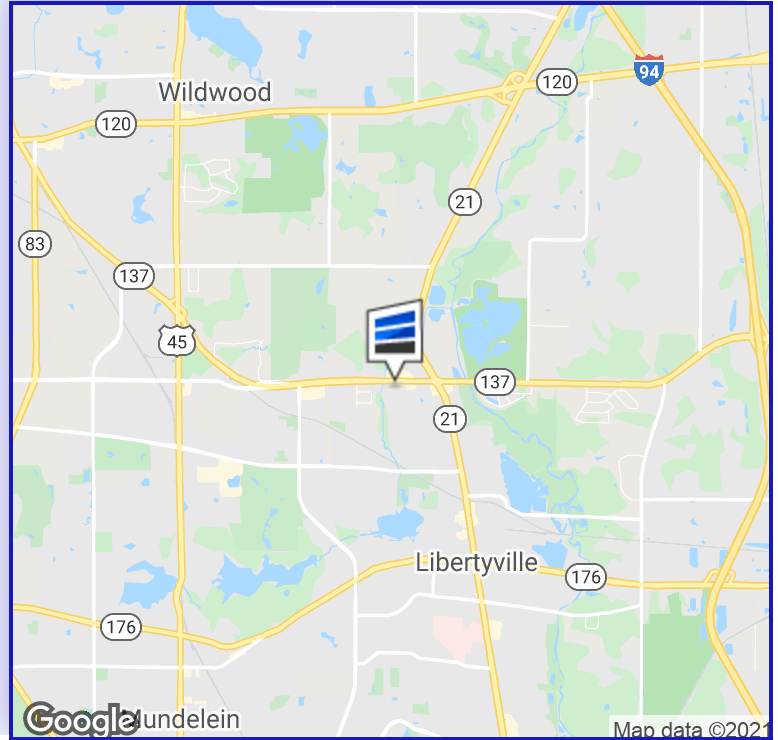




Retail/Office Space For Lease

**312-342 PETERSON RD
LIBERTYVILLE, IL 60048**



PROPERTY OVERVIEW

Retail/Office suites available for lease in the attractive Brookside Shopping Center with excellent exposure on busy Peterson Rd (Rte. 137) with a traffic count of 30,200 cars/day. Available spaces range in size from 1,700sf - 3,552sf. There is abundant parking with 212 parking spaces. C-3 zoning allows for a variety of retail/office uses. The location provides strong local demographics with a population of 46,642 (5 Miles) and average household income exceeding \$113,000.

PROPERTY HIGHLIGHTS

- Available units from 1,700sf to 3,552sf
- Excellent exposure on Peterson Rd (Rte. 137)
- Traffic Count = 30,200 VPD
- Abundant parking
- Excellent mix of tenants
- NNN's = \$4.22/SF/Yr

Presented by
ANDREW PRUNTY
Broker/Advisor
847.650.8299

andrew@insitecommercialrealty.com



Retail/Office Space Available For Lease in Libertyville

Lease Spaces



Brookside Shopping Center
312-342 Peterson Road Libertyville, IL 60048



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
320 Peterson Rd	Available	1,700 SF	NNN	\$15.00 SF/yr
334 Peterson Rd	Available	1,800 - 3,552 SF	NNN	\$15.00 SF/yr
336 Peterson Rd	Available	1,752 - 3,552 SF	NNN	\$15.00 SF/yr

