

# ADLER SQUARE

1742-1768 NORTH MILWAUKEE AVENUE , LIBERTYVILLE, IL 60048



## OFFERING SUMMARY

Lease Rate:	\$18.00 - 24.00 SF/yr (NNN)
Building Size:	19,495 SF
Available SF:	1,353 - 4,126 SF
Lot Size:	1.93 Acres
Number of Units:	8
Year Built:	2003
Zoning:	B2
Market:	North Suburbs
Traffic Count:	21,800

## PROPERTY OVERVIEW

Available spaces include a fully built out medical office space (former chiropractor's office) of 1,353 SF. Up to 4,100 SF of contiguous storefront space is also available, which can be subdivided to suit a variety of floorplans.

## PROPERTY HIGHLIGHTS

- Fully Built Out Medical Space Now Available 1,353 SF
- Walgreens Shadow Anchor
- High Traffic Counts
- Large Monument Signage on Milwaukee
- Full Access to Both Buckley & Milwaukee Avenue

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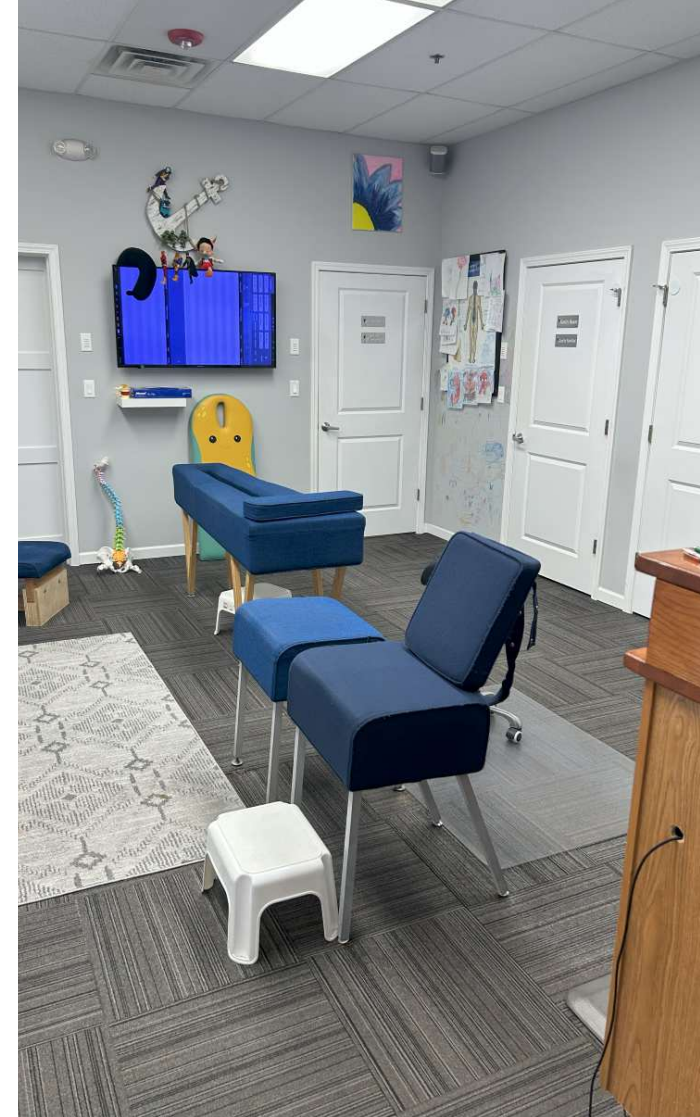
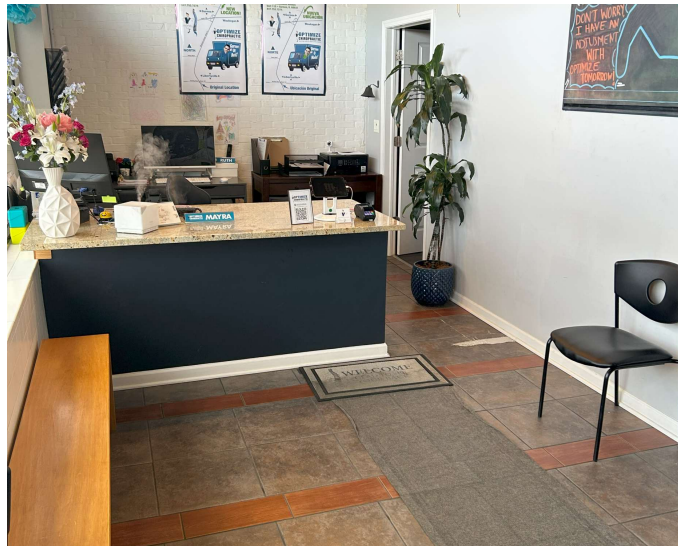
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**TROY COMMERCIAL**  
REAL ESTATE LTD.



