



Offering Summary

| | |
|------------------|-------------------|
| Sale Price: | Subject to Offer |
| Lease Rate: | Negotiable |
| Estimated NNN's: | |
| Available SF: | 2,436 - 4,936 SF |
| Lot Size: | 0.76 Acres |
| Zoning: | C-5 |
| Market: | Northwest Suburbs |
| Traffic Count: | 34,800 VPD |

Property Overview

Retail site available for sale, lease and BTS just north of the signalized intersection at Maple Avenue and Lake Street (approx. 34,800 VPD) in Mundelein, Lake County, Illinois. The property is adjacent to a newly developed Thornton's and offers 2,436 - 4,926 square feet. The site provides prospective Tenants various unit sizes and layouts and offers an opportunity for a drive-thru, outdoor patio seating, 28 parking spaces and multiple curb cuts along Lake Street, providing direct access to the property. Additionally, the site is just south of Morris Station, a newly constructed property with 139 town homes and is also less than one-mile south of Station 250, a newly constructed 165-unit apartment complex which is set to open in summer, 2024. The property has a captive audience of approx. 41,000 residents within a three mile radius with an average household income of approximately \$154,000/yr.

Property Highlights

- Retail Site available for sale, lease and BTS at the NEC of Maple Ave. and Lake St. with exposure to 34,800 VPD
- Potential drive-thru opportunity
- Daytime population of over 141,000 people within a 3-mile radius
- Located less than a 1/2 mile north of the Mundelein Metra Station