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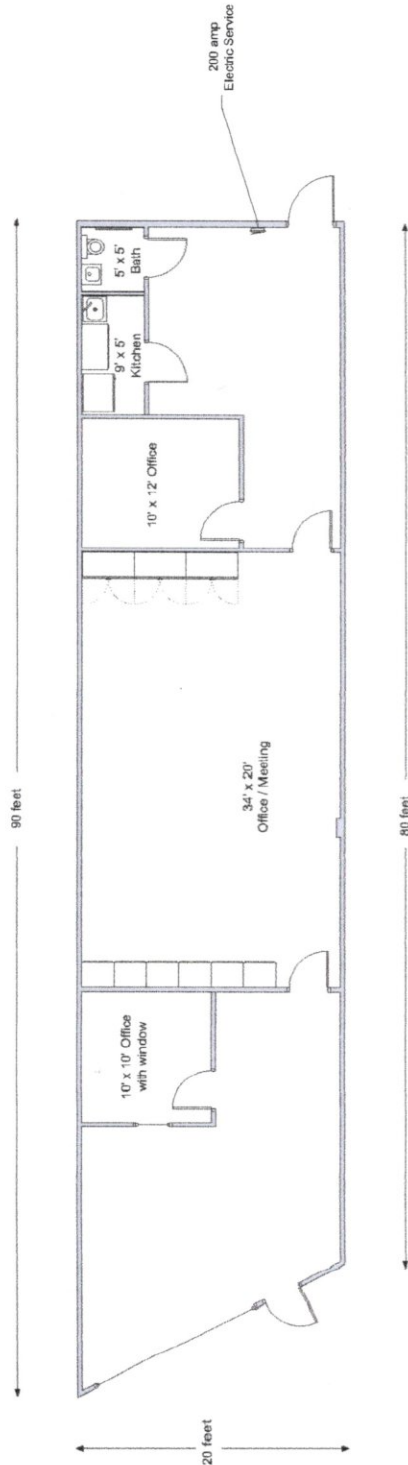
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44 Lancaster Lane, Lincolnshire, IL 60069

Retail/Office Space Available For Lease in Libertyville

Suite 320



Brookside Shopping Center
312-342 Peterson Road Libertyville, IL 60048



320 Peterson Road
Brookside Center
1,700 sq. ft.
(Not to scale)

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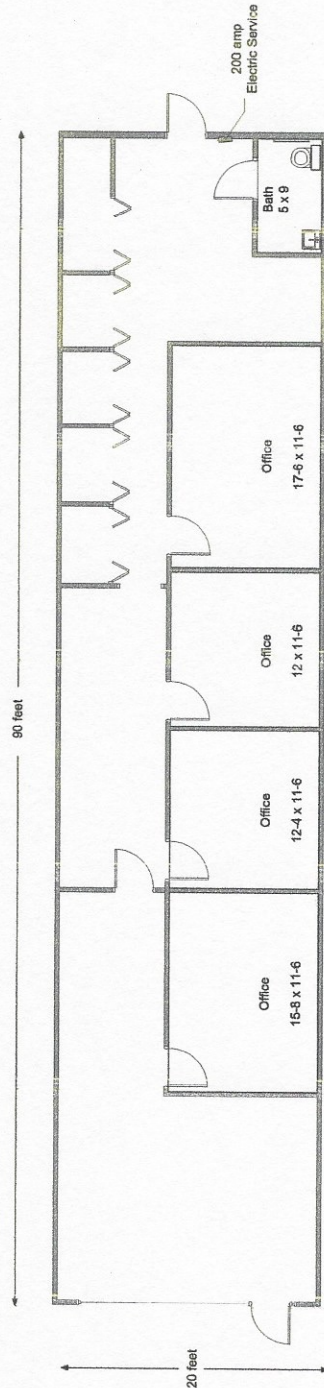
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Floor Plan



Brookside Shopping Center
312-342 Peterson Road Libertyville, IL 60048



334 Peterson Road
Brookside Center
1,800 sq. ft.
(Not to scale)

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Retail/Office Space Available For Lease in Libertyville

