



161 - 175
N ARCHER AVE



►►► FLEX/OFFICE BUILDING
IN THE HEART OF MUNDELEIN DOWNTOWN DEVELOPMENT DISTRICT

►► FOR SALE OR REDEVELOPMENT

FULLY LEASED FLEX PROPERTY IN MUNDELEIN TOWN CENTER DISTRICT

ADDRESS

165 N Archer Ave, Mundelein, IL 60060

COUNTY

Lake County

YEAR BUILT

1960/renovated in 1995

LAND AREA

6.35 Acres

BUILDING SIZE

163,300 SF

> 110,518 SF - Industrial (68%)

> 40,782 SF - Office, INC. Common Area (25%)

> 12,000 SF - Beverage Production & Service (7%)

ZONING

C-5-VC (Downtown Village Center)

EXISTING TENANTS

Office, flex, industrial, brewery

PINS

11-30-100-039-0000, 11-30-100-040-0000,
11-30-104-032-0000, 11-30-104-034-0000

PARKING

229 surface car parking spaces (2.39/1:000 SF), adjacent to
commuter parking lot which is available

LOADING

7 exterior docks, 2 drive-in doors

POWER

480 Volt, 4000-amp capacity, 3-phase
Numerous distribution panels located throughout the tenant
spaces



►►► 165 N Archer Ave
Mundelein, IL 60060
Lake County

ARCHER BUSINESS CENTER
161 Tighthead Brewing
165 Sigma Services Corp. 165 RD Strategic Realty
167
169 Woodland Grove Photo
173 Chicago Transom 175 Kovitz Shifrin Nesbit
LEASING INFO - Nawley Partners, LLC 847-812-8180

PROPERTY FEATURES



Located within the Mundelein Town Center development district



~30-mi. north of downtown Chicago



2nd largest municipality in Lake County



Regional access: Strong access via local thoroughfares such as Hawley / Route 176, Lake Street, Route 45, Route 60, and Route 83

