



OPTIMA CENTER

1100 Central Ave., Wilmette, IL 60091

Scott Whisler, CCIM

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**BRIAN
PROPERTIES, INC.**



PROPERTY HIGHLIGHTS

- The building is prominently located in downtown Wilmette
- Ample Parking: Street parking, as well as surface parking, are available
- Excellent visibility from the street

OFFERING SUMMARY

Building Size:	16,803 SF
Available SF:	2,375 - 2,843 SF
Rental Rate:	\$20.00 SF/yr (NNN)
CAM:	\$7.00 / SF
Real Estate Taxes:	\$11.00 / SF
Traffic Count:	2,100
Zoning:	VC - Village Center Business

PROPERTY DESCRIPTION

The Optima building is an established retail destination in the Wilmette community. The retail spaces available for lease are suitable for a variety of businesses and provide tenants with a high-quality environment in which to operate. The building is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION DESCRIPTION

The Optima building is an outstanding retail opportunity located in the high-traffic near north suburb of Wilmette. The property is situated in the heart of downtown Wilmette providing excellent visibility and access. This village is a highly desirable northwest suburb, with a population of approximately 28,170.

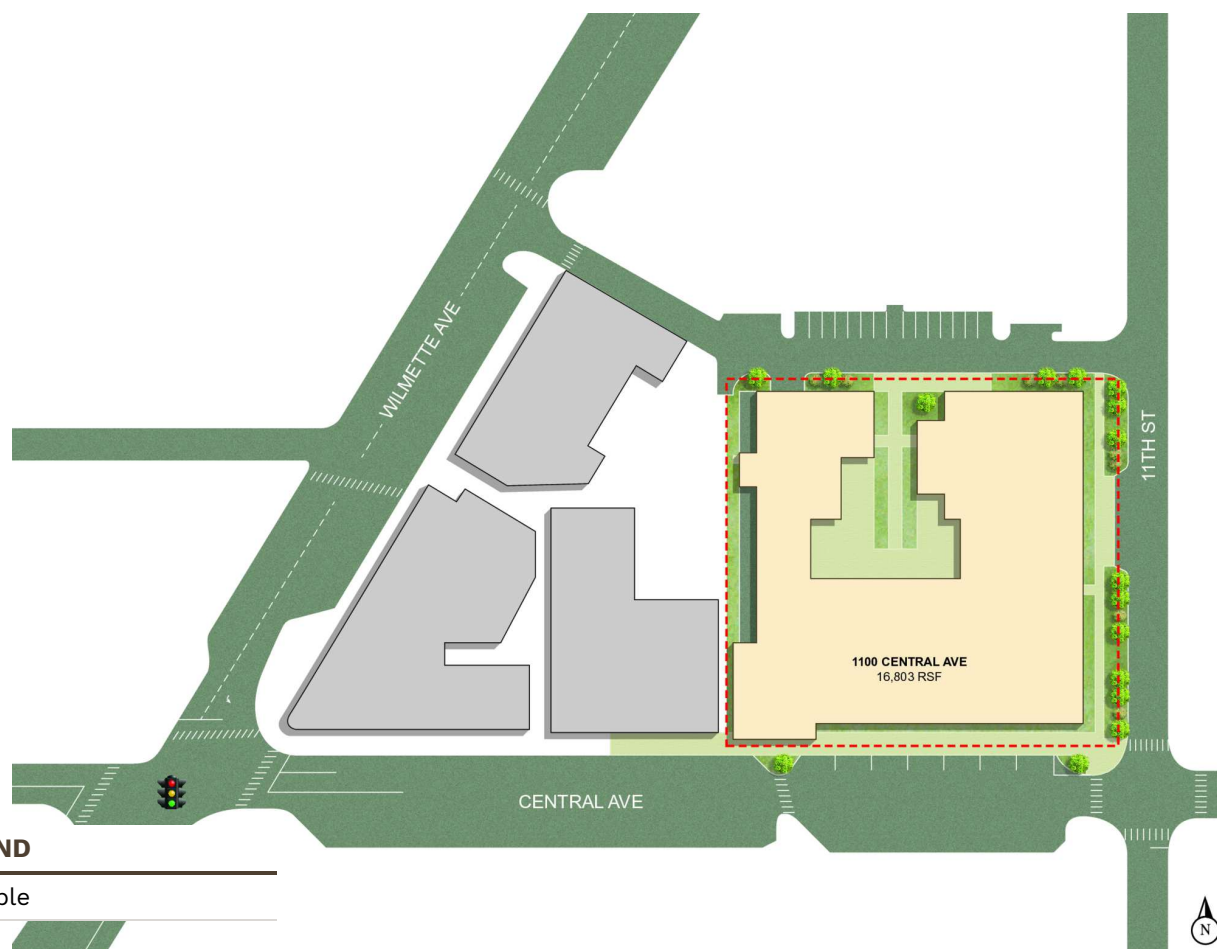
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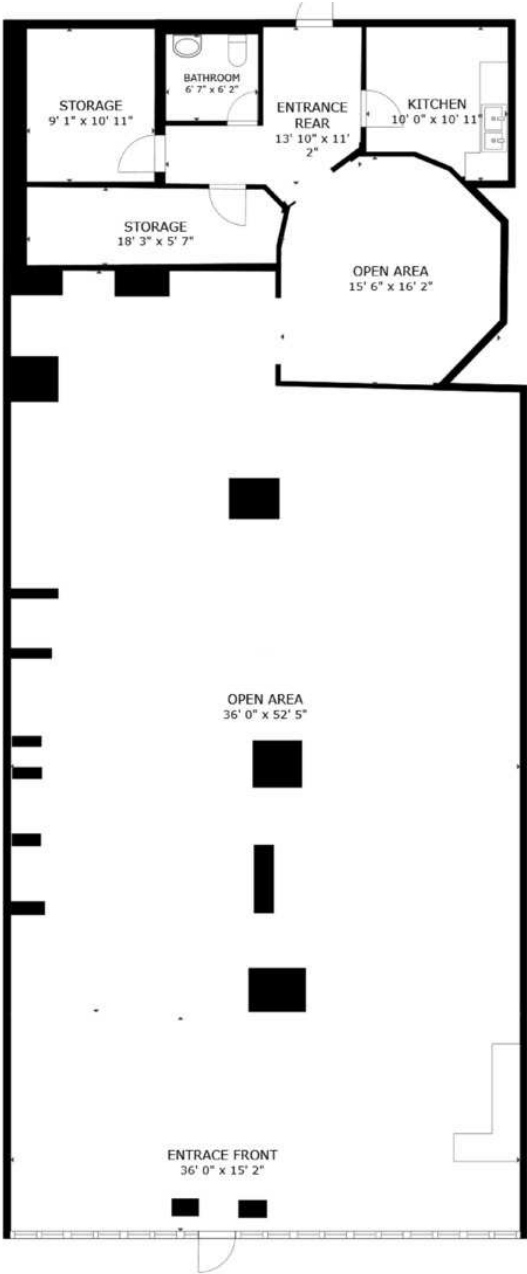
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AVAILABLE SPACES

