

Offering Summary

Lease Rate:	Negotiable
Building Size:	10,000 SF
Available SF:	5,000 SF - 10,000 SF
Year Built:	2007
Market:	Lake County
Submarket:	Northern Chicago Suburbs
Traffic Count	Approx. 25,100 VPD

Property Overview

5,000 - 10,000 SF available for lease at the newer construction building located along Milwaukee Avenue (approx. 25,100 VPD), just north of Half Day Road in north suburban Lincolnshire. The building is located in a corridor filled with a variety of retailers, professional offices and medical users. The interior features excellent natural lighting, open floor plans, elevator access, as well as tenant signage facing Milwaukee Avenue. Area Employers include Aon-Hewitt, Walgreen's, Baxter Healthcare Int'l, Discover Financial and Siemens Building Technologies. Neighboring retailers include Walgreens, Starbucks, The Noodles & Co, Culvers, Cheesecake Factory, Fat Rosie's, Walker Brothers, Advocate Medical, North Shore Medical,, McDonald's, Dunkin' Donuts, PNC Bank & many others.

Property Highlights

- Both the 1st and 2nd floor units are 5,000 square feet and can be leased separately or together
- Opportunity to join a newly constructed building along Milwaukee Avenue with exposure to over 25,000 VPD
- Conveniently located approx two (1) miles west of Interstate-94 and four (4) miles north of the Buffalo Grove Metra Station
- Top Quality Construction with High-end Finishes

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FOR LEASE | 440 NORTH MILWAUKEE AVENUE

