

Libertyville Plaza

RETAIL SPACE FOR LEASE

1163-1179 W Park Ave
Libertyville, IL 60048



Mark Mondo

Apex Commercial Realty LLC

Broker

(312) 493-6471

mark@commercialrealtybyapex.com

475.214139



HIGHLIGHTS

- Excellent exposure on Park Ave. (Rte. 176)
- Established retail and commuter corridor
- Ample parking
- Strong local demographics
- NNN's = \$9.00/SF/Year



| Suite | Tenant | Floor | Square Feet | Rent Per SF (Annual) | Lease Type | Notes |
|-------|--------|-------|-------------|----------------------|------------|--|
| 1163 | | 1 | 1,980 | \$13.00 | NNN | Former martial arts studio |
| 1165 | | 1 | 750 | \$16.00 | NNN | Former nail salon |
| 1173 | | 1 | 2,615 | \$13.00 | NNN | Former laundromat |
| 1179 | | 1 | 1,910 | \$20.00 | NNN | Former Dunkin' Donuts space positioned at the front of the plaza with strong visibility and easy ingress/egress. The unit includes existing food-service improvements such as a walk-in cooler/freezer, three-compartment sink, grease trap, and sit-down seating. Closest space to the roadway, offering excellent exposure for a quick service restaurant. |

