

Brookside

RETAIL SPACE FOR LEASE

FOR LEASE

312-342 Peterson Road
Libertyville, IL 60048

Andrew Prunty

Apex Commercial Realty

Managing Broker

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471.020524



THE SPACE

Location	312-342 Peterson Road Libertyville, IL 60048
County	Lake
Traffic Count	30,200
Square Feet	2,060
Rent Per SF (Annual)	\$18.00
Lease Type	NNN
Floor	1

Notes End-cap space with a drive-thru. Current configuration includes a showroom area in front, conference room, private office, storage room, workshop in back, and 2 washrooms.

HIGHLIGHTS

- Excellent mix of tenants
- Excellent exposure on Peterson Rd (Rte. 137)
- Traffic count = 28,800 VPD
- 212 parking spaces
- Strong demographics



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,723	36,934	124,769

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$219,248	\$165,665	\$135,981

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,252	13,537	46,308

PROPERTY FEATURES

GLA (SF)	31,212
LAND ACRES	3.66
YEAR BUILT	1986
ZONING TYPE	C-3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	212
PARKING RATIO	6.79
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



Property Overview

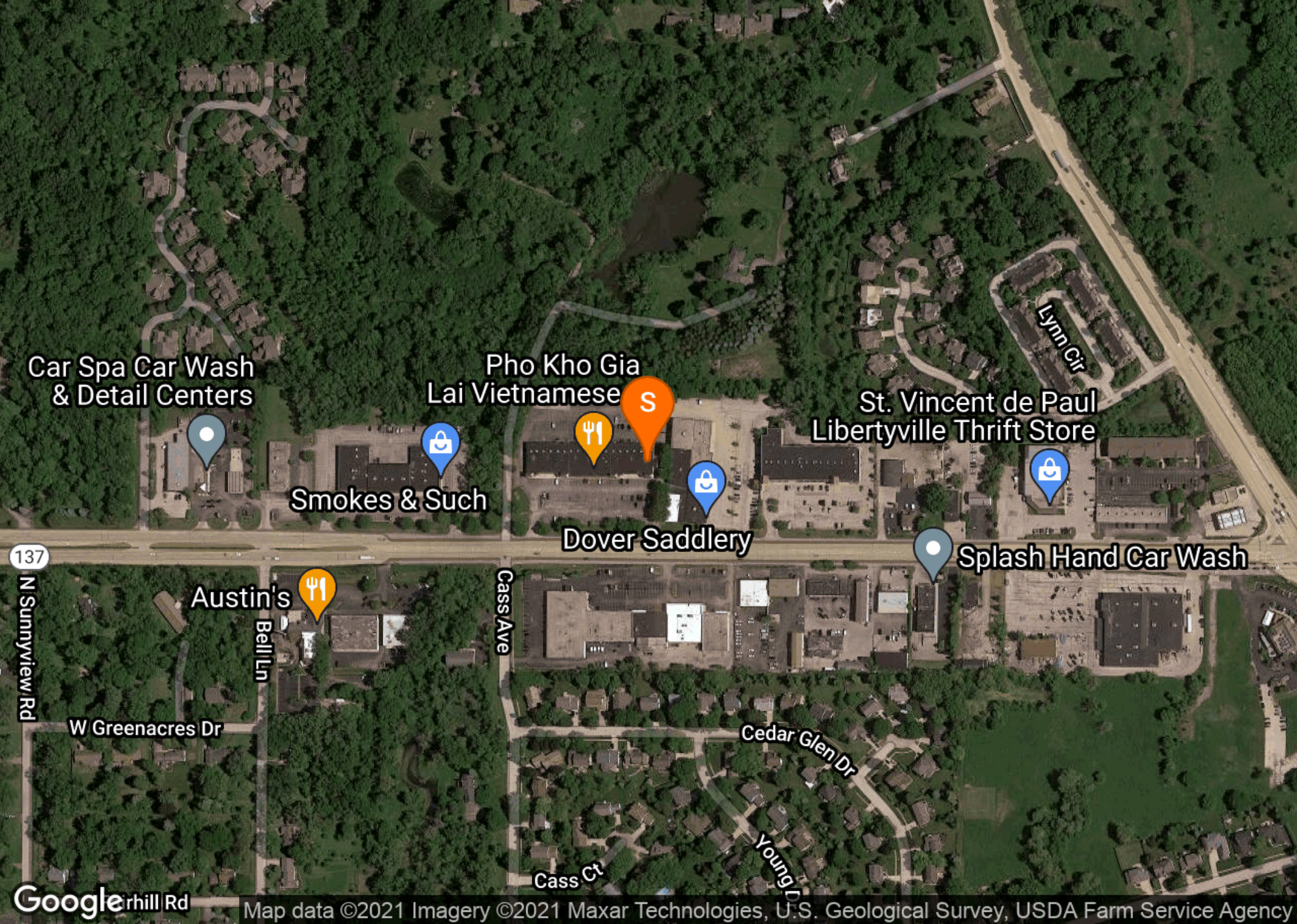
- Retail space available at the Brookside Center in Libertyville with excellent exposure on busy Peterson Rd. (Rte. 137) with a traffic count of 28,800 cars/day.
- Available space is a 2,060 end-cap space with a drive-thru.
- There is abundant parking with 212 parking spaces and the C-3 zoning allows for a variety of retail/office uses.
- The location provides strong local demographics with a population of 124,226 (5 Miles) and average household income of \$135,981.



