

OSSEFIT
WILMETTE

SVN Space For Lease
Adam Napp 312.789.4864 Wayne Caplan 312.529.5791

FOR LEASE
517 Green Bay Rd

517 GREEN BAY ROAD

Wilmette, IL 60091

PRESENTED BY:

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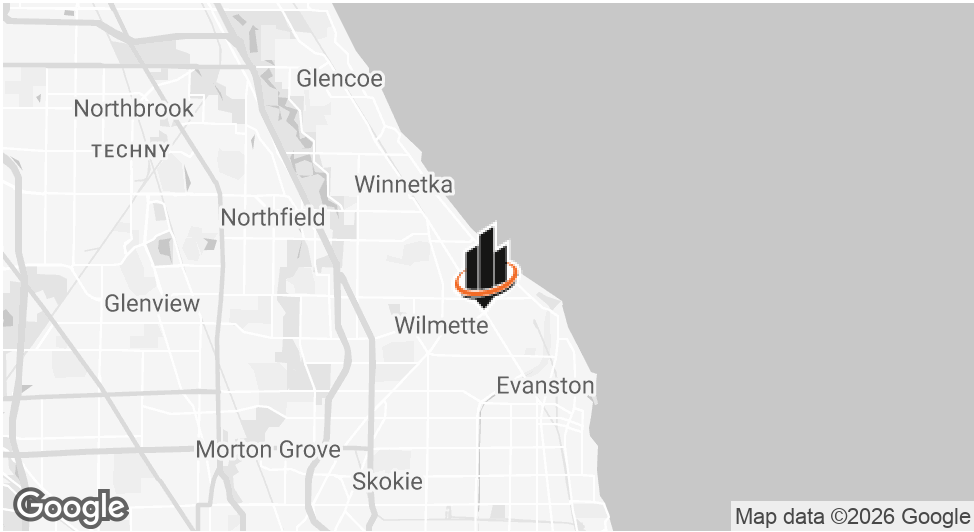
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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21/PSF NNN
BUILDING SIZE:	9,500 SF
AVAILABLE SF:	4,000 SF
LOT SIZE:	14,100 SF
ZONING:	VC
MARKET:	Chicago
SUBMARKET:	Wilmette

PROPERTY OVERVIEW

Step into a modern, high-tech workspace at 517 Green Bay Road, Wilmette, IL. This recently renovated, approx. 4,000 SF space property is beautifully built-out and ready for a new tenant. Lots of wide open space, with private work areas, three washrooms, a kitchenette, and storage areas, beautiful lighting, high ceilings, and CAT 5 wiring. A usable, full-height, partial basement is included, as well as six dedicated parking spaces with additional ample street parking. Great space for a variety of businesses, including retail/restaurant, creative and medical office, salon, fitness, and daycare, to name a few. The property is incredibly well located in downtown Wilmette - steps to the Metra station, many restaurants and shops, and high-quality retailers, including Jewel Osco, Whole Foods, Illinois Bone and Joint, and Bank of America, to name a few. Amazing immediate area demographics with average household incomes over \$950,000 and average home values approaching \$970,000. Offered at the affordable rental rate of \$21/SF NNN.

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PROPERTY HIGHLIGHTS



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- ±4,000 SF of ground-floor commercial space
- Fantastic downtown Wilmette location - steps to Metra station, many shops, and restaurants
- Recent high-tech renovation with open & private work areas, and updated mechanicals
- Improvements include three bathrooms, a kitchenette & storage, IT room with CAT 5 wiring, and beautiful lighting
- 6 dedicated parking spaces as well as ample street parking
- Includes usable, full-height, partial basement
- Incredibly high immediate area annual household incomes and home values
- Great area co-tenancy includes Jewel Osco, Illinois Bone and Joint, Whole Foods, Bank of America, and Walker Brothers