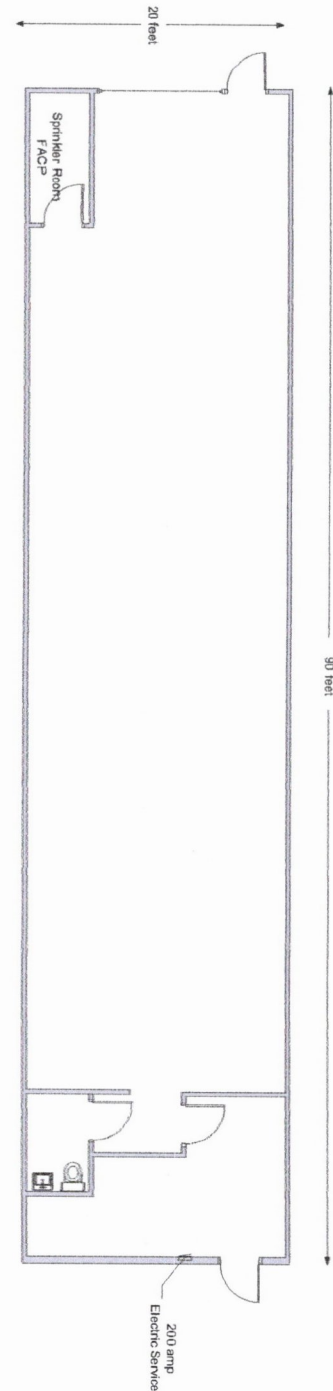
Suite 336



Brookside Shopping Center
312-342 Peterson Road Libertyville, IL 60048



336 Peterson Road
Brookside Center
1,752 sq. ft.
(Not to scale)



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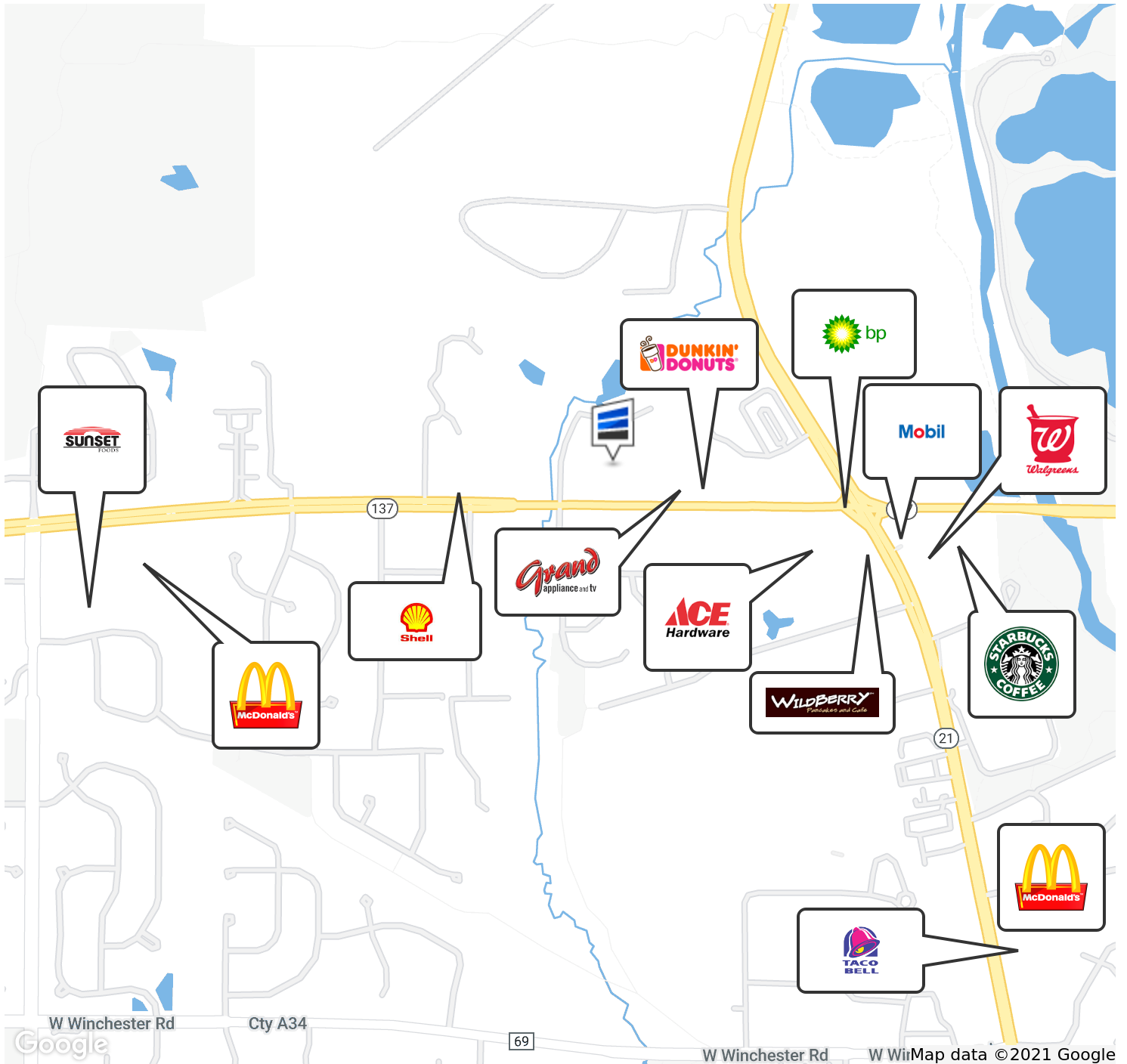
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Retailer Map