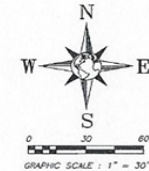


Google





ALTA / ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 884.06 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, FOR A POINT OF BEGINNING; THENCE NORTH 4° 37' 31" EAST, A DISTANCE OF 451.47 FEET TO A POINT 450.0 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 90° 00' 00" WEST PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER, 375.24 FEET; THENCE SOUTH 18° 50' 28" WEST, 216.35 FEET; THENCE SOUTH 3° 01' 30" EAST, 245.58 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 395.74 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS BY DOCUMENT #1366751 AS RECORDED JANUARY 29, 1958, IN LAKE COUNTY, ILLINOIS), PARCEL CONTAINING 3.66 ACRES, MORE OR LESS, IN THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS.

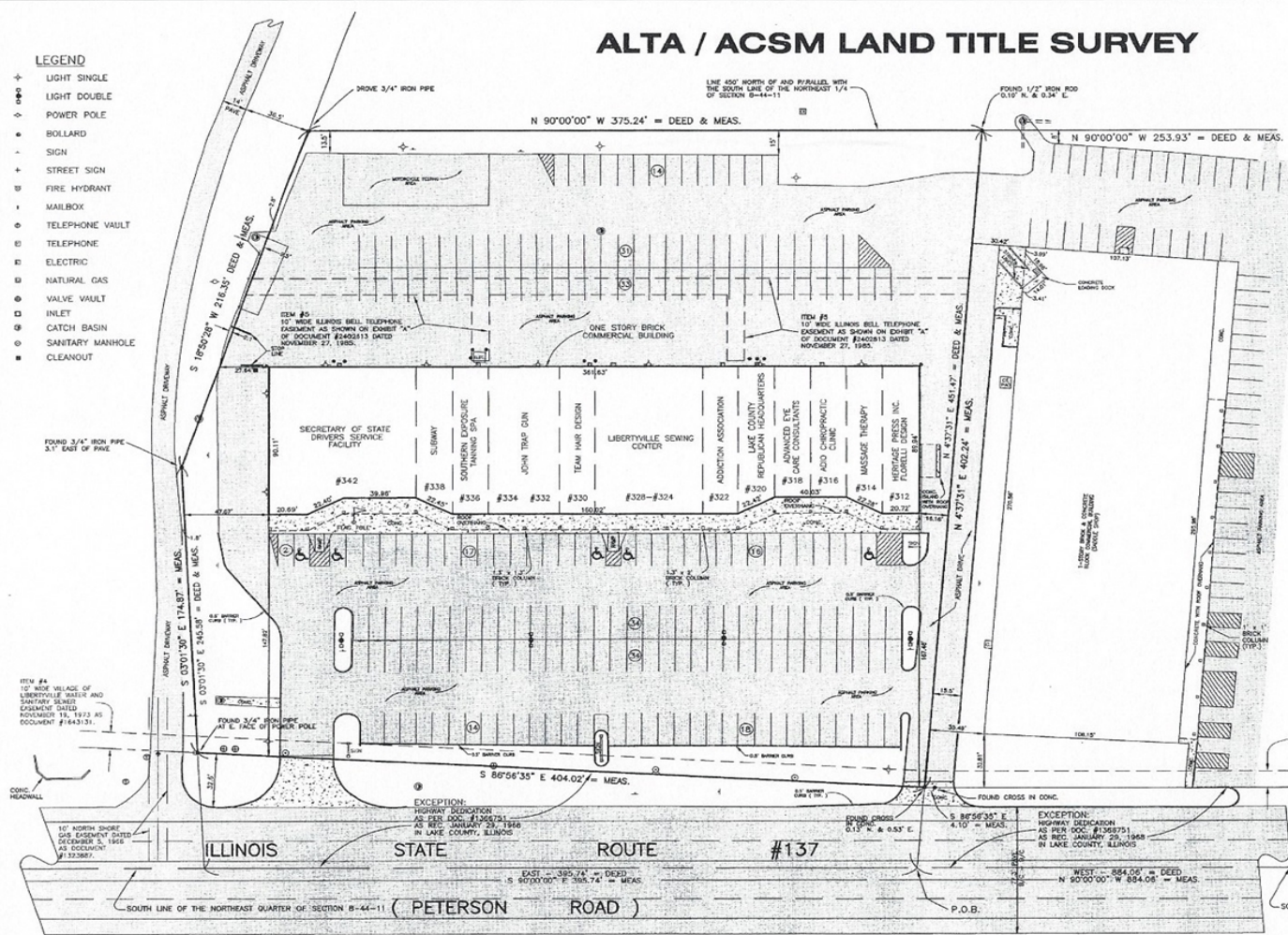
State of Illinois, S.S.
County of McHenry.
To: CITIBANK, F.S.B., ITS SUCCESSORS AND/OR ASSIGNS
FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes thereunder. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that giving professional opinion as a land surveyor registered in the State of Illinois, the Relative Precision Accuracy of this survey does not exceed that which is specified therein.

Dated this 14th day of December, 2006 at McHenry, Illinois.
Surveyor: *[Signature]*
Surveyor No. 35-3055
License renewal date: 11-30-2009



- LEGEND**
- + LIGHT SINGLE
 - + LIGHT DOUBLE
 - + POWER POLE
 - + BOLLARD
 - + SIGN
 - + STREET SIGN