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1742-1768 N. Milwaukee Avenue,  
Libertyville, Illinois 60048



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,300 - 4,126 SF

Lease Term:	Negotiable
Lease Rate:	\$18.00 - \$24.00 SF/yr

## AVAILABLE SPACES

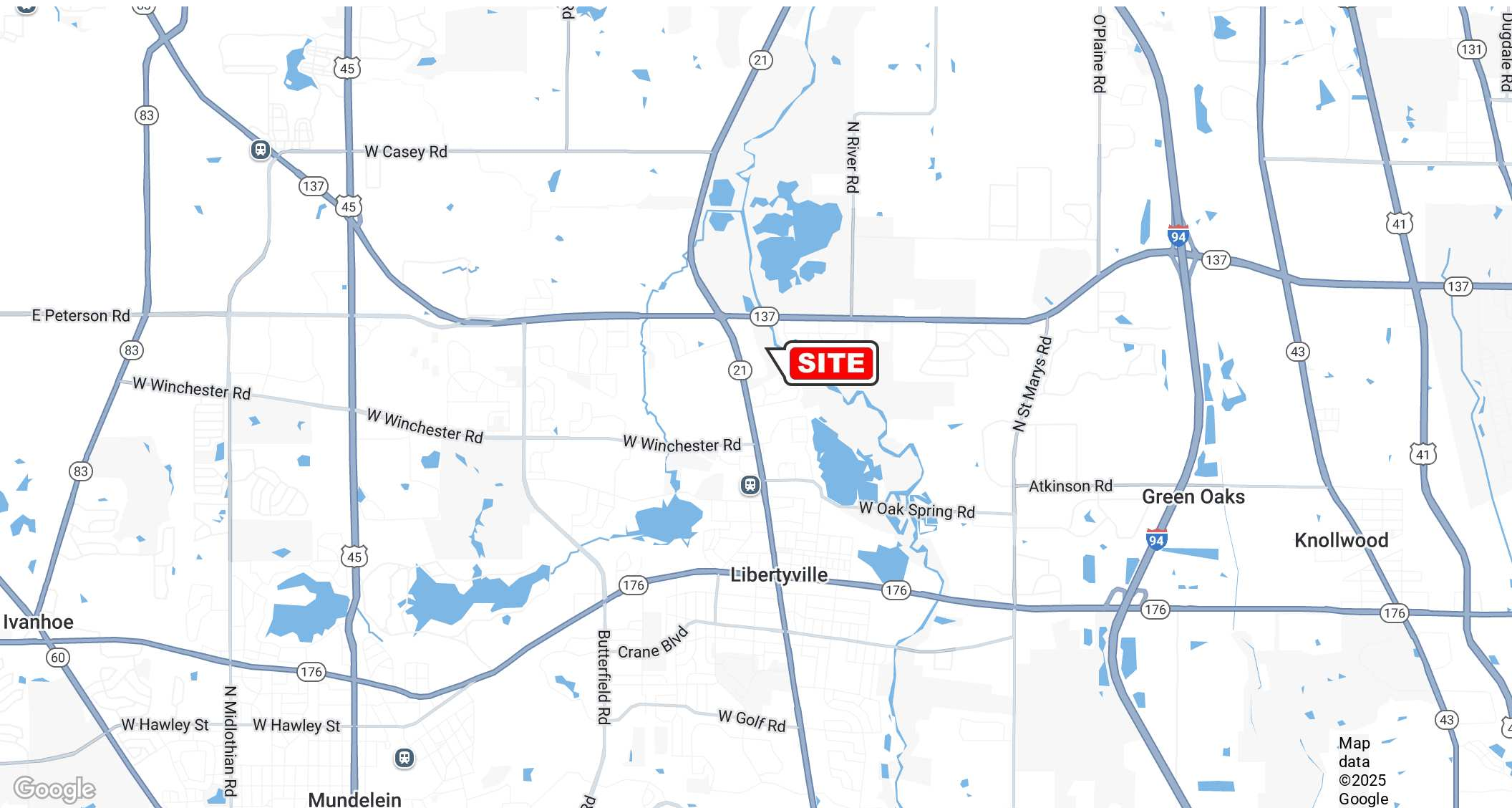
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Units F, G & H - 1752 N Milwaukee Avenue	Available	1,300 - 4,126 SF	NNN	\$18.00 SF/yr	Current vacancy of 4,126 SF can be subdivided to suit various floorplans.
Medical Office Retail Space	Available	1,353 SF	NNN	\$24.00 SF/yr	-