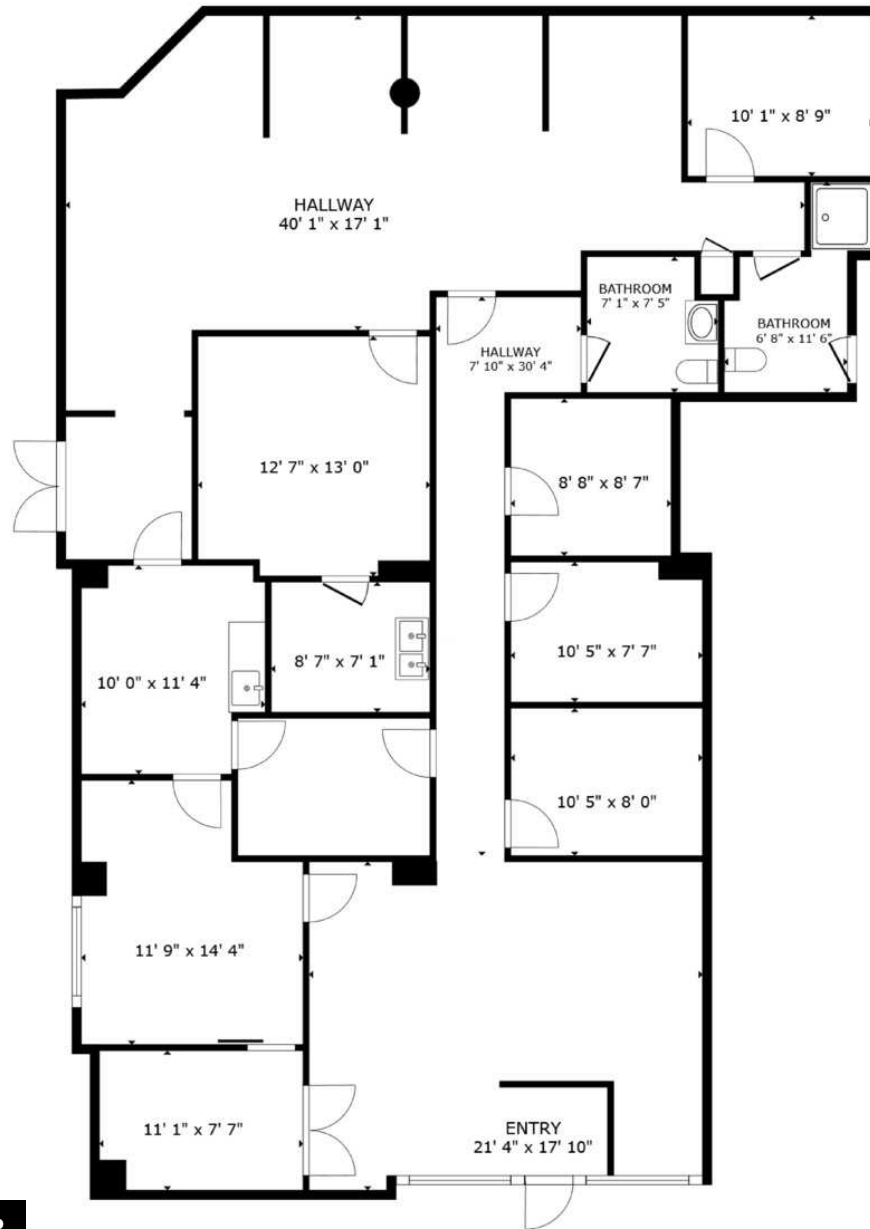
SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
C	2,843 SF	\$20.00 SF/yr	\$11.00 SF/yr	\$7.00 SF/yr	\$9,002	NNN	Virtual Tour
H	2,375 SF	\$20.00 SF/yr	\$11.00 SF/yr	\$7.00 SF/yr	\$7,520	NNN	Virtual Tour