 - + FIRE HYDRANT
 - + MAILBOX
 - + TELEPHONE VAULT
 - + TELEPHONE
 - + ELECTRIC
 - + NATURAL GAS
 - + VALVE VAULT
 - + INLET
 - + CATCH BASIN
 - + SANITARY MANHOLE
 - + CLEANOUT



PARCEL AREA
3.66 ACRES ±

- NOTES:**
1. EXEMPTED IN FAVOR OF CHICAGO TELEPHONE COMPANY DATED JULY 15, 1914 AS DOCUMENT #154243 AFFECTS AREA ADJOINING HIGHWAY IN NORTH HALF OF SECTION 8-44-11.
 2. EXEMPTED IN FAVOR OF CHICAGO TELEPHONE COMPANY DATED NOVEMBER 6, 1914 AS DOCUMENT #155099 AFFECTS AREA ADJOINING HIGHWAY IN NORTH HALF OF SECTION 8-44-11.
 3. HIGHWAY DEDICATION FOR PUBLIC ROAD PURSUANT TO JULY 5, 1932 AS DOCUMENT #132008 UNDER 30' NORTH OF THE CENTERLINE OF CONSTRUCTION OF ROUTE 21 (PETERSON ROAD).
 4. EXEMPTED IN FAVOR OF NORTH SHORE GAS COMPANY DATED FEBRUARY 21, 1989 AS DOCUMENT #141889 AFFECTS WITH IN PETERSON ROAD.
 5. EXEMPTED IN FAVOR OF ALTON BELL TELEPHONE COMPANY DATED NOVEMBER 12, 1957 AS DOCUMENT #171775 AFFECTS THE NORTH 1/2 OF 3/4 ACRES TRACT #11, PETERSON ROAD.
 6. EXEMPTED IN FAVOR OF NORTH SHORE GAS (14015') OF THE NORTHEAST 1/4, DATED DECEMBER 5, 1984 AS DOCUMENT #133287 APPLICABLE TO BE RETAINED WEST OF SUBJECT PROPERTY AS PER EXEMPTED "X" OF SAID DOCUMENT, A FURTHER LOCUS WILL BE NECESSARY FOR AN ACCURATE DETERMINATION.
 7. CROSS ACCESS AGREEMENT RECORDED JULY 8, 2004 AS DOCUMENT #208740 IN LAKE COUNTY, ILLINOIS.
 8. VILLAGE ORDINANCE 76-0-11 RECORDED APRIL 15, 1978 REGARDING SANITARY SEWER & WATER MAIN AS DOCUMENT #171743 IN LAKE COUNTY, ILLINOIS.