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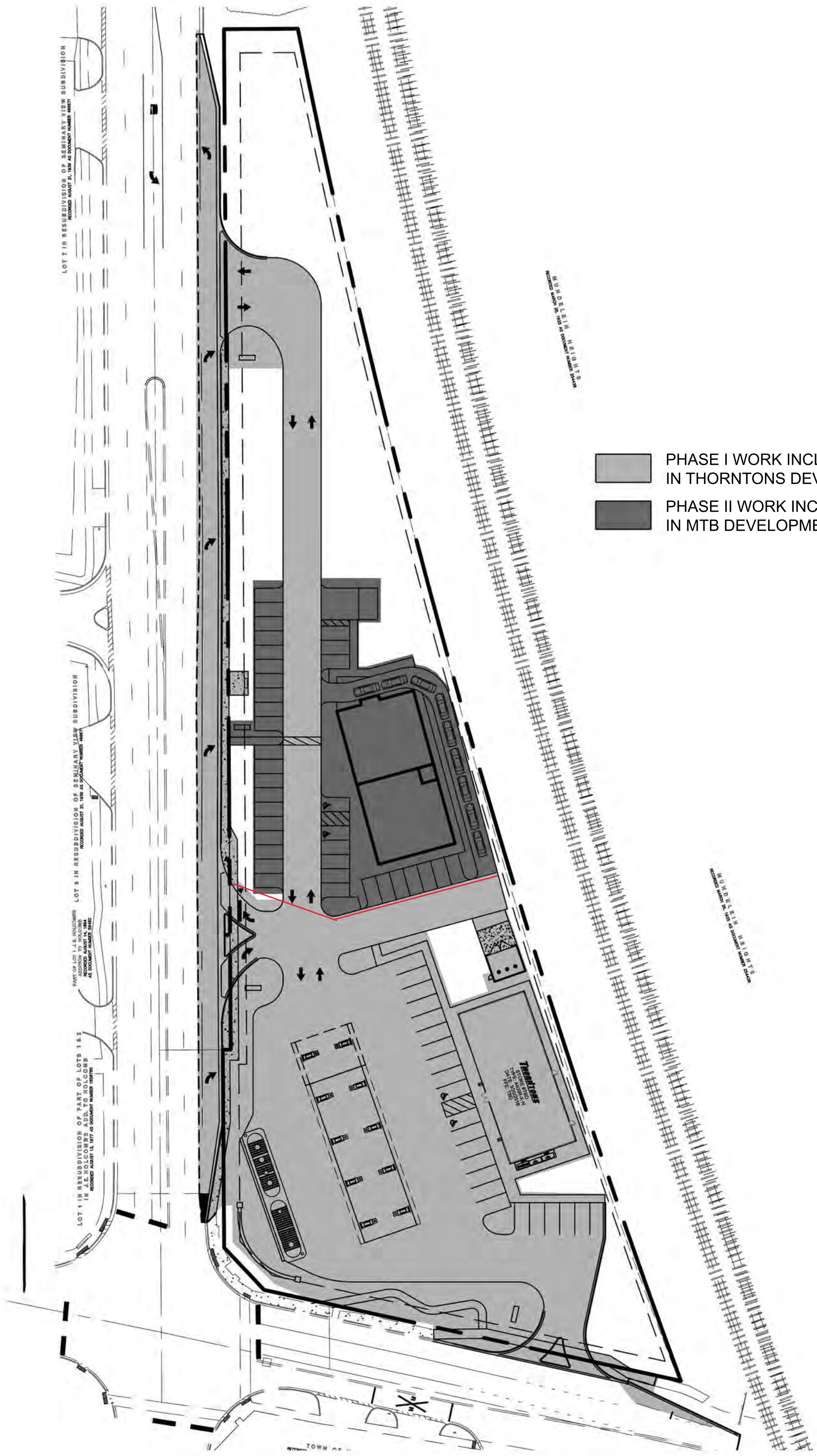
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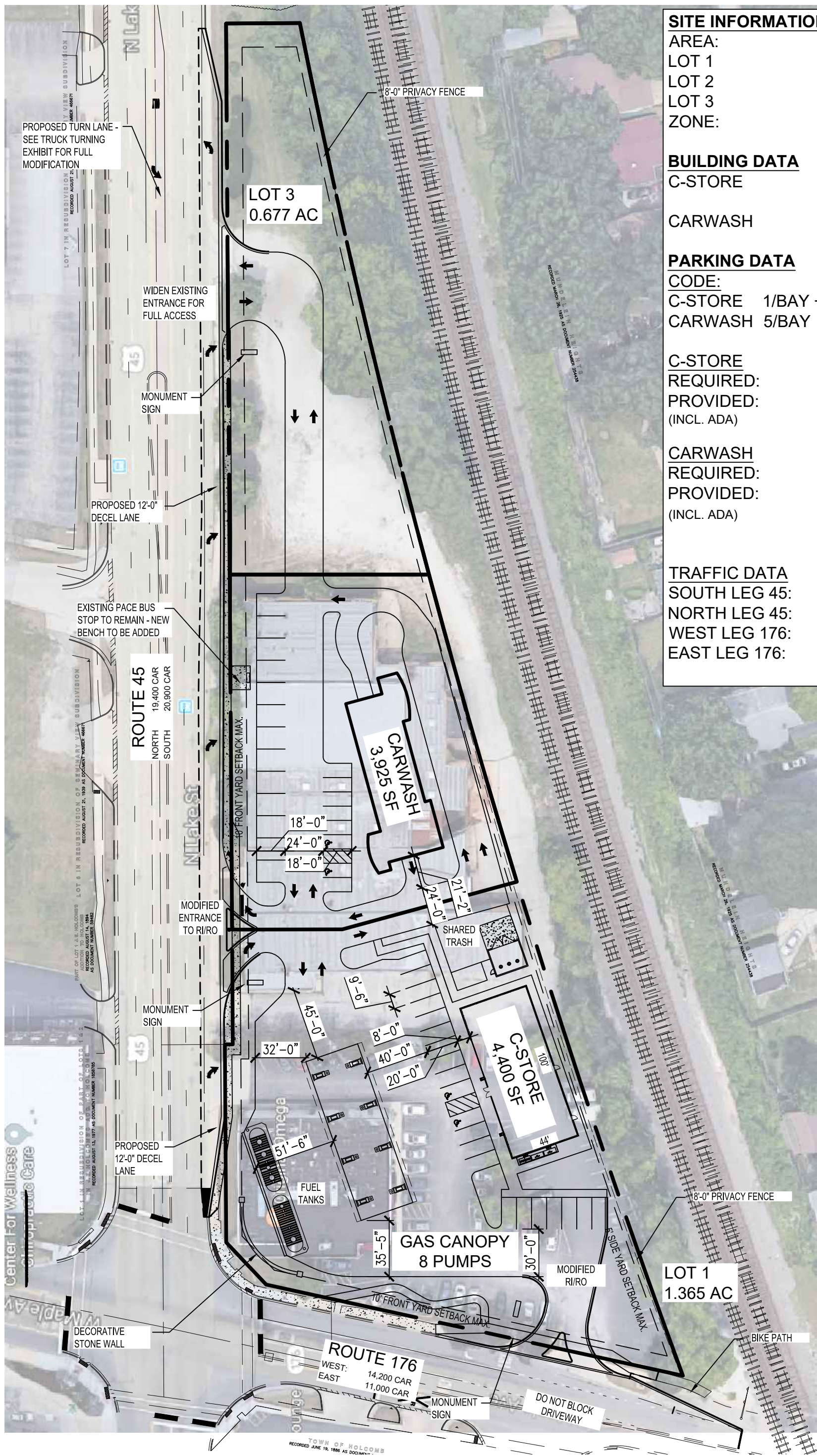
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- PHASE I WORK INCLUDED IN THORNTONS DEVELOPMENT
- PHASE II WORK INCLUDED IN MTB DEVELOPMENT