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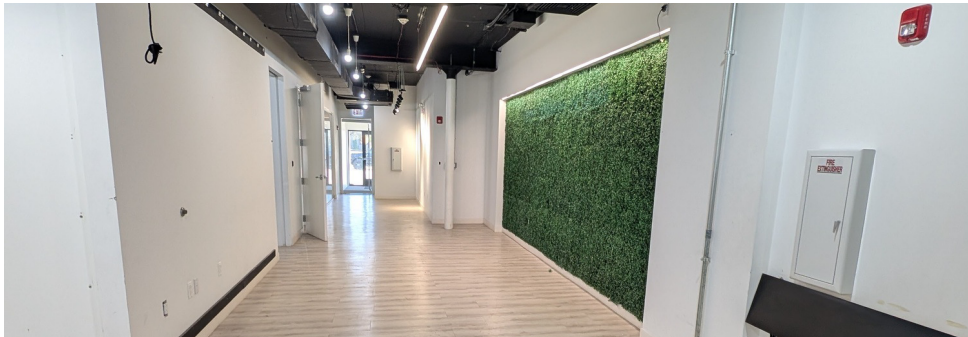
SITE PLAN



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ADDITIONAL PHOTOS



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SVN | CHICAGO COMMERCIAL 6

NORTHSHORE AREA AERIAL MAP



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LOCATION DESCRIPTION



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Wilmette, IL is a bedroom community located 14 miles north of downtown Chicago on Chicago's affluent North Shore. Home to nearly 28,000 residents, and situated on the banks of Lake Michigan, Wilmette is the home of Wilmette Harbor, Gilson Park Beach & Lakefront Complex, and Baha'i Temple among the town's attractions. The municipality boasts an extremely high Average Household Income of over \$250,000/yr, and has an average home value well over \$960,000. The property is located in Wilmette's downtown commercial district, across from Wilmette's Metra station, and is steps to Jewel Ostco, many businesses, restaurants and shops, as well as the Wilmette Public Library, Village Hall and the US Post Office.

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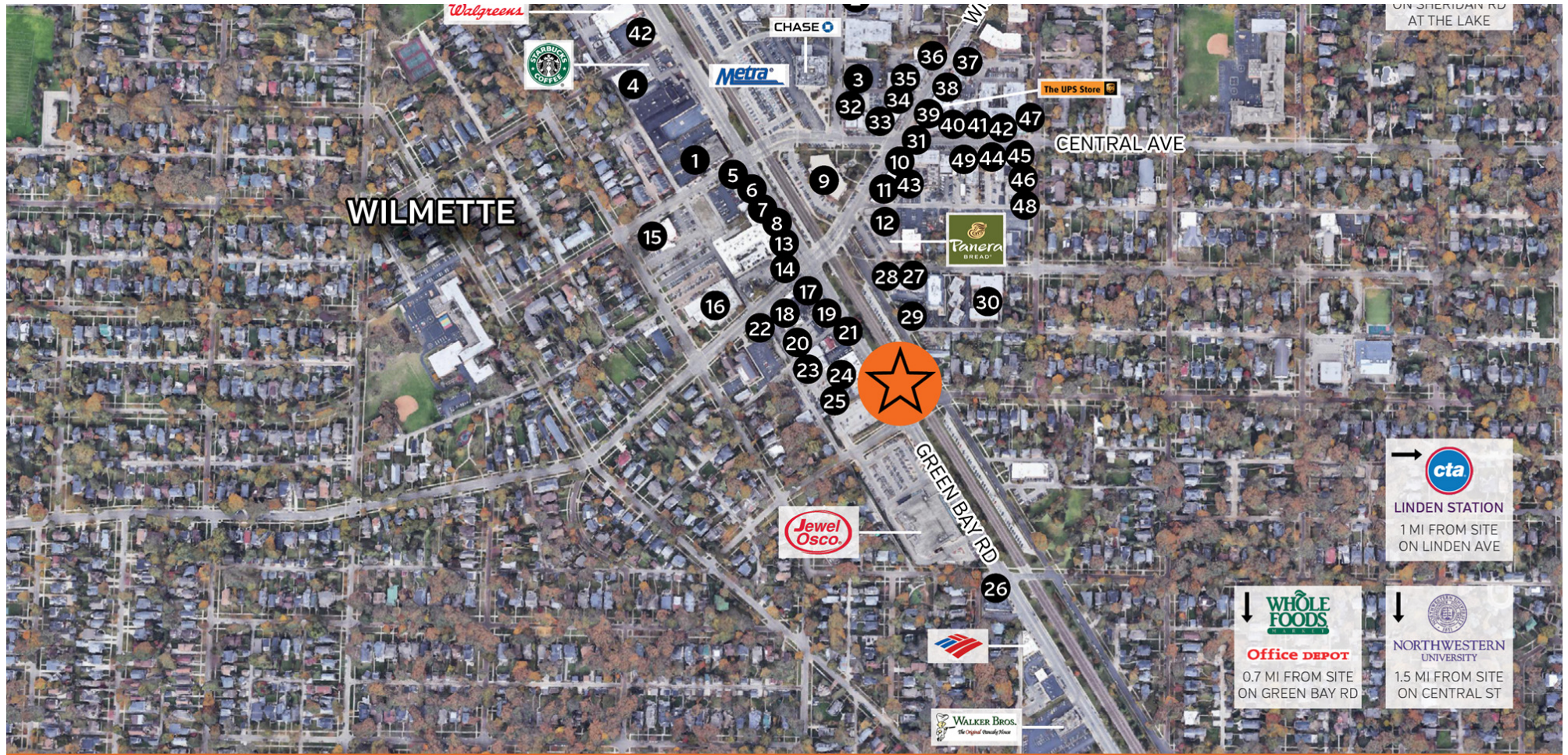
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DOWNTOWN WILMETTE RETAIL AERIAL



