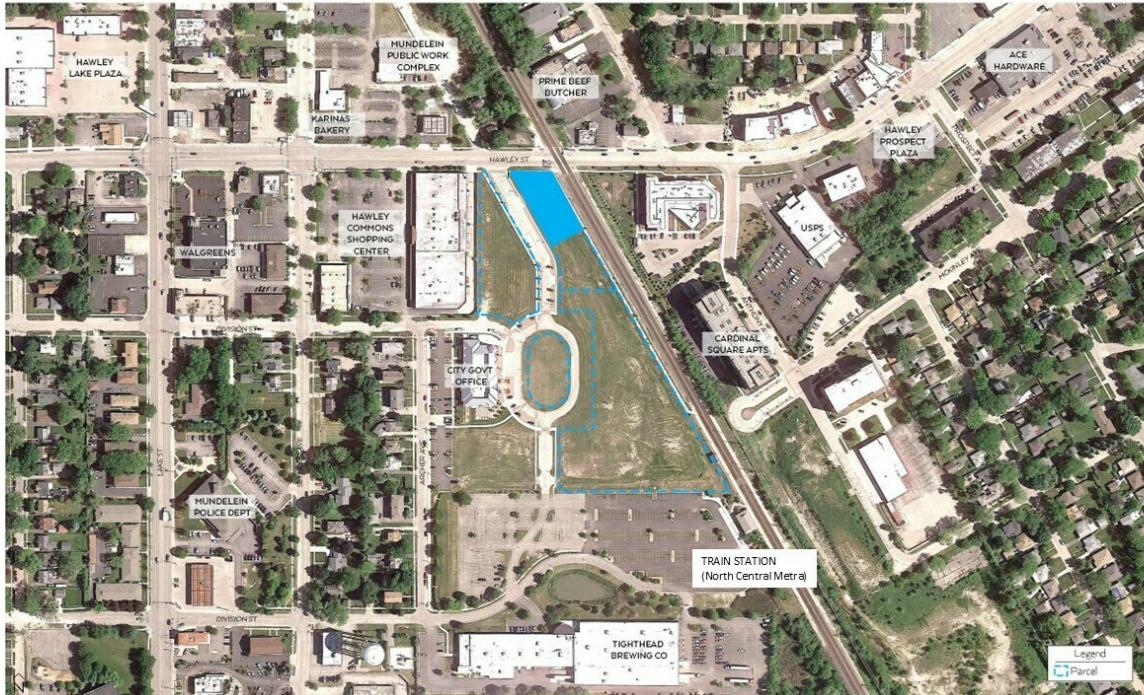


SALE / LEASE

DEVELOPMENT OPPORTUNITY

331 Plaza Circle Mundelein, IL 60060



PROPERTY DESCRIPTION

Remarks: Property subject to offer! A unique opportunity in the heart of a rapidly growing corridor - the Village Center. Positioned adjacent to AREA's large-scale residential development, this site benefits from strong built-in demand, daily traffic, and immediate community visibility. The project is just north of the City Government office and adjacent to the North Central Metra train station. Surrounded by nearby residential development and a commercial corridor, this property is perfect for personal services, retail, or a restaurant. The property is flexible in structure - available for purchase, ground lease, or as part of a larger commercial development project in collaboration with the Village of Mundelein through a potential public/private partnership. Its location within an active redevelopment zone and TIF District makes it especially attractive for retail, personal services, or mixed-use concepts seeking to align with the village's long-term growth strategy. Pricing is provided as guidance for interested buyers but land lease or a lease option within a BTS shopping area on the corner could be options. Bring your dream retail or service business idea to life - all ideas will be considered!

