



### Offering Summary

Sale Price:	Subject to Offer
Building Size:	75,372 SF
Occupancy:	0%
Lot Size:	11.33 Acres
Year Built:	1998
Renovated	2017
Zoning:	B-2
County:	Lake County
Traffic Count:	~40,000 VPD

### Property Overview

Receivership Sale: Opportunity to acquire the former Regal Lincolnshire & IMAX Theater located at 300 Parkway Drive in north suburban Lincolnshire (Chicago MSA). The 75,372 SF former movie theater sits on 11.33-acres and is well located within Lincolnshire, adjacent to the newly developed 444 Social, a 302-unit luxury apartment building. The Property features several screening rooms, ADA compliant bathrooms, vaulted ceiling heights, upgraded fire and safety infrastructure, an 800 surface level parking lot (10.6/1,000 SF), and monument signage at the signalized intersection (Milwaukee Ave/Aptakisic Rd), providing visibility and exposure to 40,000+ VPD. The property, located just west of Milwaukee Avenue, a primary north/south thoroughfare within the northern suburbs, is part of a larger development including Wildfire, Big Bowl, Hampton Inn & Suites, City Park of Lincolnshire (a 80,000 SF retail center), City Park Corporate Center (a 73,000 SF office building), and Extra Space Storage. The property is also surrounded by retail to the north and south including the development approx. one (1) mile to the south including Woodman's Food Market, Starbucks, Panera Bread, Potbelly, Sunnyside Dispensary, Mod Pizza, and Great Clips, among others. Lastly, the offering finds itself approx. two (2) miles south of Adlai E. Stevenson High School, which is one of the largest public schools in the State (approx 4,100 students).

### Property Highlights

- Opportunity to acquire a former Regal IMAX Theater with tons of infrastructure in-place
- Part of a larger development including Wildfire, Big Bowl, Hampton Inn & Suites, City Park of Lincolnshire (a 80,000 SF retail center), City Park Corporate Center (a 73,000 SF office building), and Extra Space Storage
- Submerged within an affluent northwest suburb with an average household income of approximately \$144,000/yr

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### Property Location

300 Parkway Drive is located at the corner of the signalized intersection at Aptakisic Road & Parkway Drive, just west of Milwaukee Avenue in Lincolnshire, Illinois (Chicago MSA). Lincolnshire is an affluent suburb located approximately 26-miles north of Chicago. Lincolnshire became incorporated in 1957 and experienced an aggressive era of expansion in the 90's leading to the construction of City Park at Lincolnshire along with the Lincolnshire Commons and Lincolnshire Corporate Center. Lincolnshire, a part of Lake County, is in an extremely dense area with a population of over 180,000 within a five (5) mile radius. Additionally, Lincolnshire is home to the award-winning public Adlai E. Stevenson High School, one of the largest public high schools in the State.

The Property is located just west of the Milwaukee Avenue & Aptakisic signalized intersection, featuring visibility and exposure to over 40,000 VPD. Milwaukee Avenue is a major north/south thoroughfare in the Northern Suburbs and features a mix of both retail and higher end office space in the immediate area. In recent years, Milwaukee Avenue has undergone major development within close proximity to City Park, specifically at the corner of Deerfield Road & Milwaukee Avenue to the south, including Woodman's Food Market and a multi-tenant retail center featuring tenants Starbucks, Potbelly, Mod Pizza, Panera Bread and T-Mobile. Additionally, there has been recent development just steps away from City Park including 444 Social, a luxurious, high-end apartment complex constructed in 2019 with over 300 units.

Neighboring retailers include Woodman's Food Market, Sunnyside Dispensary, Orange Theory Fitness, Big Bowl, Wildfire, Walker Brothers, Fleming's, Naf Naf Grill, Chipotle, Cheesecake Factory, Fat Rosie's, Starbucks, Potbelly, Advocate Medical, North Shore Medical, FedEx Office, AT&T, and Jimmy Johns, among many others.

