

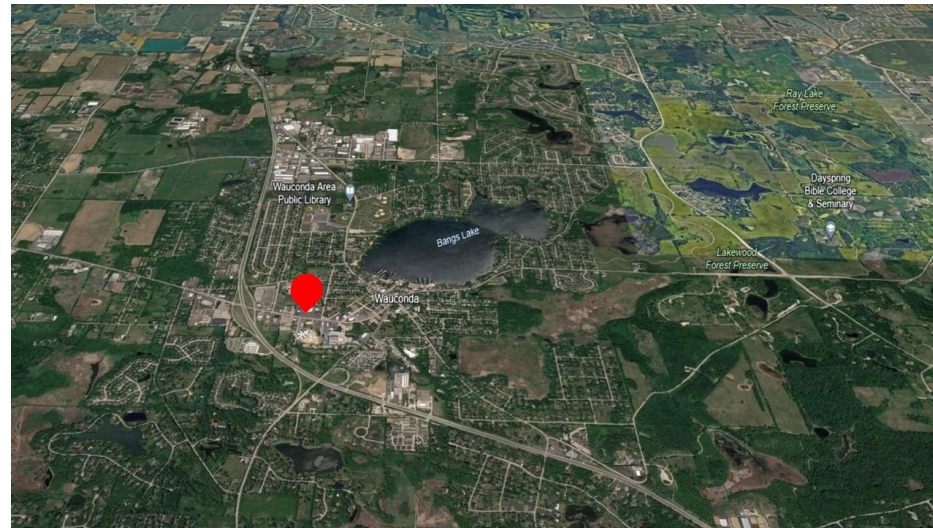
FOR LEASE

405 - 461 WEST LIBERTY STREET, WAUCONDA



### Property Summary

Lease Rate:	Negotiable
Available SF:	750 – 35,000 SF
Lot Size:	6.59 ACRES
County:	Lake Cook



### Property Highlights

- High Traffic Count
- Corner Lot
- Ample Parking
- Monument Signage
- End Caps Available

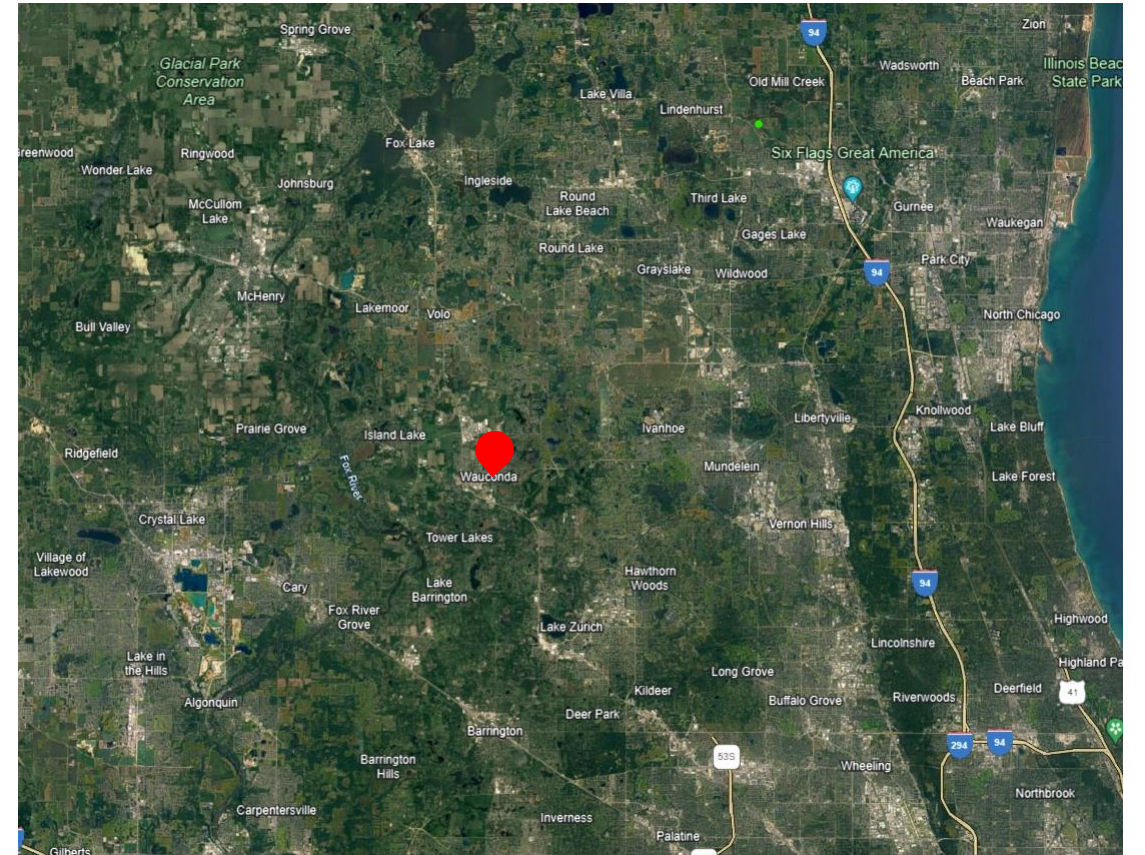
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# MAP