- ★ SUBJECT PROPERTY
- 1 Egg Harbor Cafe
- 2 Niyama Yoga
- 3 North Shore Bank

- 10 Hotcakes
- 11 Trendy Taco
- 12 Jos A Bank
- 13 Wilmette Bicycle Shop

- 20 Backyard Barbecue Store
- 21 Wilmette Food Mart
- 22 The Village Dog
- 23 Northshore Automotive

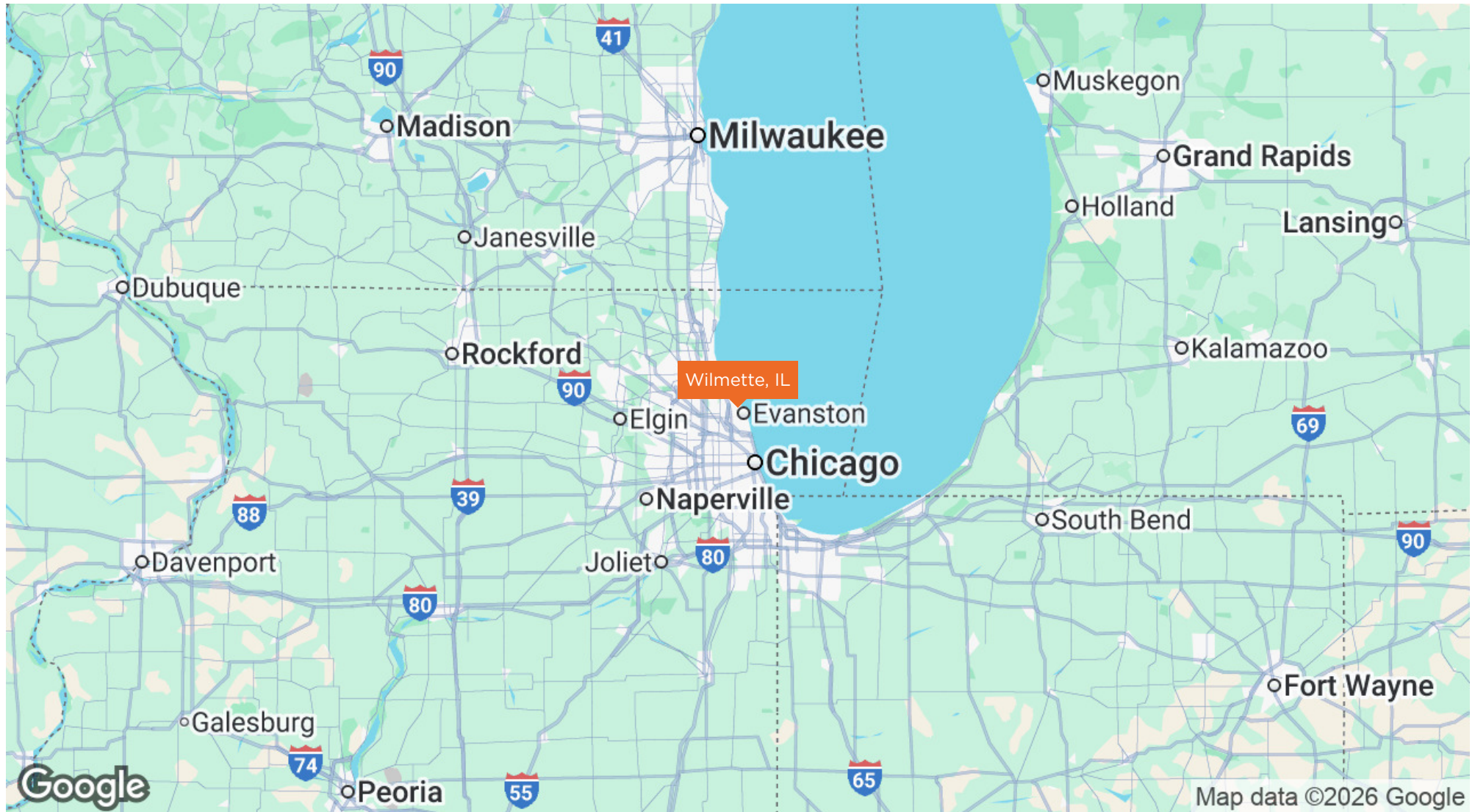
- 30 Kashian Bros Flooring
- 31 Valley Lodge Tavern
- 32 Lefty's Pizza Kitchen
- 33 The Bottle Shop

