

LEASE

Landing at Town Center

1220 EAST ROUTE 45

Vernon Hills, IL 60061

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (MG)
AVAILABLE SF:	820 SF
LOT SIZE:	40,531 SF
BUILDING SIZE:	34,735 SF

PROPERTY DESCRIPTION

Retail space is available in a four-unit neighborhood center with a six-story, 85-unit residential property above. Space was last used for retail sales (no black iron). Bathroom in unit.

PROPERTY HIGHLIGHTS

- Ground floor retail beneath an 85-unit, six-story residential building
- Co-tenants include dentist, spa, Mexican food restaurant, South American food restaurant.
- Adjacent tenants include Starbucks, PNC Bank.
- Located at the intersection of Milwaukee Avenue & Route 45

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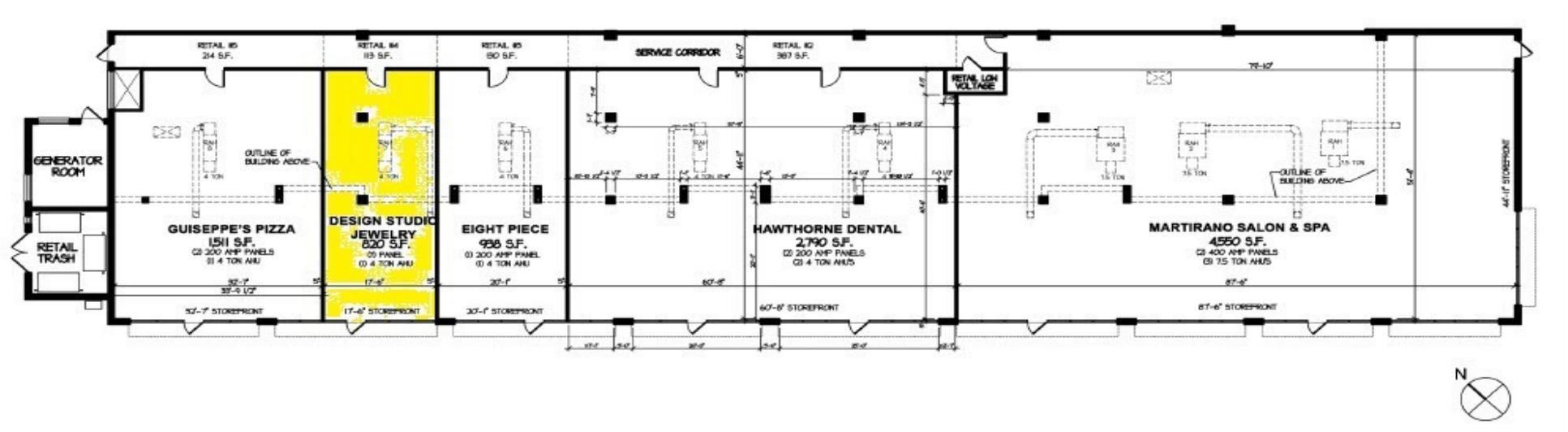
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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	820 SF	LEASE RATE:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#400	Available	820 SF	Modified Gross	\$35.00 SF/yr	Former Jewelry Store

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AERIAL PHOTO



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RETAILER MAP



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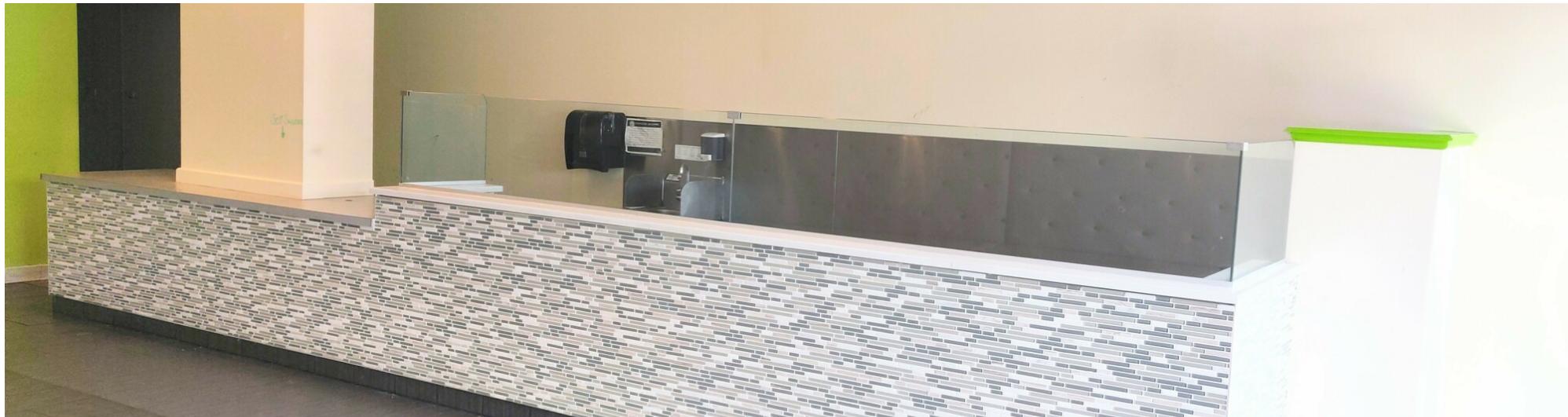
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SPACE 400