## 405 - 461 WEST LIBERTY STREET, WAUCONDA



# SITE PLAN

405 - 461 WEST LIBERTY STREET, WAUCONDA

Unit	Tenant	SF
405	HoneyBella Pancakes & Café	4,000
415	Gangi Martial Arts & Fitness	2,400
419	Liberty Street Liquors	3,200
421	AVAILABLE	7,000
423	Bungalow Printing	4,000
425	Ace Hardware	19,800
427	AVAILABLE	5,000
429	AVAILABLE	5,000
431	Family Medicine Specialists	5,000
441	AVAILABLE	750
443	Bakery	750
445	AVAILABLE	750
447	Herbalife	750
449	Boost Mobile	750
451	Lucky Vine	1,200
453	Style Beauty Shaddai	1,200
455	La Michuacana	2,000
457	Value Plus Pharmacy	3,000
459	Wauconda Laundromat	3,000
461	AVAILABLE	5,500



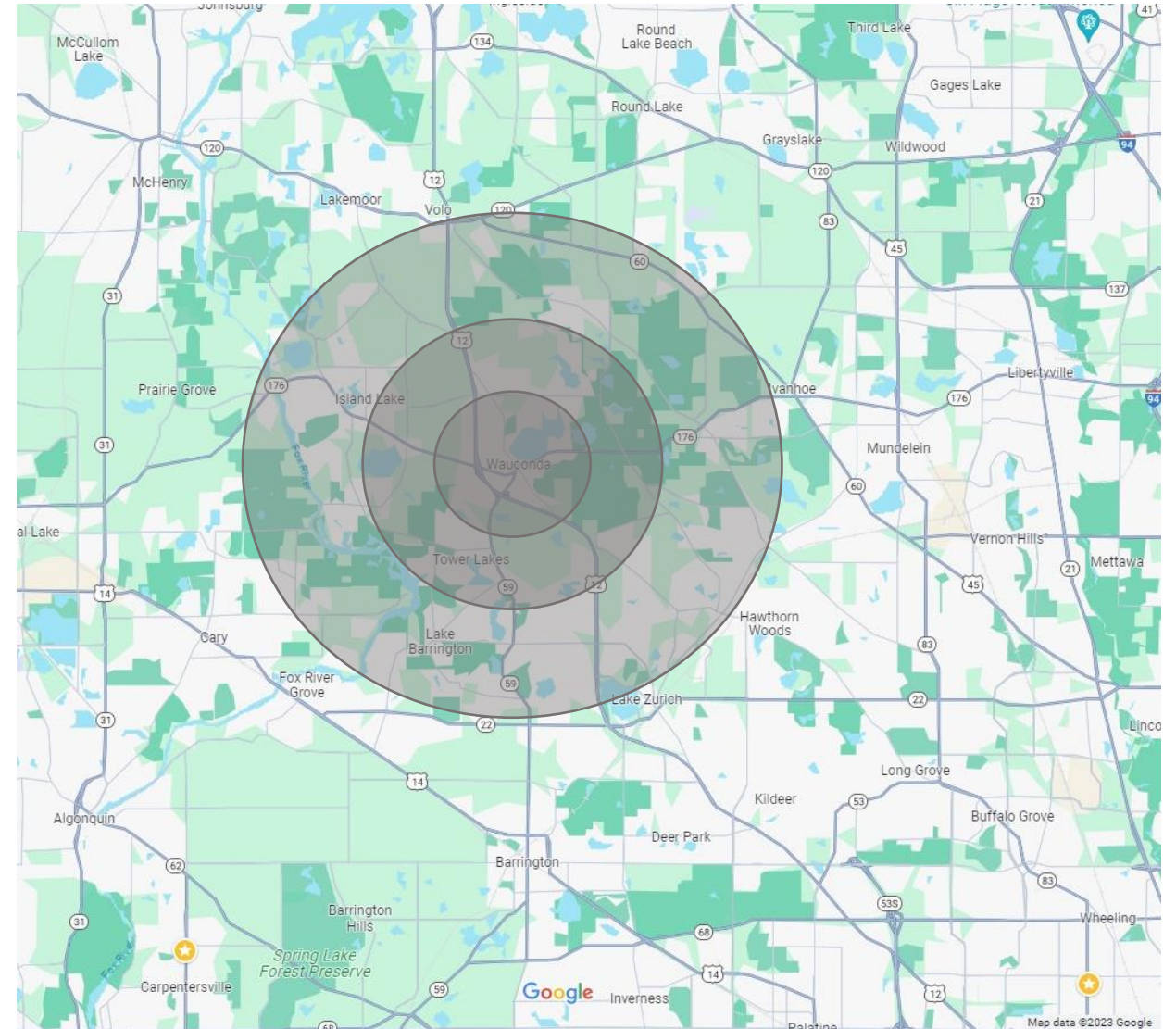
SMG Real Estate Inc. No warranties or representations on accuracy of information in add. Prospective tenants/buyers should conduct their own due diligence.

# DEMOGRAPHICS | 405 - 461 WEST LIBERTY STREET, WAUCONDA

Population	3 Miles	5 Miles	10 Miles
Total Population	28,043	71,915	423,596
Average Age	43.6	42.6	39.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	10,802	25,840	150,779
# of Persons per HH	2.58	2.77	2.80
Average HH Income	\$89,445	\$105,694	\$96,889
Average House Value	\$333,848	\$366,329	\$302,954

\* Demographic data derived from Village of Wauconda – US Census



# PHOTOS

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