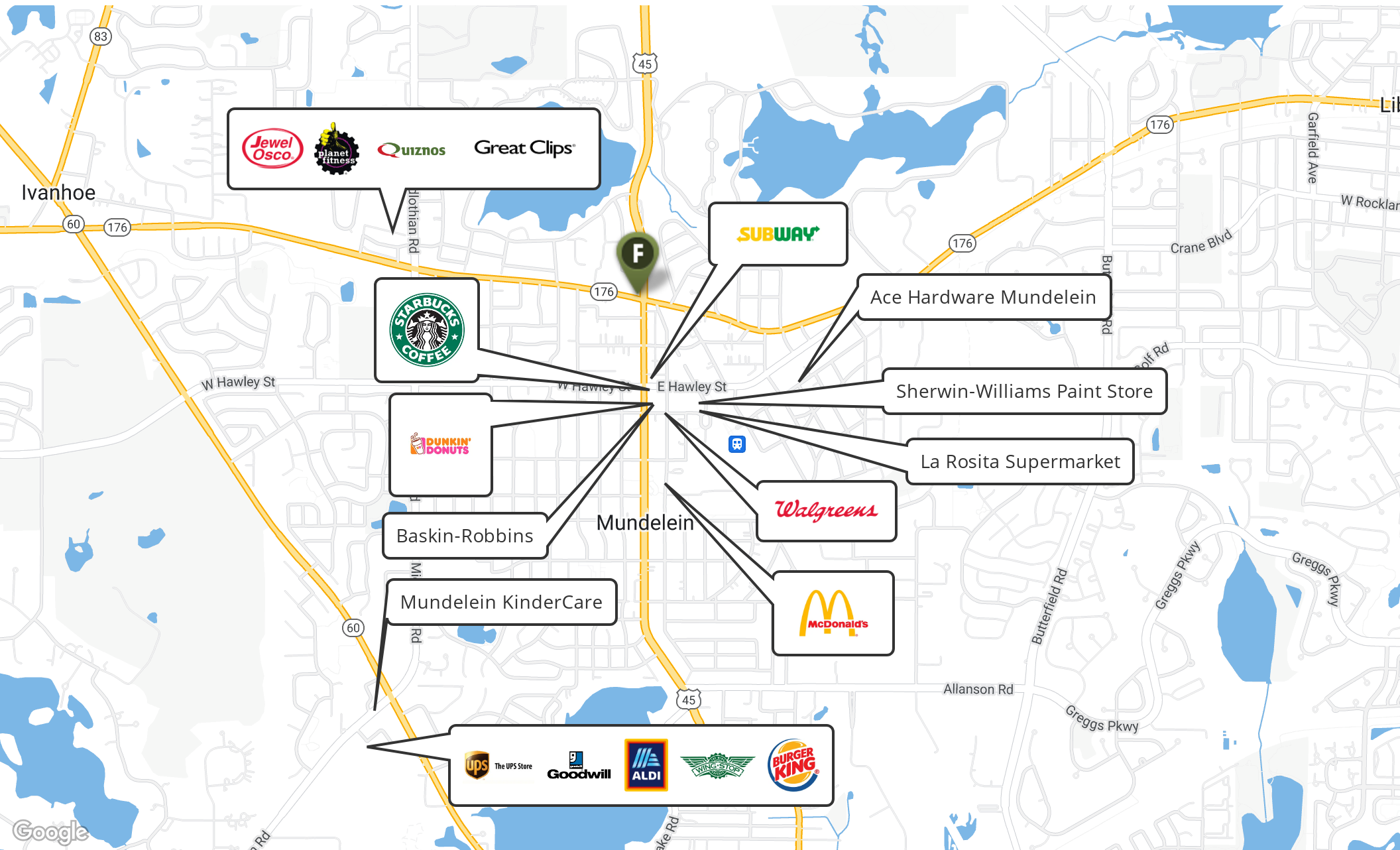


| SITE INFORMATION | |
|------------------|--------------------|
| AREA: | |
| LOT 1 | ±1.365 AC |
| LOT 2 | ±0.762 AC |
| LOT 3 | ±0.677 AC |
| ZONE: | C-5-C |
| BUILDING DATA | |
| C-STORE | ±4,400 SF |
| CARWASH | ±3,925 SF |
| PARKING DATA | |
| CODE: | |
| C-STORE | 1/BAY + 2/1,000 SF |
| CARWASH | 5/BAY |
| C-STORE | |
| REQUIRED: | 18 STALLS |
| PROVIDED: | 21 STALLS |
| (INCL. ADA) | |
| CARWASH | |
| REQUIRED: | 6 STALLS |
| PROVIDED: | 8 STALLS |
| (INCL. ADA) | 13 SPECIAL STALLS |
| TRAFFIC DATA | |
| SOUTH LEG 45: | 20,900 CAR |
| NORTH LEG 45: | 19,400 CAR |
| WEST LEG 176: | 14,200 CAR |
| EAST LEG 176: | 11,000 CAR |