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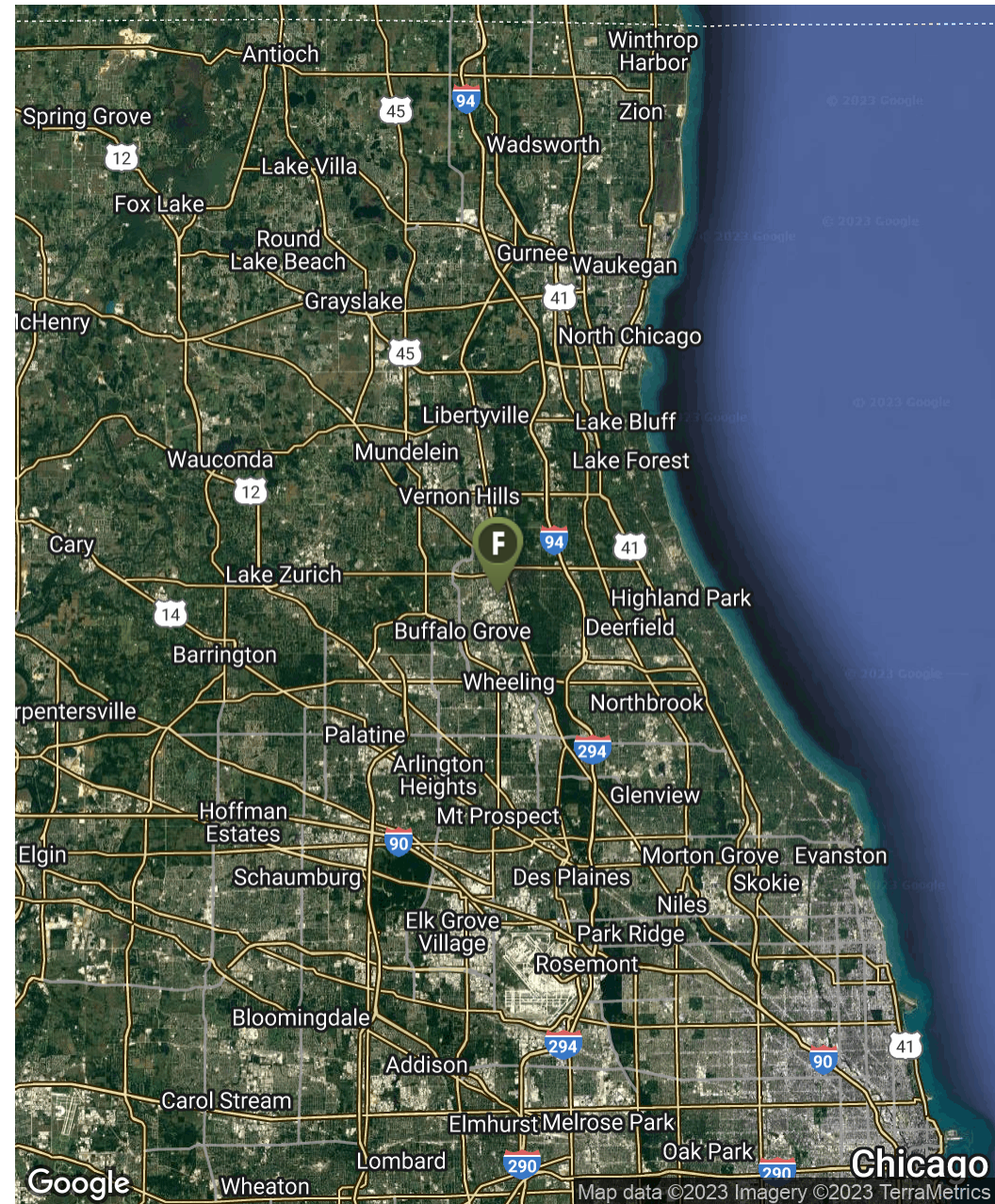