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312-342 Peterson Road Libertyville, IL 60048



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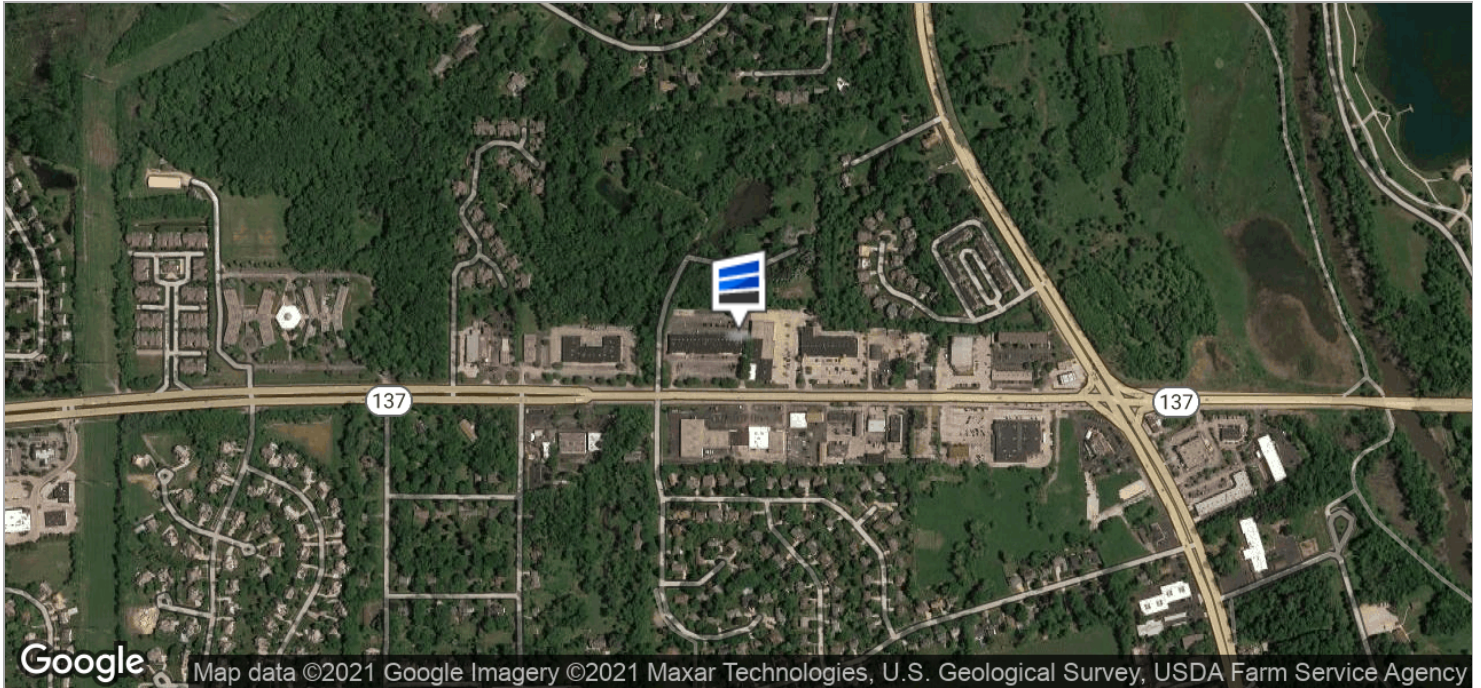
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Location Maps



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Demographics Report



Brookside Shopping Center
312-342 Peterson Road Libertyville, IL 60048

	1 MILE	5 MILES	10 MILES
Total households	1,052	46,642	178,911
Total persons per hh	3.3	2.8	2.9
Average hh income	\$175,608	\$113,727	\$107,386
Average house value	\$530,083	\$379,062	\$382,446

	1 MILE	5 MILES	10 MILES
Total population	3,476	131,476	527,726
Median age	42.6	38.0	36.0
Median age (male)	41.3	37.1	35.1
Median age (female)	43.6	38.7	36.5

* Demographic data derived from 2010 US Census

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