FOR LEASE | NEC MAPLE AVENUE & LAKE STREET

RETAILER MAP



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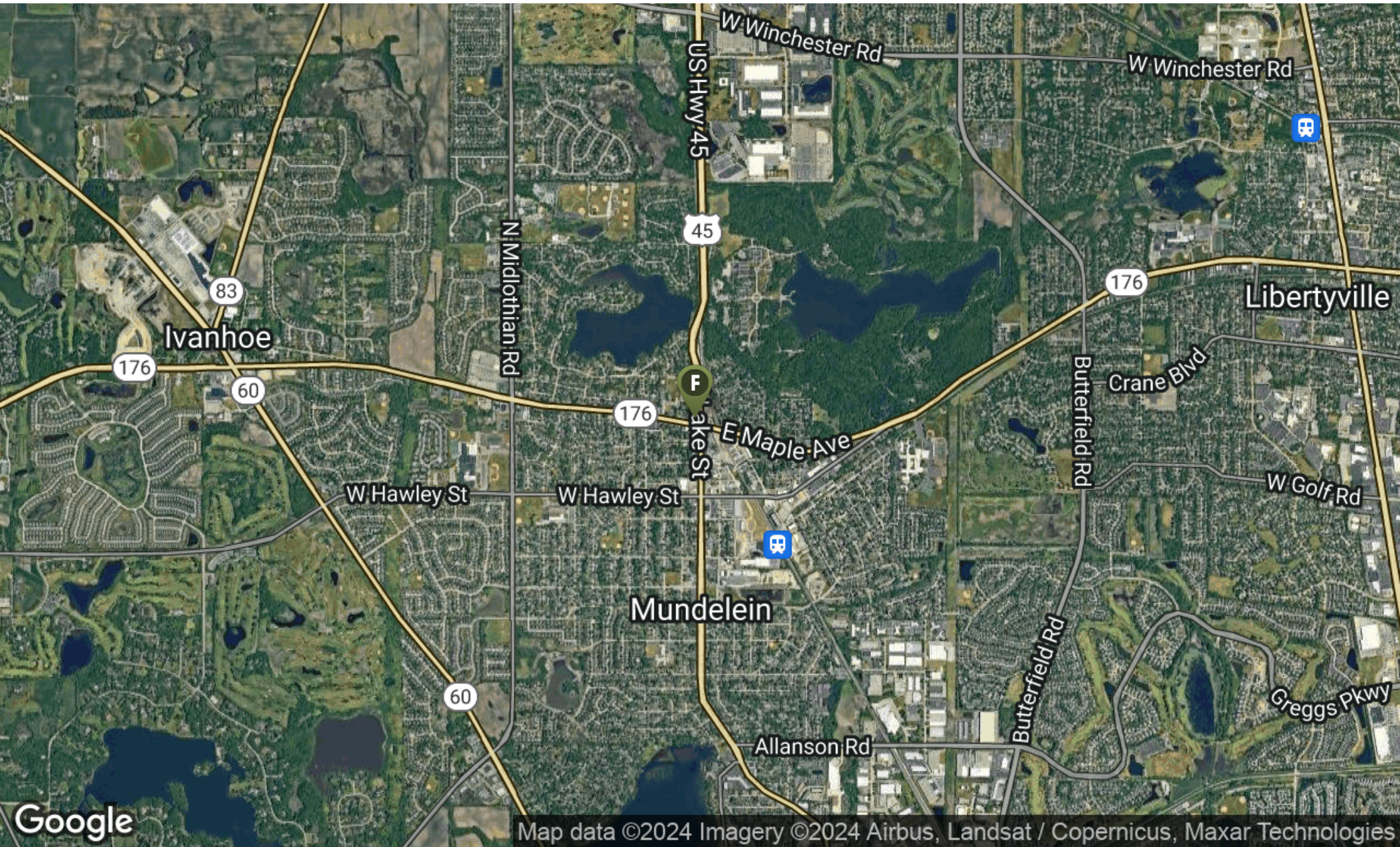
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FOR LEASE | NEC MAPLE AVENUE & LAKE STREET