OFFERING SUMMARY

Sale Price:	\$286,000
Lease Rate:	\$80,000.00 - 125,000.00 per year (Ground)
Available SF:	1 - 38,333 SF
Lot Size:	0.88 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	1,154	4,684
Total Population	784	3,494	13,890
Average HH Income	\$99,052	\$101,500	\$112,439

Leah Erickson
(815) 780-7952

Joel Harris III
(602) 330-9459



COLDWELL BANKER
COMMERCIAL
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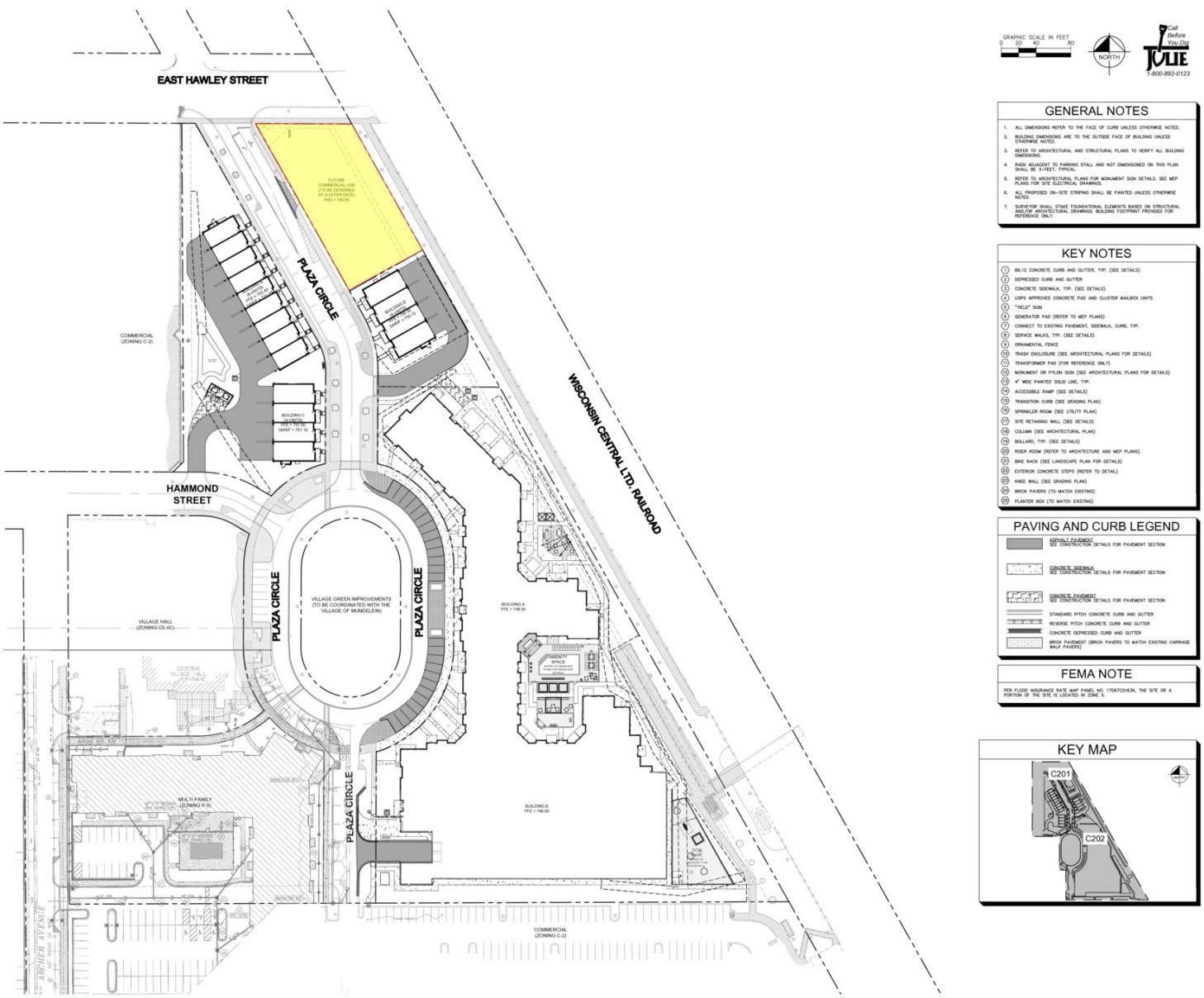