RETAILER MAP



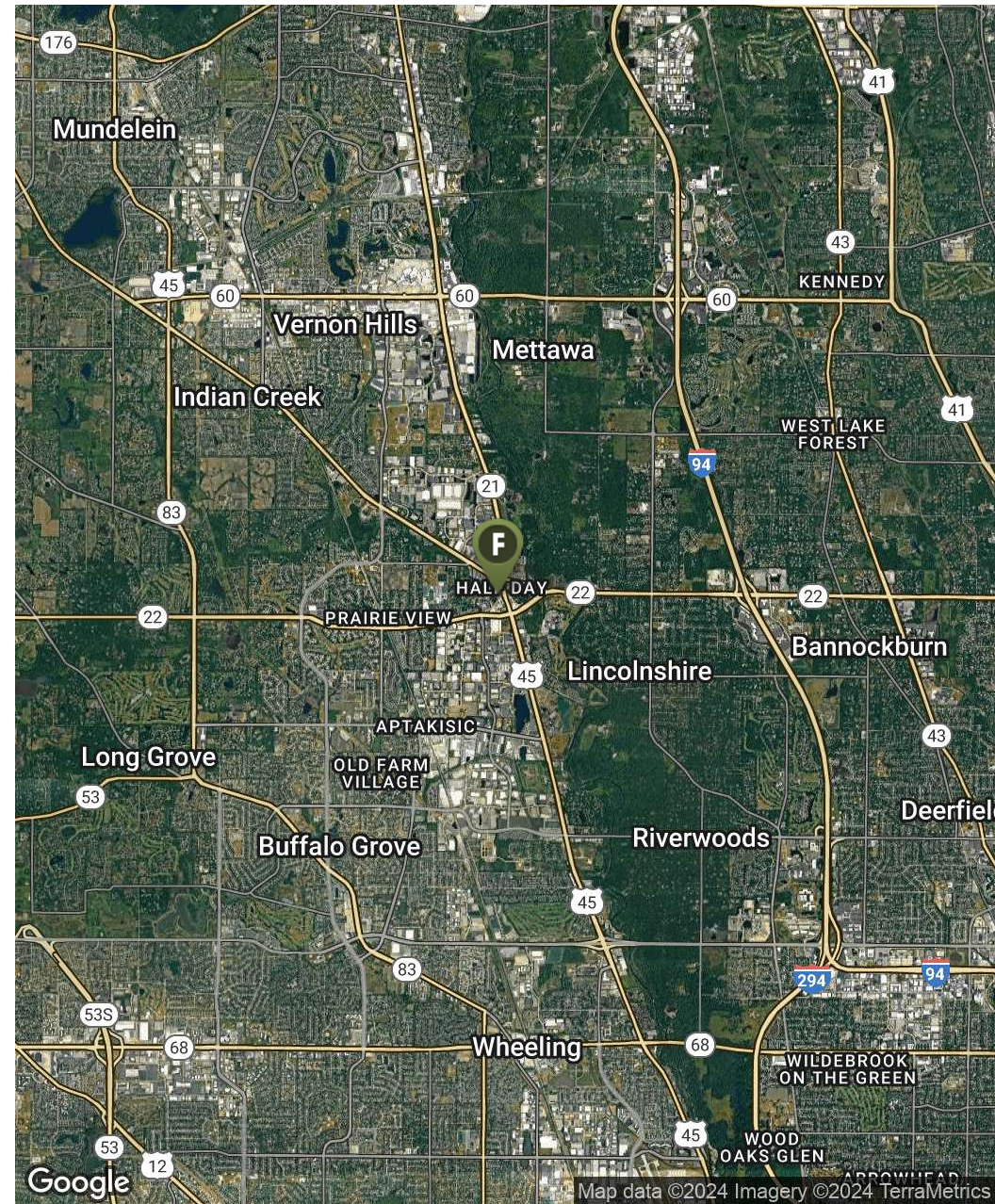
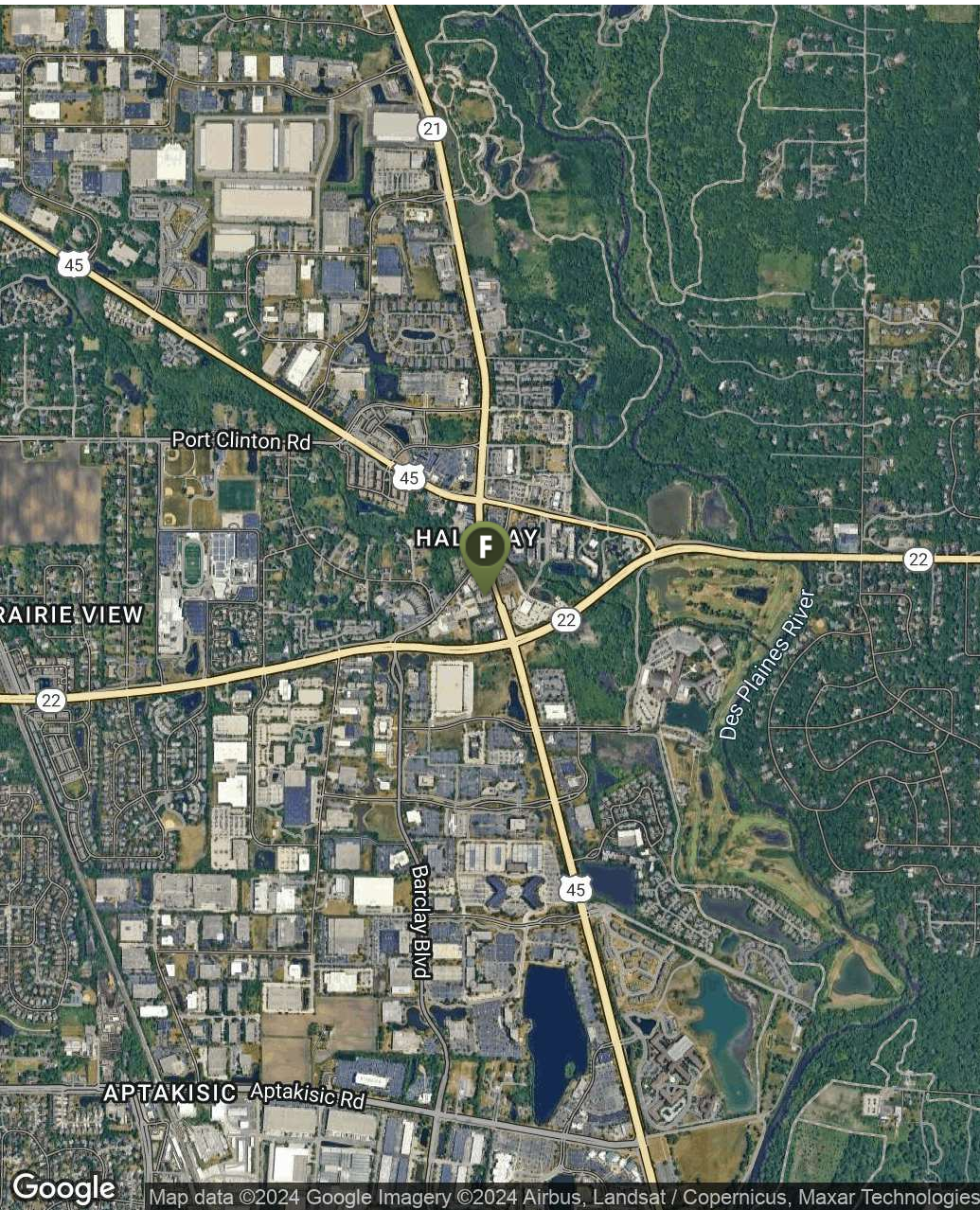
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LOCATION MAP