- 40 Pescadero
- 41 Napolita
- 42 Wilmette Theatre
- 43 Haniq's Footwear

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REGIONAL MAP



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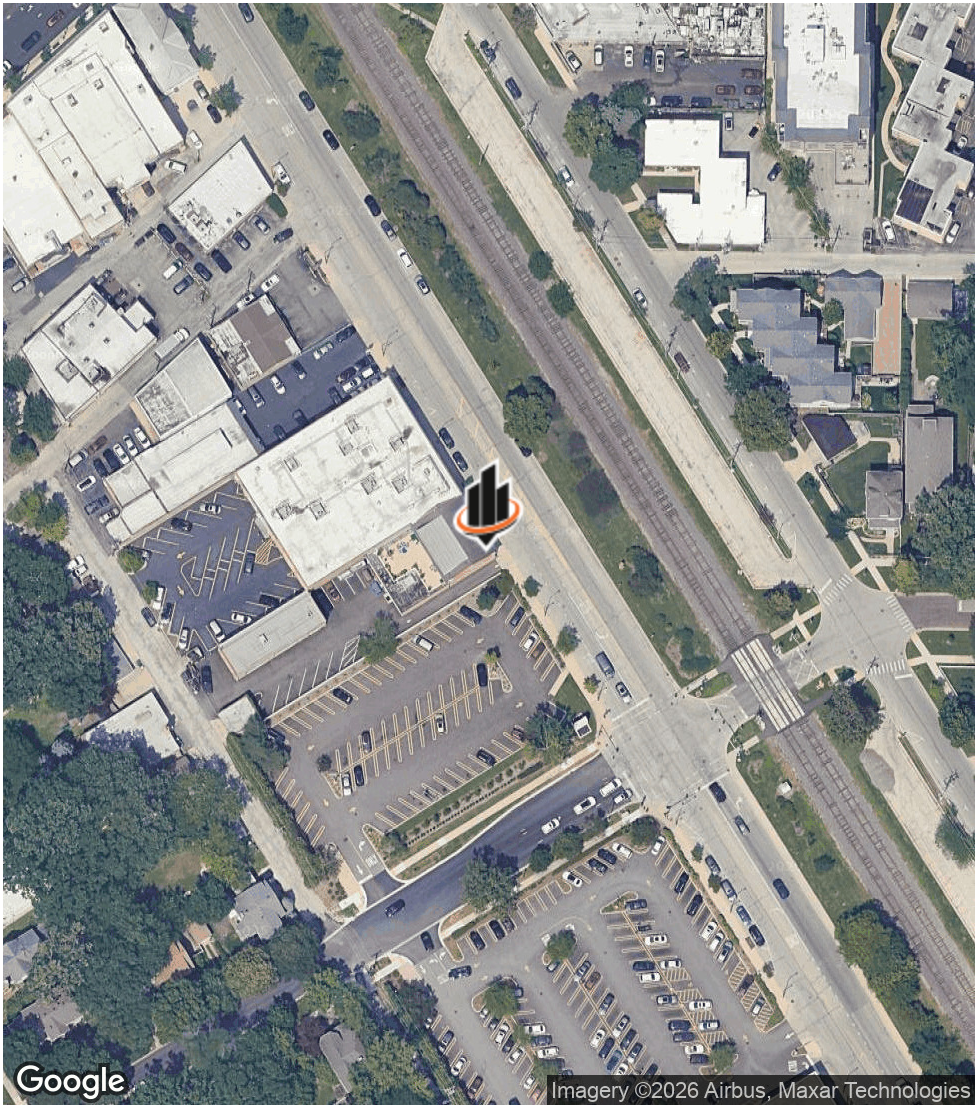
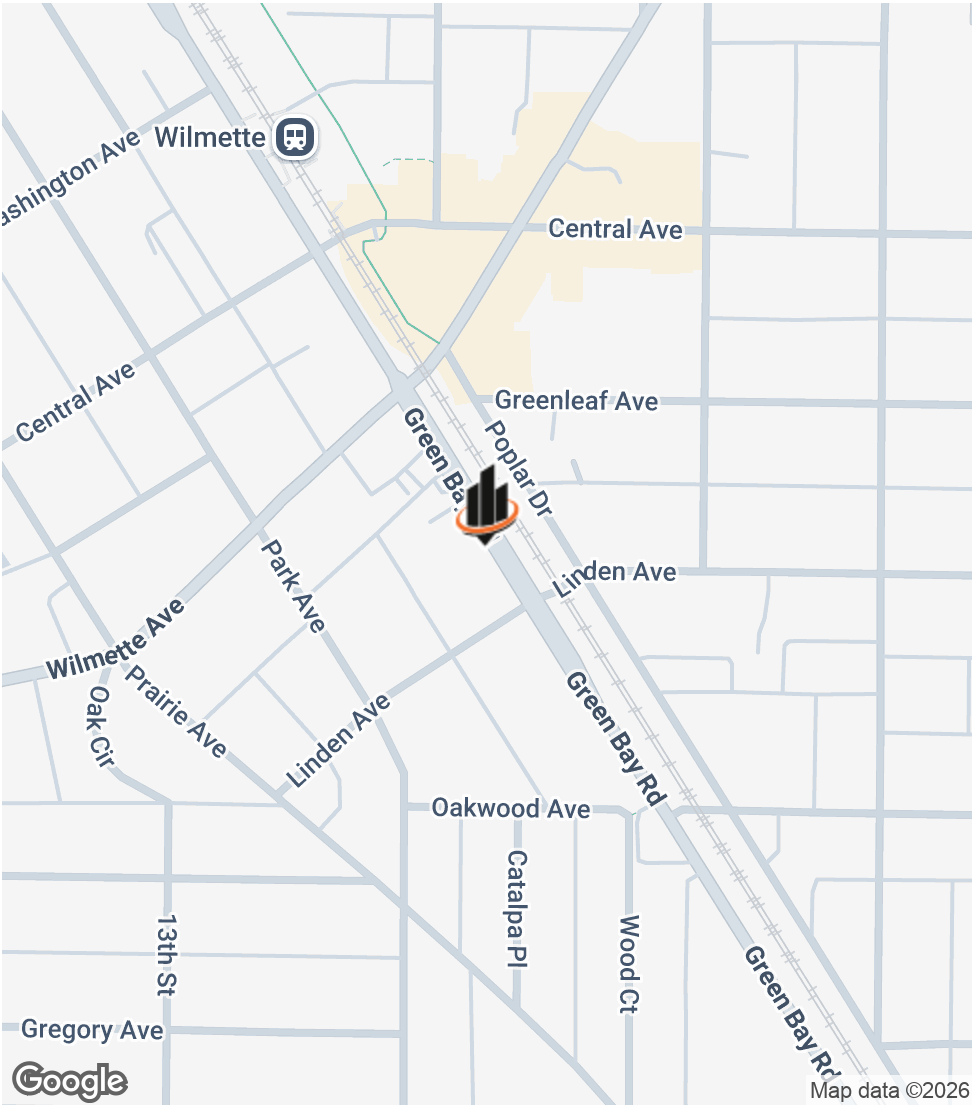
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LOCATION MAPS