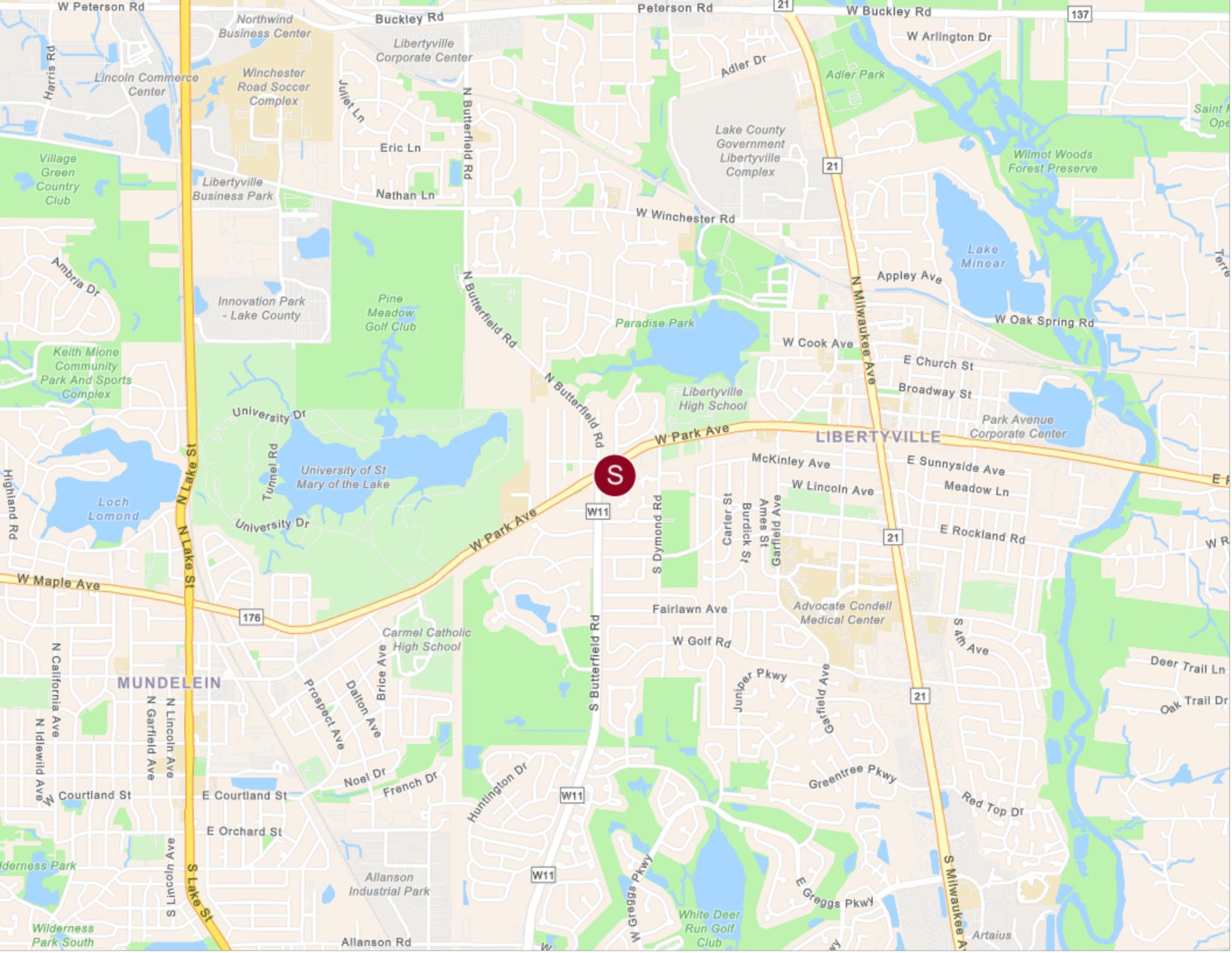
PROPERTY FEATURES

| | |
|--------------------------|-------|
| BUILDING SF | 9,521 |
| YEAR BUILT | 1970 |
| ZONING TYPE | C-3 |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 37 |
| NUMBER OF INGRESSES | 1 |
| NUMBER OF EGRESSES | 1 |

Property Summary

- Libertyville Plaza is a multi-tenant neighborhood retail center located along Park Avenue (Route 176), just east of the intersection of Park Avenue and Butterfield Road in Libertyville, Illinois.
- The property offers strong visibility, favorable traffic counts, and flexible unit sizes, making it well-suited for retail and service stores.
- The building consists of approximately 9,521 square feet with unit sizes ranging from ± 750 SF to $\pm 2,615$ SF.
- Four of six units are currently available, providing multiple entry points for tenants seeking a visible, established Lake County location.
- Libertyville Plaza is zoned C-3 (General Commercial) within the Village of Libertyville, permitting a broad range of retail, service, and commercial uses.





W Peterson Rd
Harris Rd
Lincoln Commerce Center

Northwind Business Center
Winchester Road Soccer Complex
Libertyville Business Park