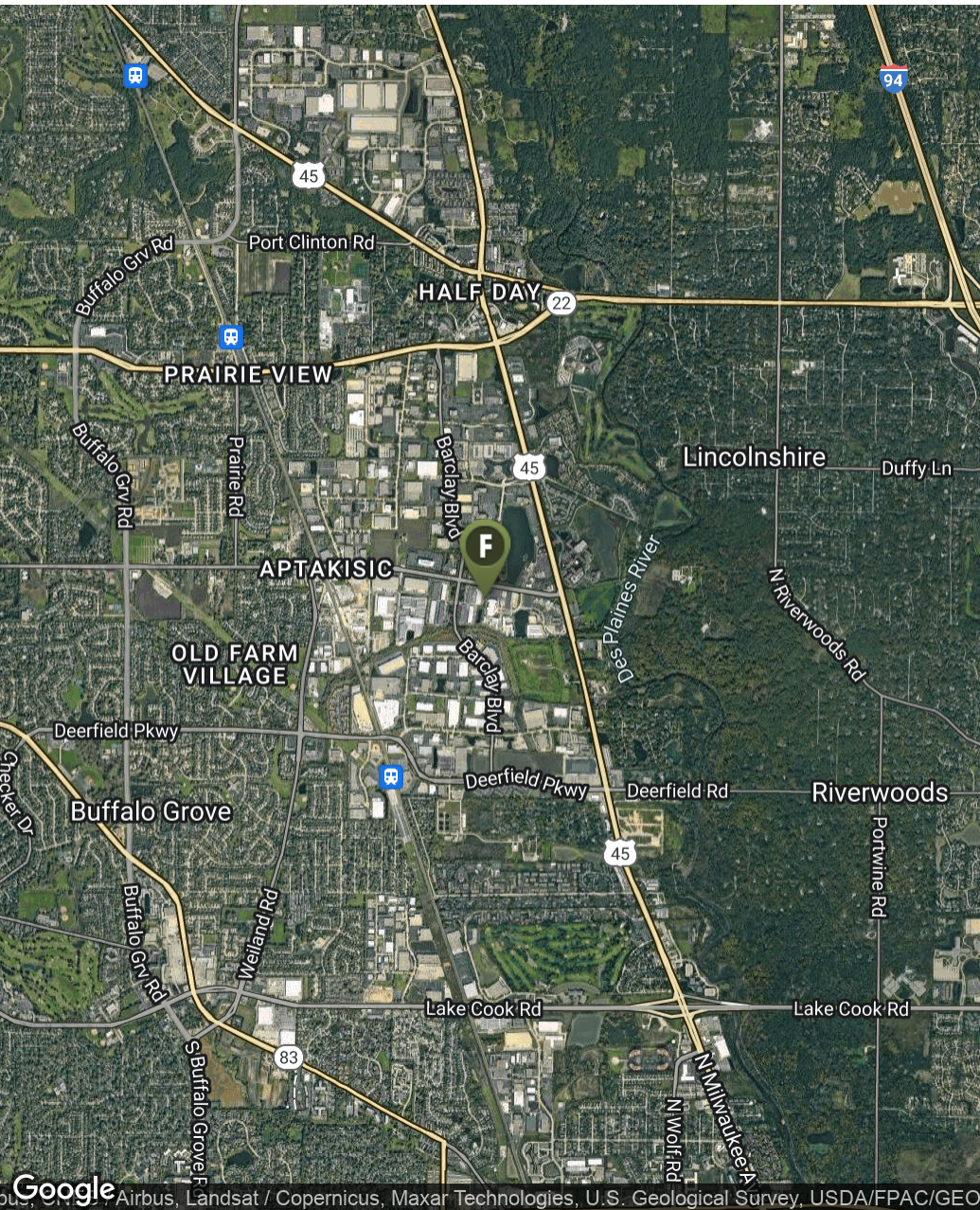
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# FOR SALE | 300 PARKWAY DR

