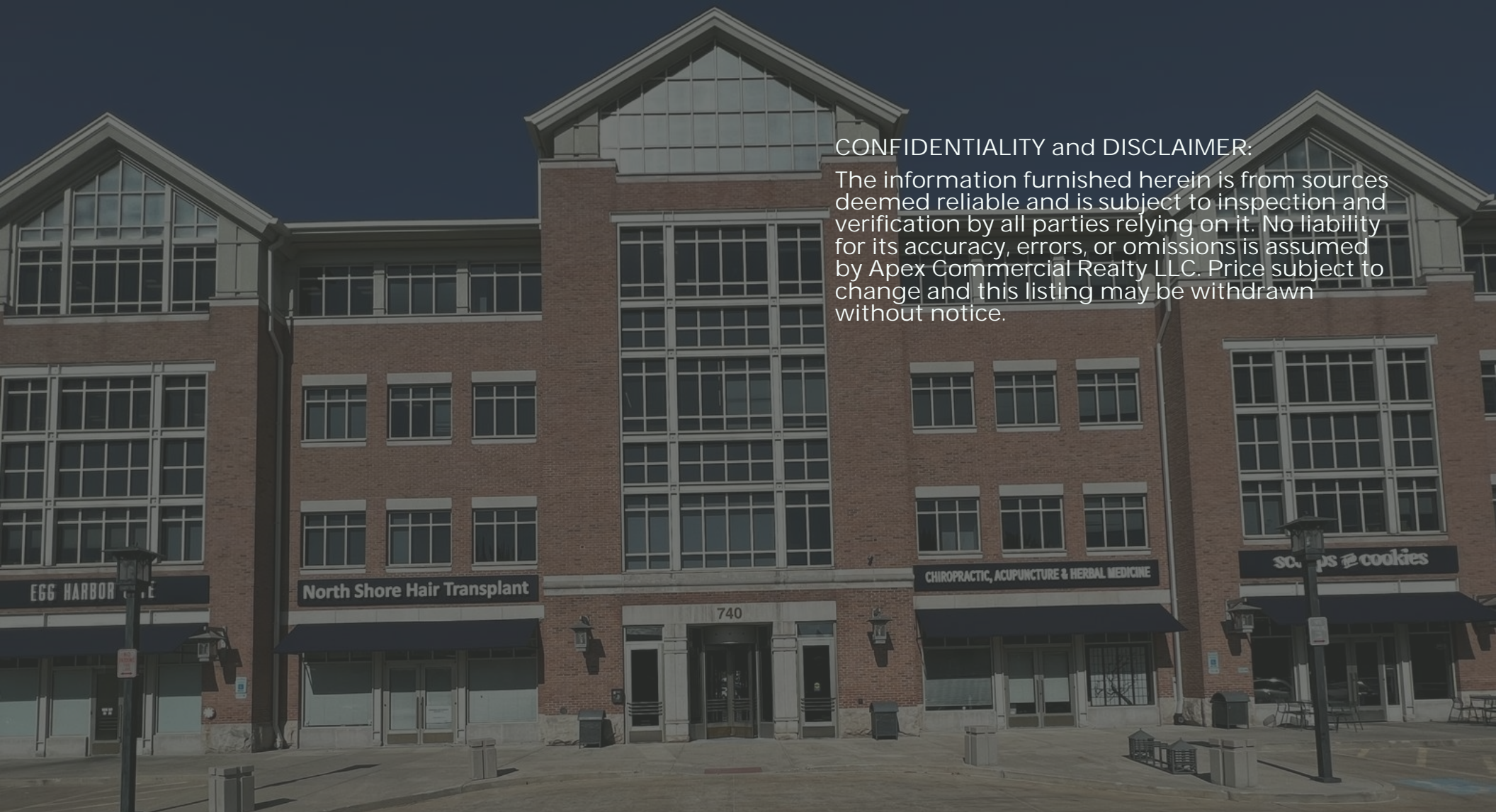
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$145,772	\$134,555	\$104,101
Average Household Income 25-34	\$210,331	\$199,662	\$157,498
Median Household Income 35-44	\$193,348	\$197,501	\$156,178
Average Household Income 35-44	\$263,997	\$270,145	\$225,330
Median Household Income 45-54	\$200,001	\$200,001	\$197,287
Average Household Income 45-54	\$293,962	\$299,979	\$271,365
Median Household Income 55-64	\$190,342	\$200,001	\$183,198
Average Household Income 55-64	\$261,989	\$273,256	\$258,433
Median Household Income 65-74	\$112,151	\$113,550	\$109,953
Average Household Income 65-74	\$177,462	\$186,549	\$183,245
Average Household Income 75+	\$115,898	\$117,630	\$115,755

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	460	2,566	7,133
2028 Population Age 35-39	752	3,307	8,484
2028 Population Age 40-44	883	3,776	9,683
2028 Population Age 45-49	964	3,921	9,594
2028 Population Age 50-54	969	4,140	9,523
2028 Population Age 55-59	966	4,405	10,259
2028 Population Age 60-64	774	4,230	9,999
2028 Population Age 65-69	779	4,587	10,693
2028 Population Age 70-74	626	4,327	10,088
2028 Population Age 75-79	509	3,569	8,510
2028 Population Age 80-84	431	2,679	6,430
2028 Population Age 85+	326	2,686	6,315
2028 Population Age 18+	9,508	50,176	122,912
2028 Median Age	45	48	47

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$160,735	\$151,731	\$114,382
Average Household Income 25-34	\$237,499	\$224,667	\$178,823
Median Household Income 35-44	\$200,001	\$200,001	\$175,873
Average Household Income 35-44	\$287,997	\$299,829	\$256,818
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$321,718	\$326,976	\$291,697
Median Household Income 55-64	\$200,001	\$200,001	\$200,001
Average Household Income 55-64	\$287,838	\$303,092	\$286,118
Median Household Income 65-74	\$127,209	\$130,757	\$127,225
Average Household Income 65-74	\$208,230	\$216,205	\$213,308
Average Household Income 75+	\$143,597	\$143,898	\$142,104

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