

## Offering Summary

Available Space	1,700 SF
Lease Rate	Negotiable
NNN's	Approx. \$5.00 PSF
Date Available	11/1/25
Traffic Count	24,000+ VPD
Submarket	Northern Suburbs
Market	Chicago

## Property Overview

1,700 SF retail storefront available for lease along Milwaukee Avenue in the heart of downtown Libertyville. The building is well positioned within downtown Libertyville's vibrant retail corridor filled with an abundance of retailers, restaurants, and office users. Neighboring restaurants and retailers include Starbucks, Egg Harbor Cafe, O'Toole's, Mickey Finn's Brewery, Duck Donuts, Main Street Social, Shakou Sushi, Pizzeria DeVile, Chipotle, Dunkin Donuts, Jimmy Johns, and Chase Bank, among many others. The building is conveniently located directly across from Cook Park and within walking distance to the Libertyville Metra Station.

## Property Highlights

- The storefront features frontage along Milwaukee Avenue and basement storage space
- Extremely well located along Milwaukee Avenue, directly across from Cook Park and within walking distance to the Libertyville Metra Station
- Visibility and exposure to over 24,000 VPD along with heavy pedestrian traffic

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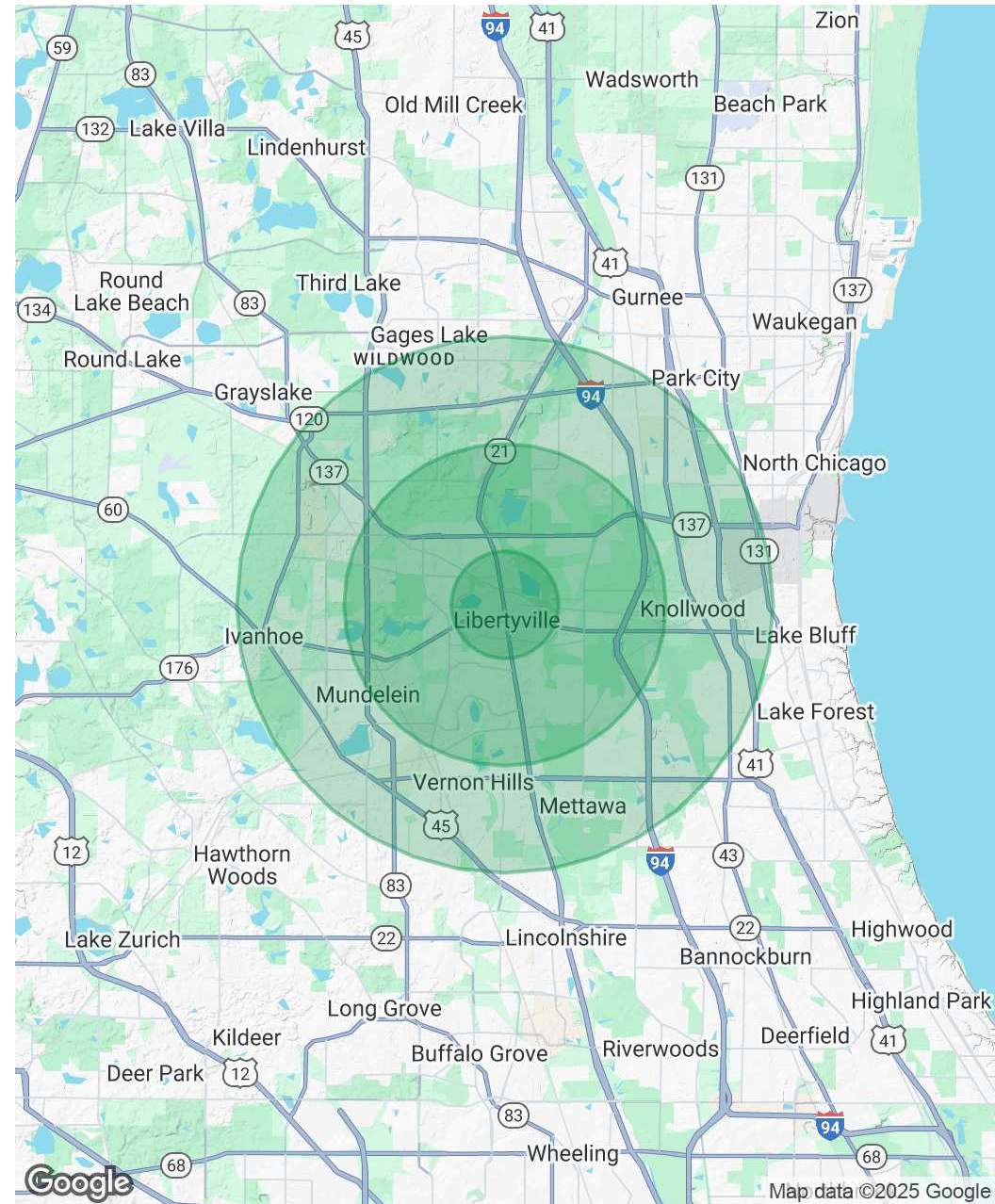
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,858	48,132	126,560
Average age	40.5	40.0	38.4
Average age (Male)	38.6	38.8	37.5
Average age (Female)	42.1	41.0	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,494	17,291	45,336
# of persons per HH	2.7	2.8	2.8
Average HH income	\$125,505	\$129,205	\$114,893
Average house value	\$493,627	\$479,998	\$381,311

\* Demographic data derived from 2020 ACS - US Census



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