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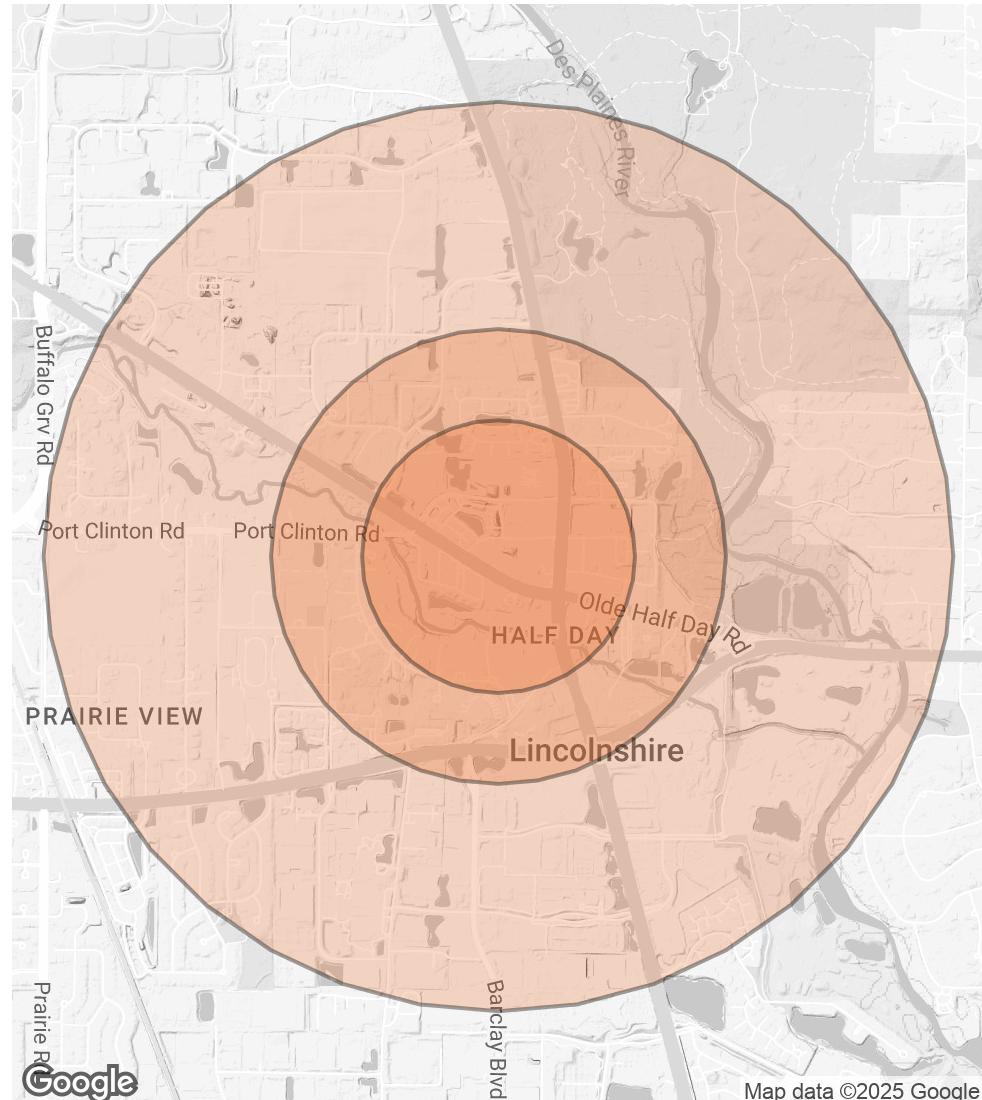
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	780	1,829	4,399
AVERAGE AGE	43	44	44
AVERAGE AGE (MALE)	42	43	42
AVERAGE AGE (FEMALE)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	287	674	1,617
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$176,506	\$179,521	\$200,592
AVERAGE HOUSE VALUE	\$611,130	\$653,452	\$637,048

Demographics data derived from AlphaMap



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