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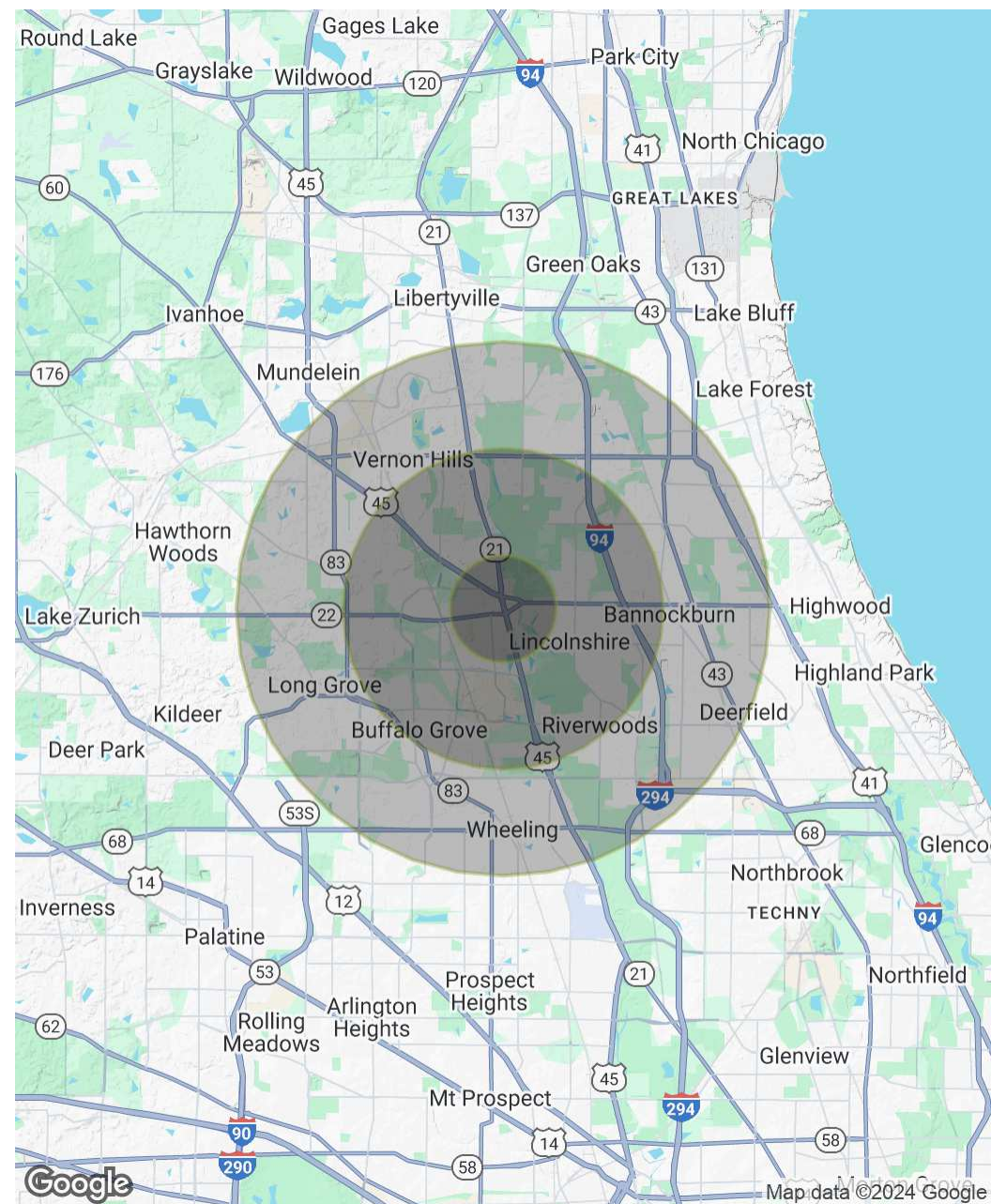
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,760	46,862	140,233
Average Age	40.8	39.2	39.5
Average Age (Male)	40.3	38.2	38.4
Average Age (Female)	41.2	40.2	40.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,752	17,320	50,292
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$114,464	\$126,404	\$133,029
Average House Value	\$372,722	\$432,063	\$483,124

2020 American Community Survey (ACS)



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