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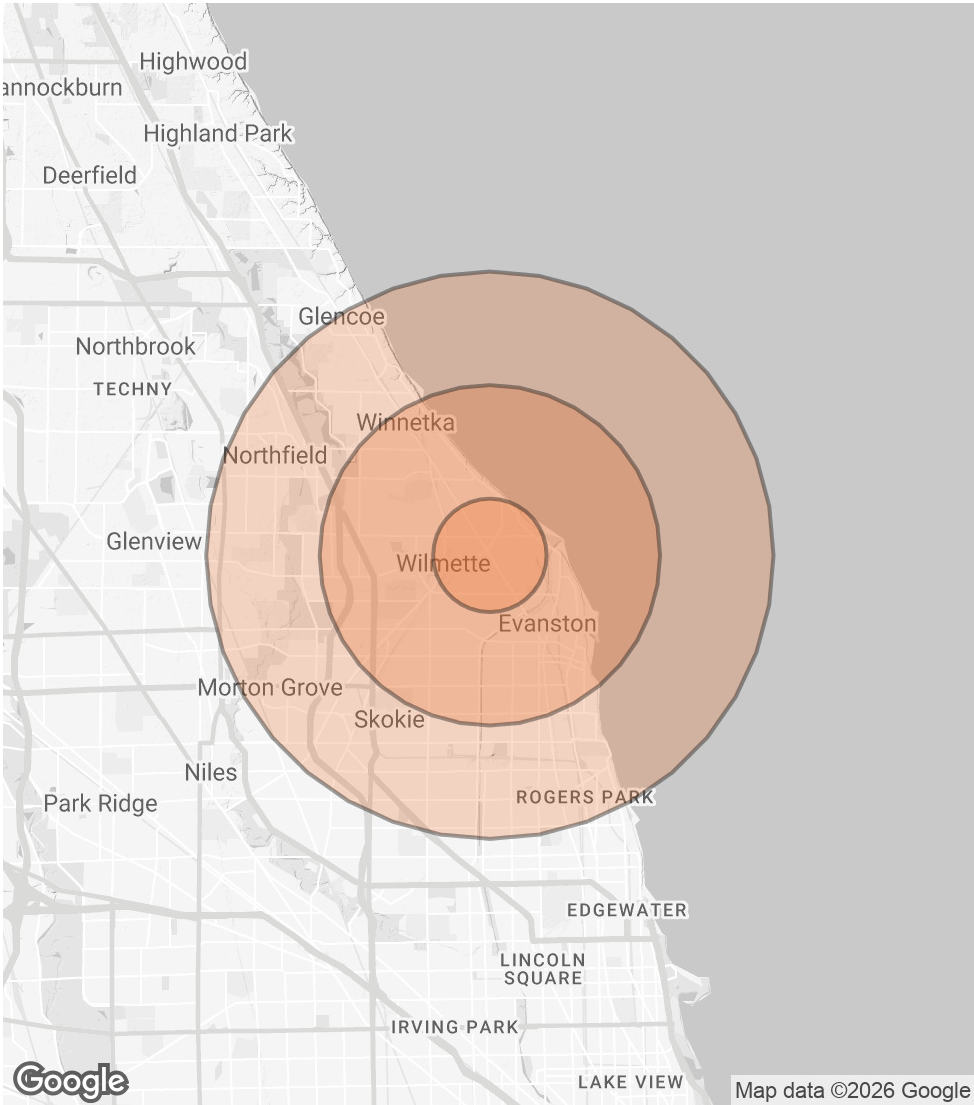
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,197	117,391	263,505
AVERAGE AGE	43	41	42
AVERAGE AGE (MALE)	41	40	40
AVERAGE AGE (FEMALE)	44	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,590	43,481	99,266
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$256,181	\$188,847	\$161,378
AVERAGE HOUSE VALUE	\$967,451	\$756,070	\$637,454

Demographics data derived from AlphaMap



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