360° VIRTUAL TOUR

FLOOR PLAN

SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS
LEGEND				
Available				



360° VIRTUAL TOUR

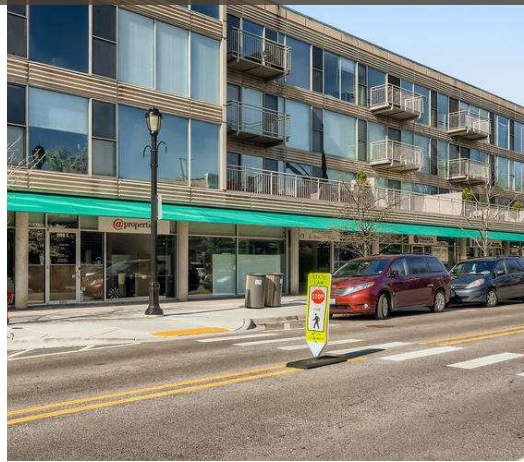
FLOOR PLAN

SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS
LEGEND				
Available				



Additional Photos

For Lease
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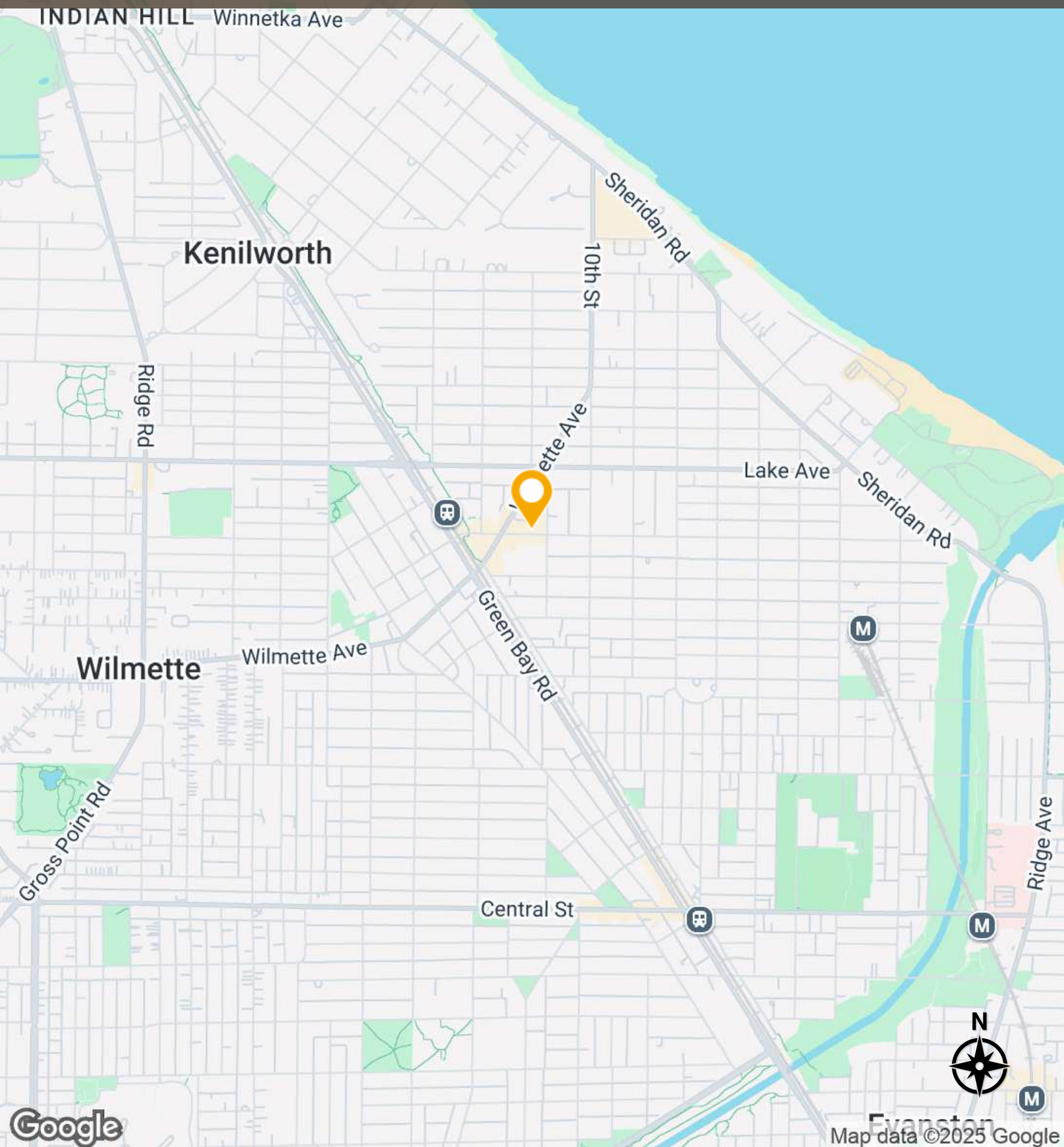