LOCATION MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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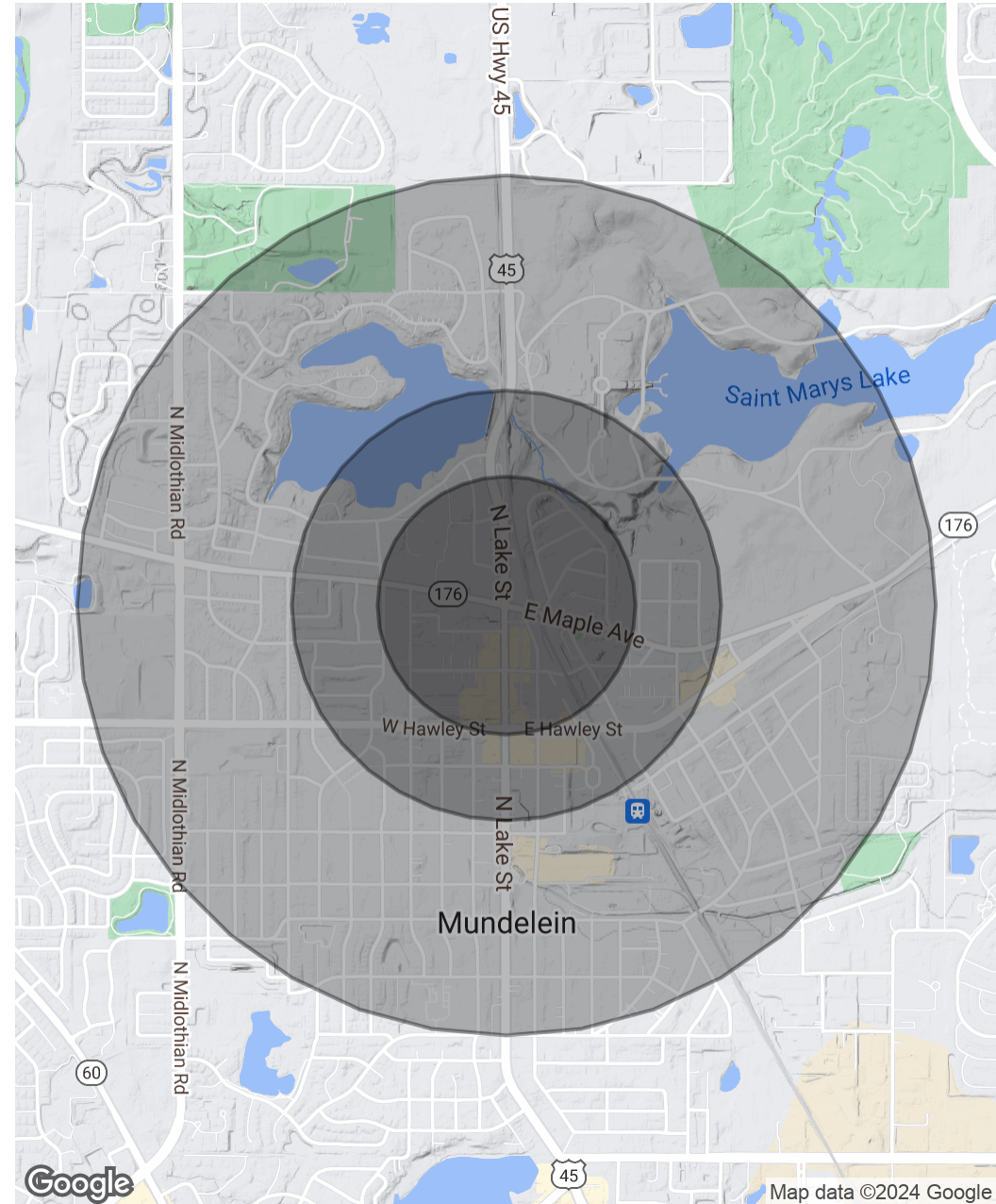
Frontline Real Estate Partners | 5

| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 1,100 | 2,877 | 10,813 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 41 | 41 | 40 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 386 | 989 | 3,714 |
| # of Persons per HH | 2.8 | 2.9 | 2.9 |
| Average HH Income | \$114,712 | \$109,800 | \$116,897 |
| Average House Value | \$293,582 | \$285,011 | \$303,580 |

| Race | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|--------|
| % White | 56.2% | 53.5% | 54.0% |
| % Black | 2.6% | 2.5% | 2.2% |
| % Asian | 4.0% | 3.5% | 4.6% |
| % Hawaiian | 0.0% | 0.0% | 0.0% |
| % American Indian | 1.7% | 1.9% | 1.8% |
| % Other | 20.5% | 22.9% | 22.0% |

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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