- ABBREVIATIONS ON SURVEY:**
- B.L. DISTANCE ON RECORDED PLAT OF SUBDIVISION
 - R.L. DISTANCE ON RECORDED PLAT OF SUBDIVISION
 - M. MEASURED ON CALCULATED GROUND SURVEY
 - C. CALCULATED ON CALCULATED GROUND SURVEY
 - A. ADJACENT
 - L. LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF CORRECTION

INDICATED 3/4" IRON PIPE (SHOULD BE SHOWN)

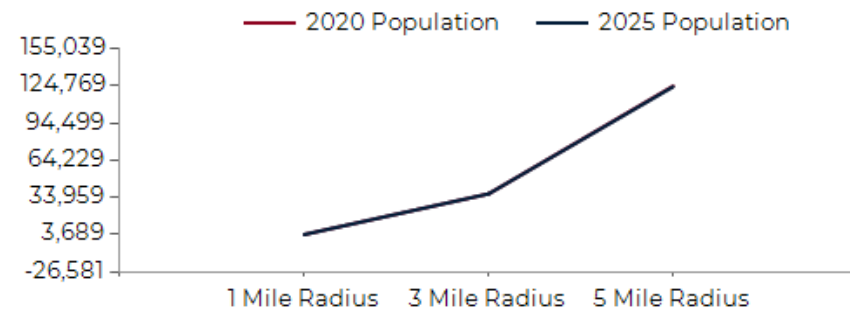
THIS PLAT OF SURVEY HAS BEEN PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY POLICY #154-155099-047 WITH AN EFFECTIVE DATE OF OCTOBER 28, 2006. BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS. UNLESS OTHERWISE SPECIFIED, THE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY IS THE BASIS FOR THE SURVEY. THE SURVEYOR DOES NOT HAVE ANY POSSIBLE CONFLICTS OF INTEREST AND HAS NOT BEEN ADVISED OF ANY SUCH CONFLICTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY, EXAMINED RECORDS, DEEDS, AND OTHER RECORDS, AND HAS FOUND NO OTHER RECORDS AFFECTING THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY, EXAMINED RECORDS, DEEDS, AND OTHER RECORDS, AND HAS FOUND NO OTHER RECORDS AFFECTING THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY, EXAMINED RECORDS, DEEDS, AND OTHER RECORDS, AND HAS FOUND NO OTHER RECORDS AFFECTING THE PROPERTY.

ALTA / ACSM LAND TITLE SURVEY BROOKSIDE SHOPPING CENTER	
SCALE: 1" = 30'	REVISIONS
DATE: 12-14-2006	
BY: [Signature]	
CHECKED BY: [Signature]	
PREPARED FOR:	ADDRESS:
CITIBANK, F.S.B.	8312-8342, PETERSON ROAD
NORTH BROOK BANK & TRUST COMPANY	LIBERTYVILLE, ILLINOIS
DRAWN BY: DHP	CHECKED BY: TYA
JOB NO. 2006-434 ALTA	