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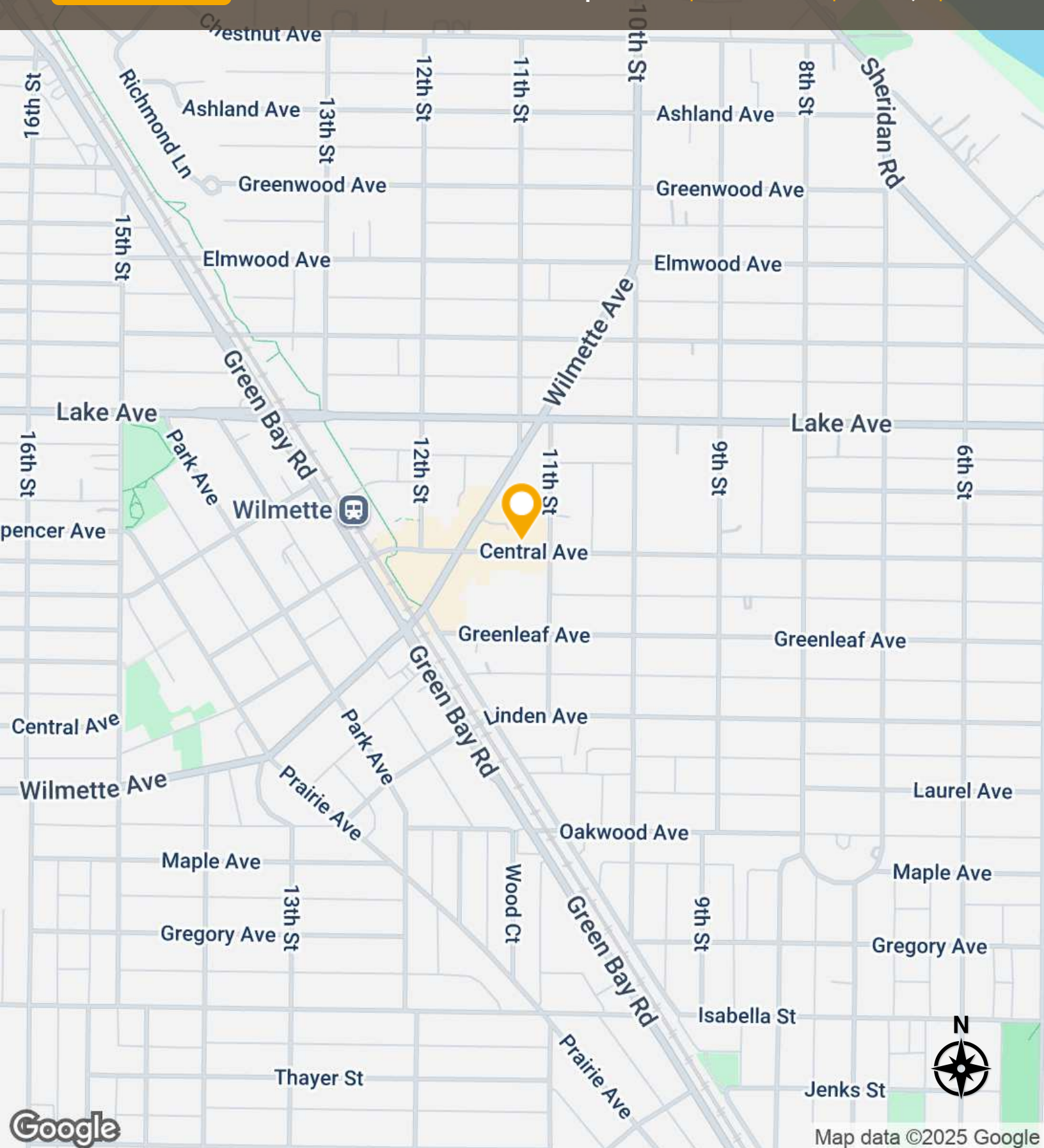