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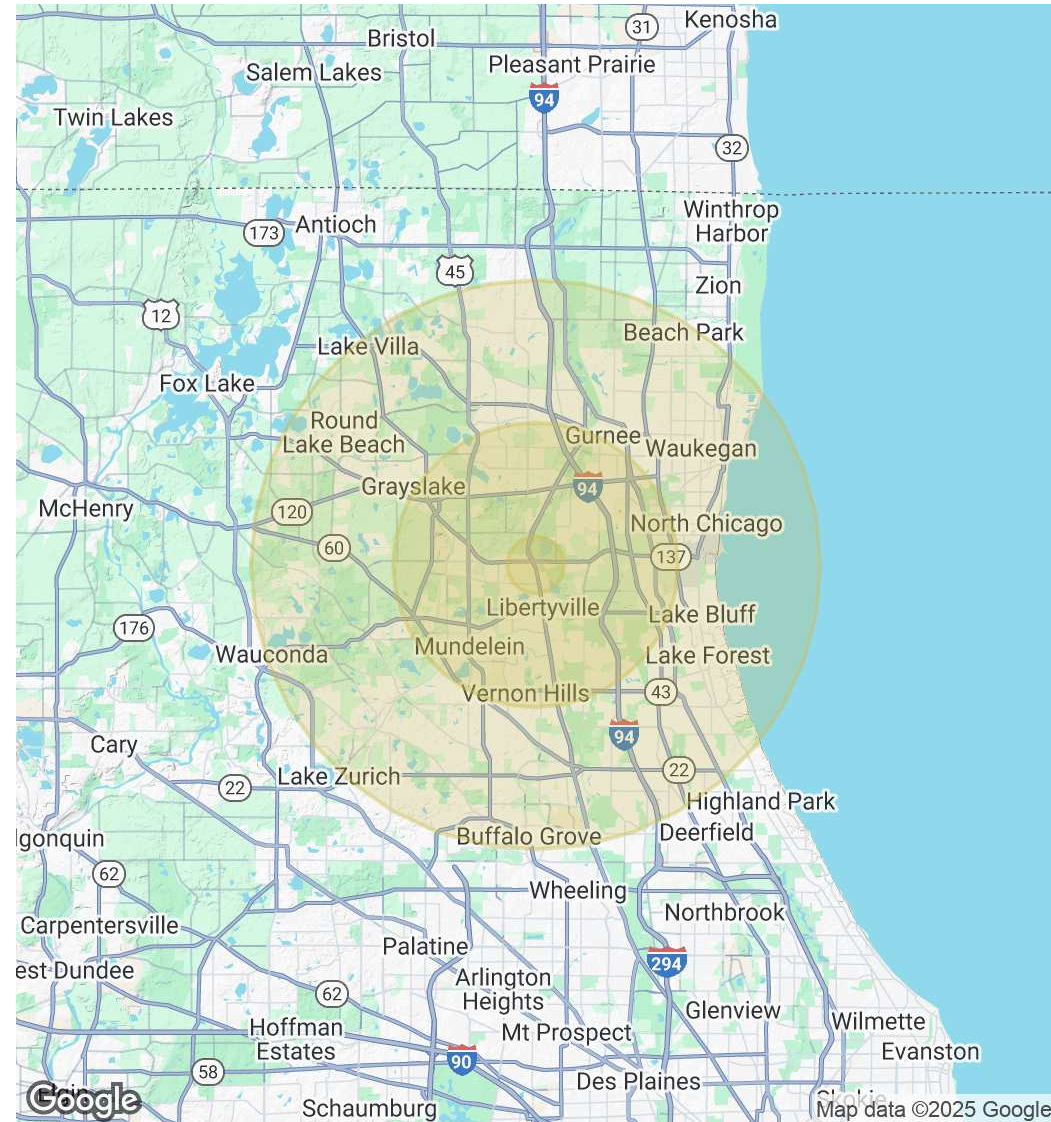
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,943	128,600	495,071
Average Age	46.7	40.7	38.8
Average Age (Male)	46.4	39.5	37.8
Average Age (Female)	46.1	41.6	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,475	49,962	181,860
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$210,520	\$126,040	\$120,447
Average House Value	\$539,564	\$303,585	\$305,698

2020 American Community Survey (ACS)



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## PETER KARLIS

VP Investment Properties

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## PROFESSIONAL BACKGROUND

Peter L. Karlis is an investment properties advisor with over 20 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties, apartment buildings and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

## EDUCATION

BA - Economics and Financial Risk Management - Illinois Wesleyan University

Juris Doctor - Loyola University Chicago School of Law

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