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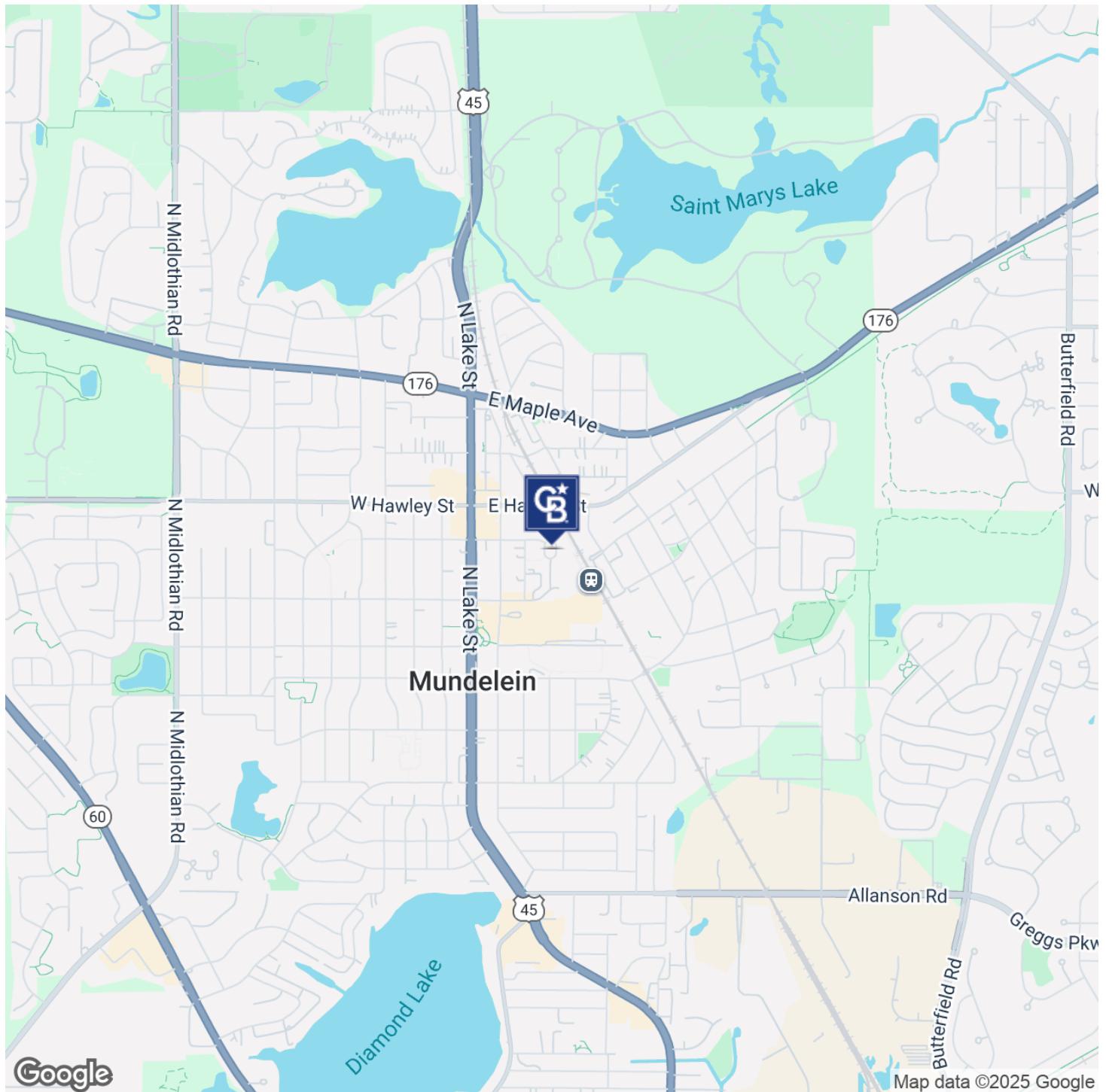