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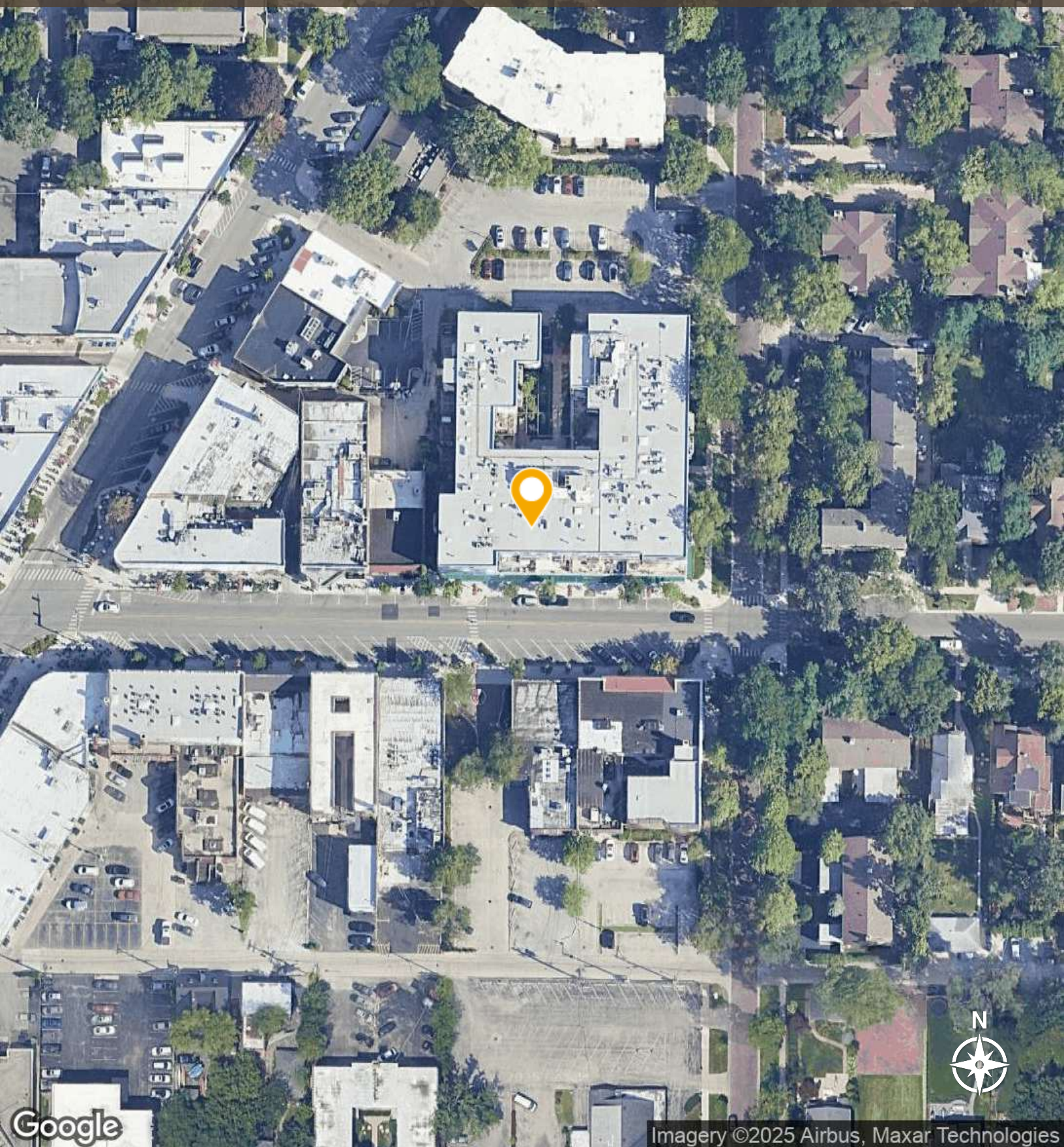