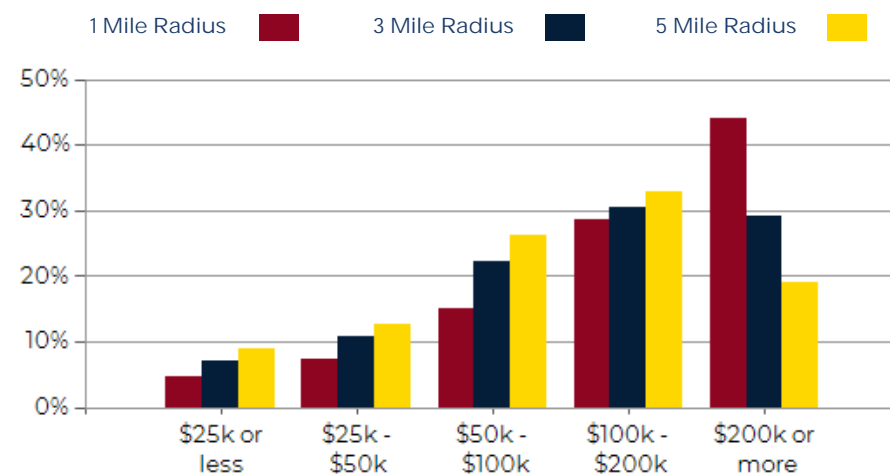


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,773	36,842	115,941
2010 Population	3,781	37,198	124,178
2020 Population	3,723	36,934	124,769
2025 Population	3,689	36,889	124,226
2020 African American	74	641	4,537
2020 American Indian	6	75	419
2020 Asian	421	3,430	15,864
2020 Hispanic	184	3,564	22,538
2020 Other Race	52	1,300	9,935
2020 White	3,093	30,518	90,156
2020 Multiracial	78	955	3,774
2020-2025: Population: Growth Rate	-0.90%	-0.10%	-0.45%

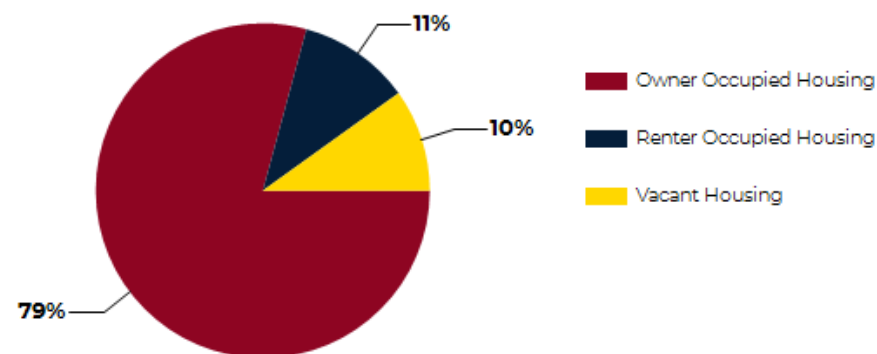
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	10	441	2,252
\$15,000-\$24,999	49	521	1,945
\$25,000-\$34,999	31	476	1,886
\$35,000-\$49,999	61	1,003	4,007
\$50,000-\$74,999	88	1,476	6,257
\$75,000-\$99,999	102	1,546	5,847
\$100,000-\$149,999	199	2,437	9,547
\$150,000-\$199,999	159	1,699	5,727
\$200,000 or greater	553	3,937	8,841
Median HH Income	\$173,673	\$122,012	\$103,324
Average HH Income	\$219,248	\$165,665	\$135,981