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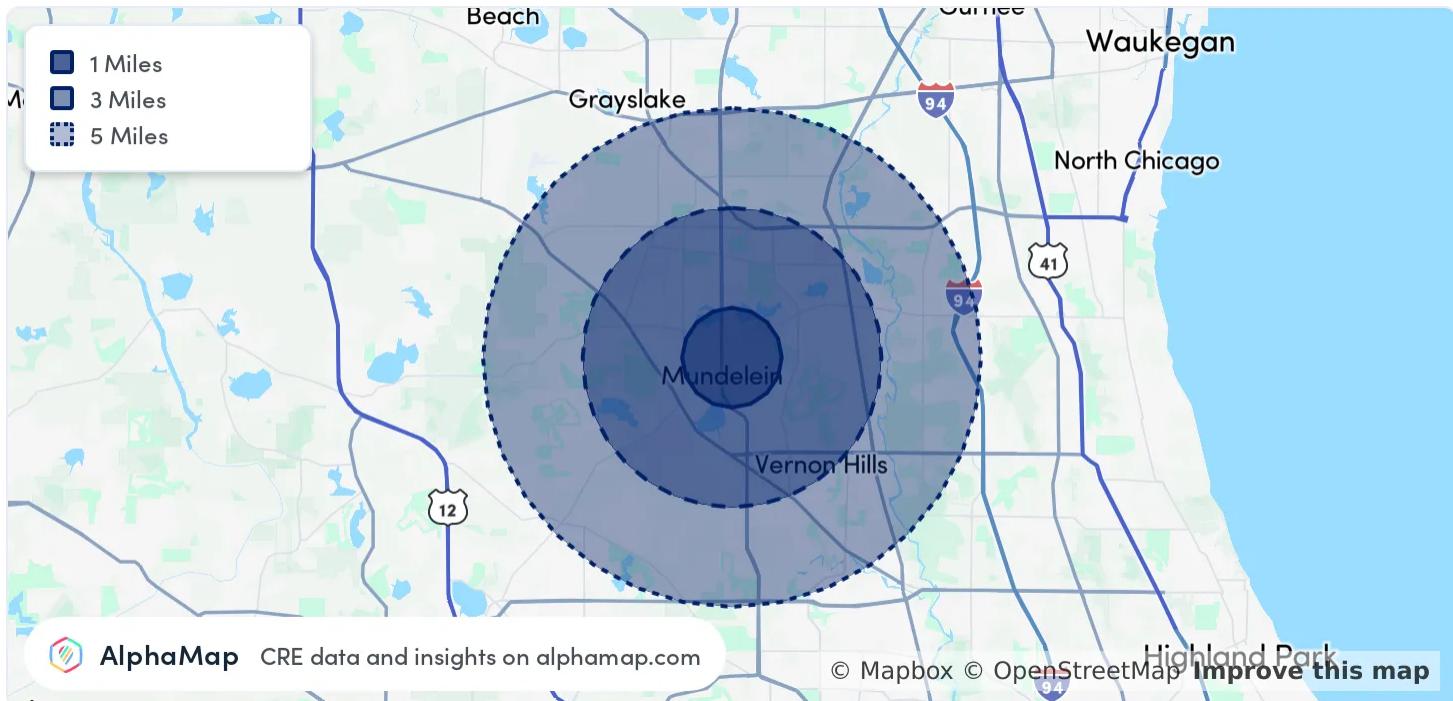


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,890	67,404	116,055
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	39	42	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,684	25,001	42,983
Persons per HH	3	2.7	2.7
Average HH Income	\$112,439	\$166,816	\$178,503
Average House Value	\$297,714	\$453,765	\$495,815
Per Capita Income	\$37,479	\$61,783	\$66,112

Map and demographics data derived from AlphaMap

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