

Outlot Available for Lease 144 Seymour Ave, Mundelein, IL 60060

Property Overview:

- **Location:** Downtown Mundelein, IL
- **Lot Size Available:** 7,500 SF - 25,000 SF
- **Rent:** \$7.50 per SF per year

Description:

144 Seymour Ave offers an exceptional outparcel lot available for land lease in the heart of Mundelein, IL. The property is strategically located in a vibrant downtown area, surrounded by major new multi-unit apartment projects, making it an ideal location for chain restaurants or financial institutions looking for high visibility and accessibility.

Key Highlights:

- **Prime Location:** Situated in downtown Mundelein, this lot benefits from significant foot traffic and is easily accessible from major roads.
- **Flexible Lot Sizes:** The available space ranges from 7,500 SF to 25,000 SF, providing flexibility to accommodate various business models, from small-scale eateries to larger establishments or ATM installations.
- **Competitive Rental Rates:** At \$7.50 per SF per year, this property offers an attractive rate for businesses looking to establish or expand their presence in the area.
- **Growth Opportunity:** The surrounding area is undergoing significant development with new apartment complexes, which will increase the local consumer base, providing a steady stream of potential customers.

Development Potential:

This outparcel is perfect for chain restaurants or financial institutions looking for a prime location for a drive-thru restaurant or an ATM kiosk. The lot's proximity to newly developed residential projects ensures a growing customer base and long-term viability.

Location Advantages:

- **Downtown Core:** Central location in Mundelein, close to retail, dining, and entertainment venues.
- **Community Growth:** The area's residential growth is expected to drive more foot traffic to local businesses, enhancing the value of this location.

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