Buckley Rd
Libertyville Corporate Center
Eric Ln
Nathan Ln

Peterson Rd
Adler Dr
Adler Park
Lake County Government Libertyville Complex

W Buckley Rd
W Arlington Dr
Wilmot Woods Forest Preserve

Village Green Country Club
Ambria Dr

Innovation Park - Lake County
Pine Meadow Golf Club

W Winchester Rd
Paradise Park

W Cook Ave
Appley Ave

Lake Minear
W Oak Spring Rd

Keith Mione Community Park And Sports Complex

University Dr
Tunnel Rd

Libertyville High School

W Park Ave
W Lincoln Ave

Park Avenue Corporate Center

Loch Lomond

University of St. Mary of the Lake

W Park Ave
S Dymond Rd

McKinley Ave
W Park Ave
W Lincoln Ave

E Church St
Broadway St

W Maple Ave
N California Ave
N Idlewild Ave

MUNDELEIN
Prospect Ave
Dalton Ave
Brice Ave

Carmel Catholic High School
Fairlawn Ave
W Golf Rd

Advocate Condell Medical Center
S 4th Ave

E Sunnyside Ave
Meadow Ln

Courtland St
E Courtland St
E Orchard St

French Dr
Huntington Dr

W Greggs Pkwy

Junior Pkwy
Greentree Pkwy

Red Top Dr

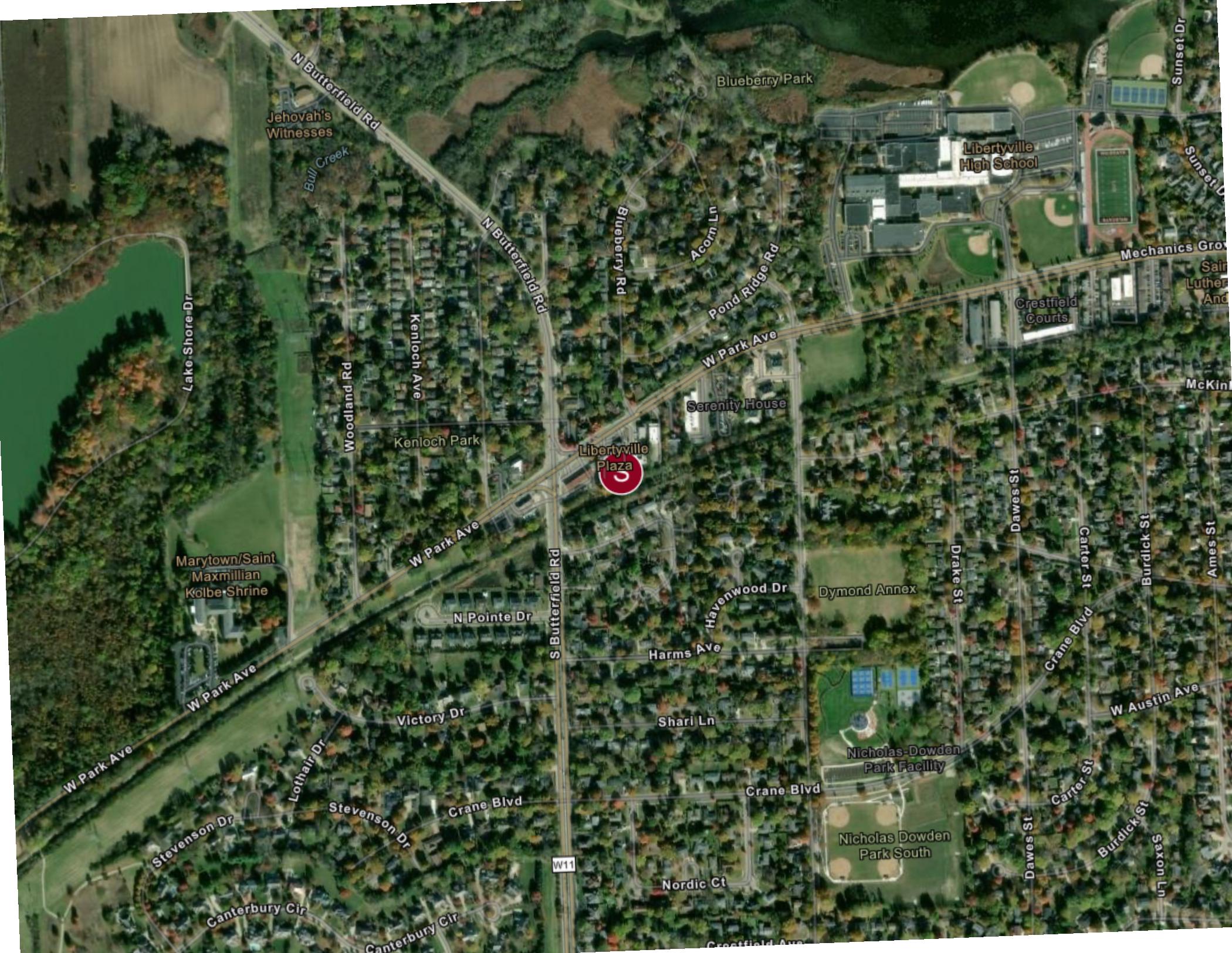
Wilderness Park
Wilderness Park South

Allanson Industrial Park
Allanson Rd

White Deer Run Golf Club

E Greggs Pkwy

Artaius



Jehovah's Witnesses

N Butterfield Rd

Bull Creek

Blueberry Park

Libertyville High School

Sunset Dr

Sunset Dr

Mechanics Gro

Saint Luther And

Crestfield Courts

McKin

Lake Shore Dr

Woodland Rd

Kenloch Ave

N Butterfield Rd

Blueberry Rd

Acom Ln

Pond Ridge Rd

W Park Ave

Serenity House

Kenloch Park

Libertyville Plaza

Marytown/Saint Maxmillian Kolbe Shrine

W Park Ave

S Butterfield Rd

Havenwood Dr

Dymond Annex

Dawes St

Carter St

Burdick St

Ames St

N Pointe Dr

Harms Ave

W Park Ave

Victory Dr

Shari Ln

Nicholas-Dowden Park Facility

Crane Blvd

W Austin Ave

W Park Ave

Lothair Dr

Crane Blvd

Crane Blvd

Dawes St

Carter St

Burdick St

Saxon Ln

Stevenson Dr

Stevenson Dr

Nordic Ct

Nicholas Dowden Park South

Canterbury Cir

Canterbury Cir

W11

Crestfield Ave

Libertyville Plaza

CONFIDENTIALITY and DISCLAIMER

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Apex Commercial Realty LLC. Price subject to change and this listing may be withdrawn without notice.



Exclusively Marketed by:

Mark Mondo
Apex Commercial Realty LLC
Broker
(312) 493-6471
mark@commercialrealtybyapex.com
475.214139



<https://commercialrealtybyapex.com>