2020 Household Income



2020 Own vs. Rent - 1 Mile Radius

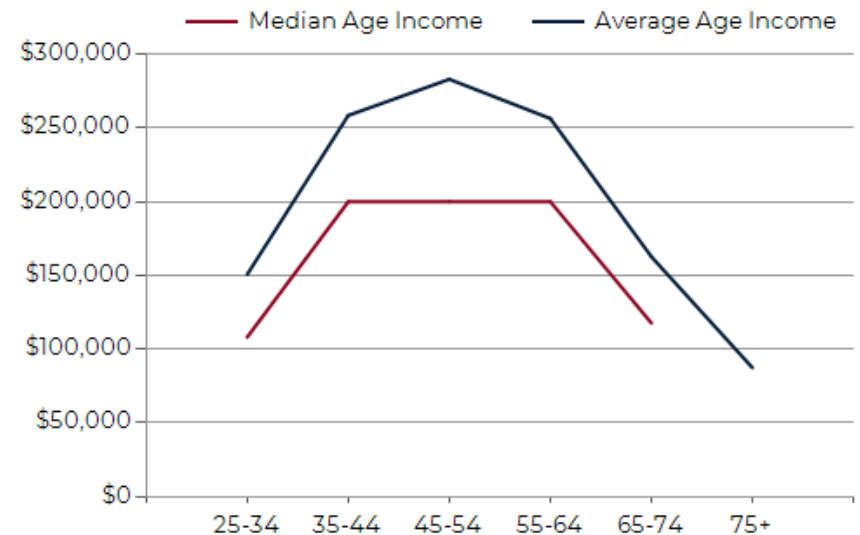
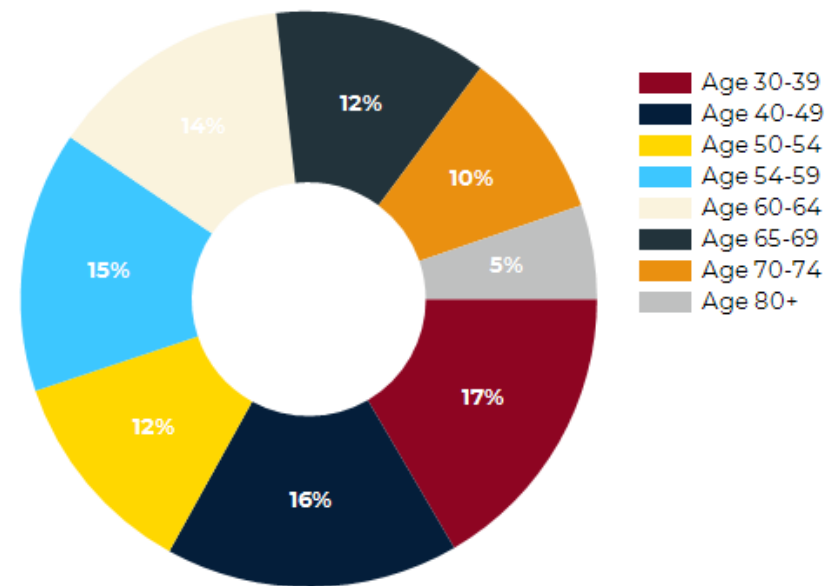


Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	173	1,817	7,408
2020 Population Age 35-39	216	2,039	8,083
2020 Population Age 40-44	170	2,054	8,040
2020 Population Age 45-49	216	2,356	8,224
2020 Population Age 50-54	277	2,753	8,768
2020 Population Age 55-59	344	3,146	9,595
2020 Population Age 60-64	321	2,977	8,772
2020 Population Age 65-69	281	2,375	6,866
2020 Population Age 70-74	224	1,828	5,056
2020 Population Age 75-79	124	1,213	3,272
2020 Population Age 80-84	94	779	1,965
2020 Population Age 85+	151	779	2,073
2020 Population Age 18+	3,021	28,905	96,038
2020 Median Age	49	44	40
2025 Median Age	50	45	41

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,030	\$94,447	\$84,893
Average Household Income 25-34	\$150,671	\$130,445	\$111,649
Median Household Income 35-44	\$200,001	\$155,829	\$115,649
Average Household Income 35-44	\$258,543	\$187,158	\$147,232
Median Household Income 45-54	\$200,001	\$169,442	\$131,169
Average Household Income 45-54	\$283,096	\$209,752	\$166,955
Median Household Income 55-64	\$200,001	\$156,697	\$122,562
Average Household Income 55-64	\$256,452	\$194,822	\$158,001
Median Household Income 65-74	\$117,603	\$96,152	\$84,349
Average Household Income 65-74	\$162,628	\$138,534	\$117,883
Average Household Income 75+	\$87,316	\$85,226	\$76,585

Population By Age



Brookside

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Exclusively Marketed by:

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