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Aerial Map

For Lease

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Google

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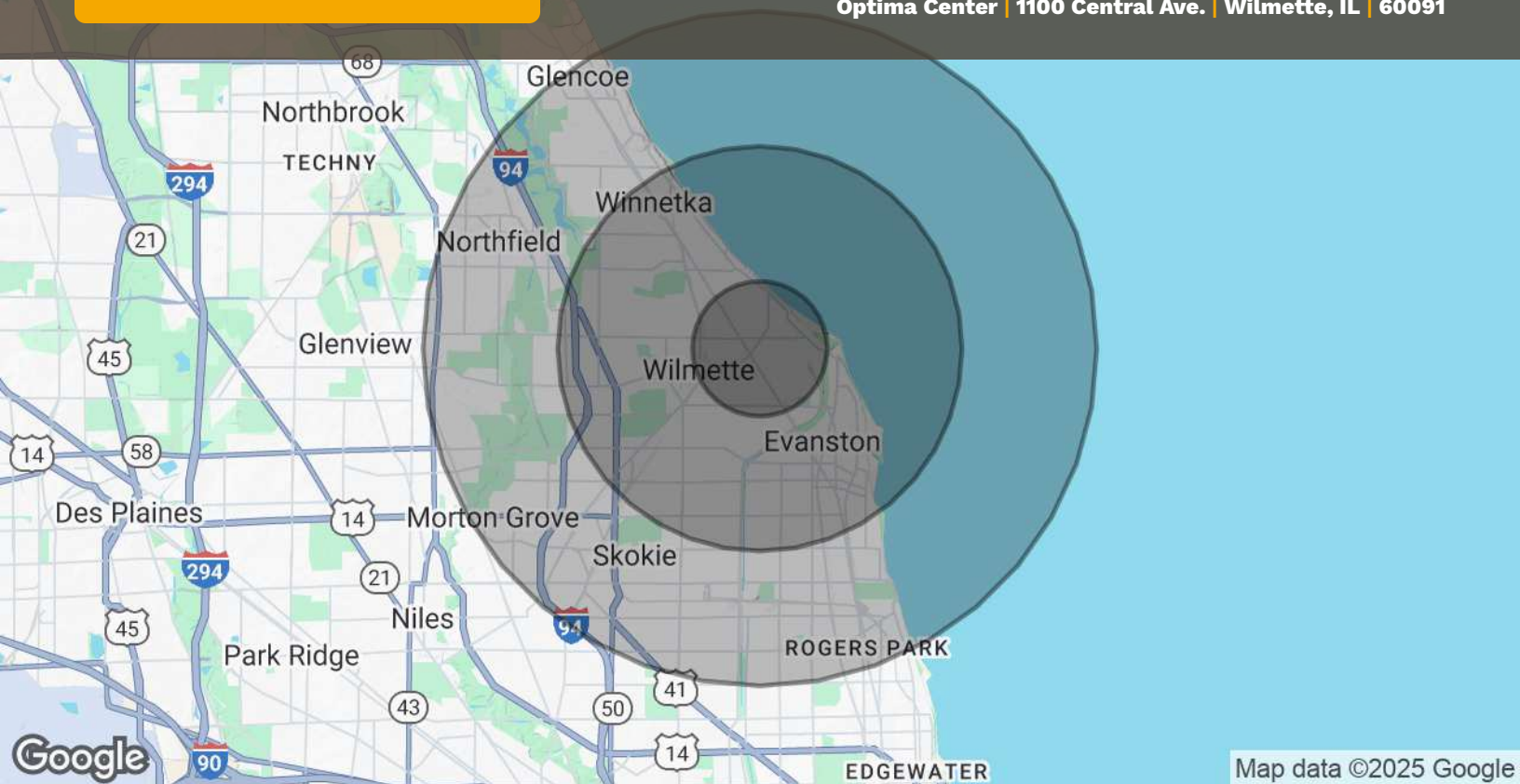


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,892	102,139	277,085
Average Age	42.4	40.1	39.9
Average Age (Male)	41.4	39.1	38.5
Average Age (Female)	43.8	41.0	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,358	37,534	103,521
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$186,610	\$149,359	\$114,858
Average House Value	\$663,095	\$605,144	\$512,486

2020 American Community Survey (ACS)

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