LOCATION MAP



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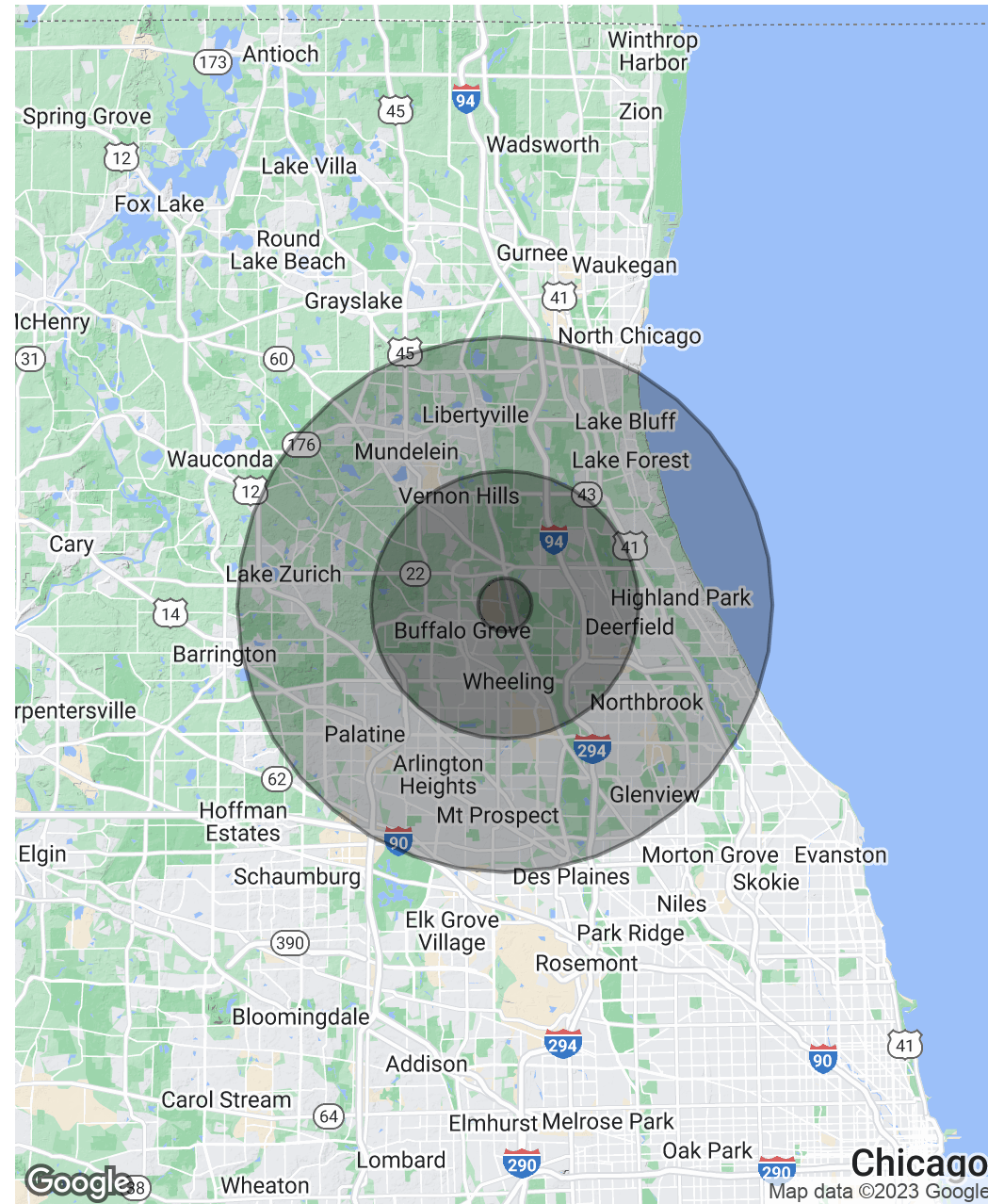
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,265	184,605	714,420
Average Age	53.7	43.1	43.2
Average Age (Male)	46.9	42.0	41.9
Average Age (Female)	53.4	43.8	44.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,201	73,533	288,045
# of Persons per HH	1.9	2.5	2.5
Average HH Income	\$137,413	\$136,522	\$135,800
Average House Value	\$531,637	\$389,850	\$402,289

Race	1 Mile	5 Miles	10 Miles
% White	57.6%	70.7%	75.1%
% Black	10.5%	2.1%	2.5%
% Asian	30.8%	16.8%	13.1%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	0.1%	0.5%	0.3%
% Other	0.0%	6.8%	5.4%

\* Demographic data derived from 2020 ACS - US Census



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