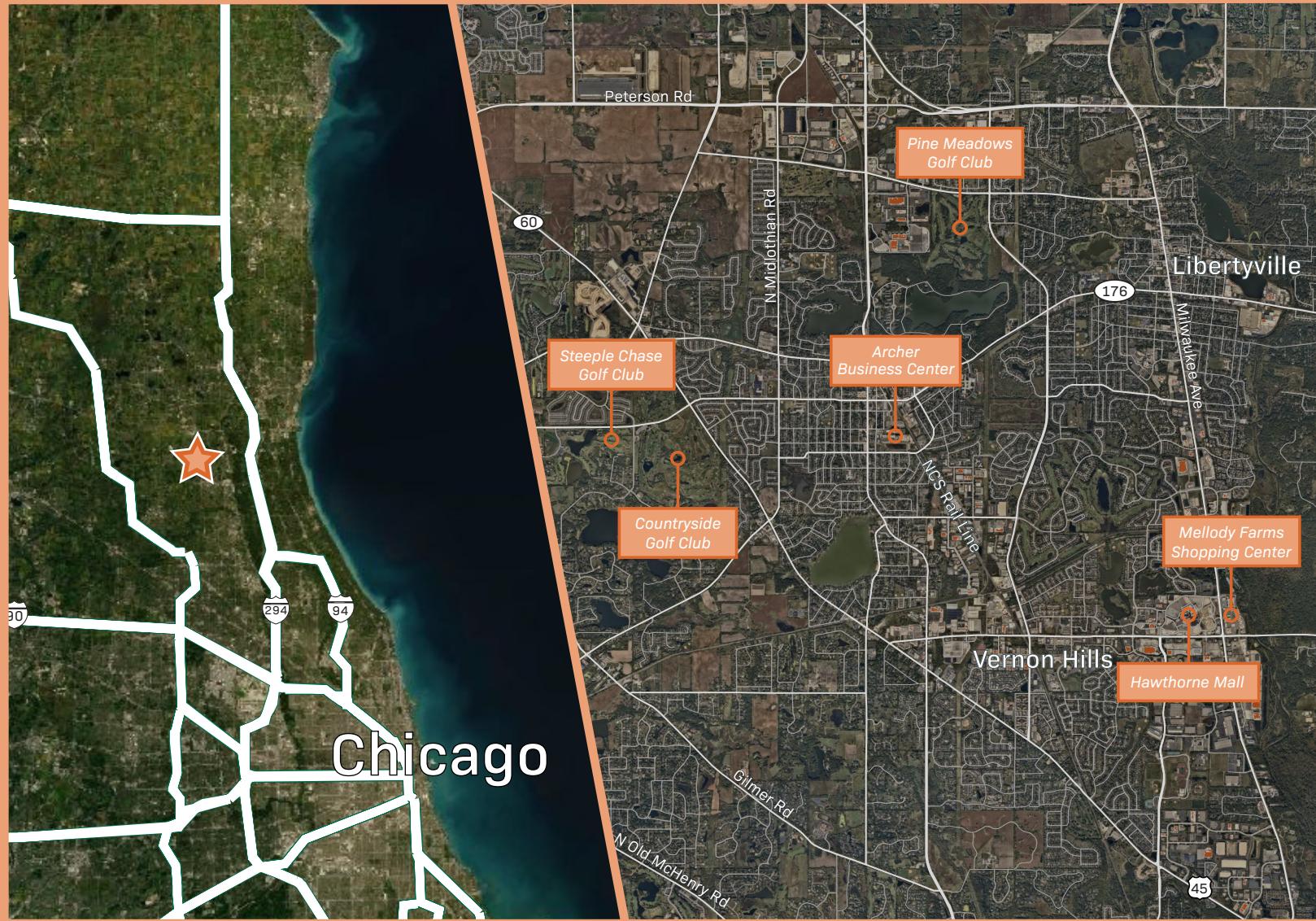
Archer Business Center is located in the heart of Downtown Mundelein and is available for sale or redevelopment. The subject property's location near the Mundelein Metra Station will be very desirable to multi-family and commercial developers actively seeking infill transit-oriented development opportunities in established suburban locations. The Village is open to various scenarios, including but not limited to: smaller buildings as part of one larger master plan; larger buildings; combining additional land to create a larger project; residential uses, non-residential uses, and a combination of uses. Ideal concepts will complement the adjacent public realm and plaza.

- ▶ Low Lake County Taxes
- ▶ Front entrance with dedicated guest parking lot and landscaped entry
- ▶ Immediately adjacent to Mundelein Metra Station on the North Central Service (NCS) transit line with commuter service to/from Chicago Union Station
- ▶ Planned extension of Hawthorne and Crystal Roads
- ▶ Mundelein Consolidated High School District 120
- ▶ Near numerous boutique retail and dining options along Lake Street/Rte-45 and Maple Ave/IL-176
- ▶ Suitable for Multi-Family Residential, Retail, Office, Townhomes, Entertainment, Education, Arts, Community & Public Uses



▶▶▶ **Tighthead
Brewery**

AERIAL



DEMOGRAPHICS

2020 U.S. CENSUS DATA STATS FOR 1, 3, 5 MILE RADIUS FROM
165 N ARCHER AVE, MUNDELEIN CONTAINING:

US CENSUS DATA STATS

LABOR POOL: 2021 EMPLOYED CIVILIAN POPULATION 16+

1-MILE 3-MILE 5-MILE

7,621 35,598 54,622

POPULATION: 2021 POP. CURRENT YEAR ESTIMATE

14,935 69,902 107,357

EDUCATION: BACHELOR'S DEGREE, GRADUATE OR PROFESSIONAL DEGREE

3,235 27,823 45,253

AVERAGE INCOME: 2021 AVE. HOUSEHOLD INCOME

\$96,652 \$140,407 \$154,700

MEDIAN INCOME: 2021 MEDIAN HOUSEHOLD INCOME

\$80,287 \$107,327 \$114,723

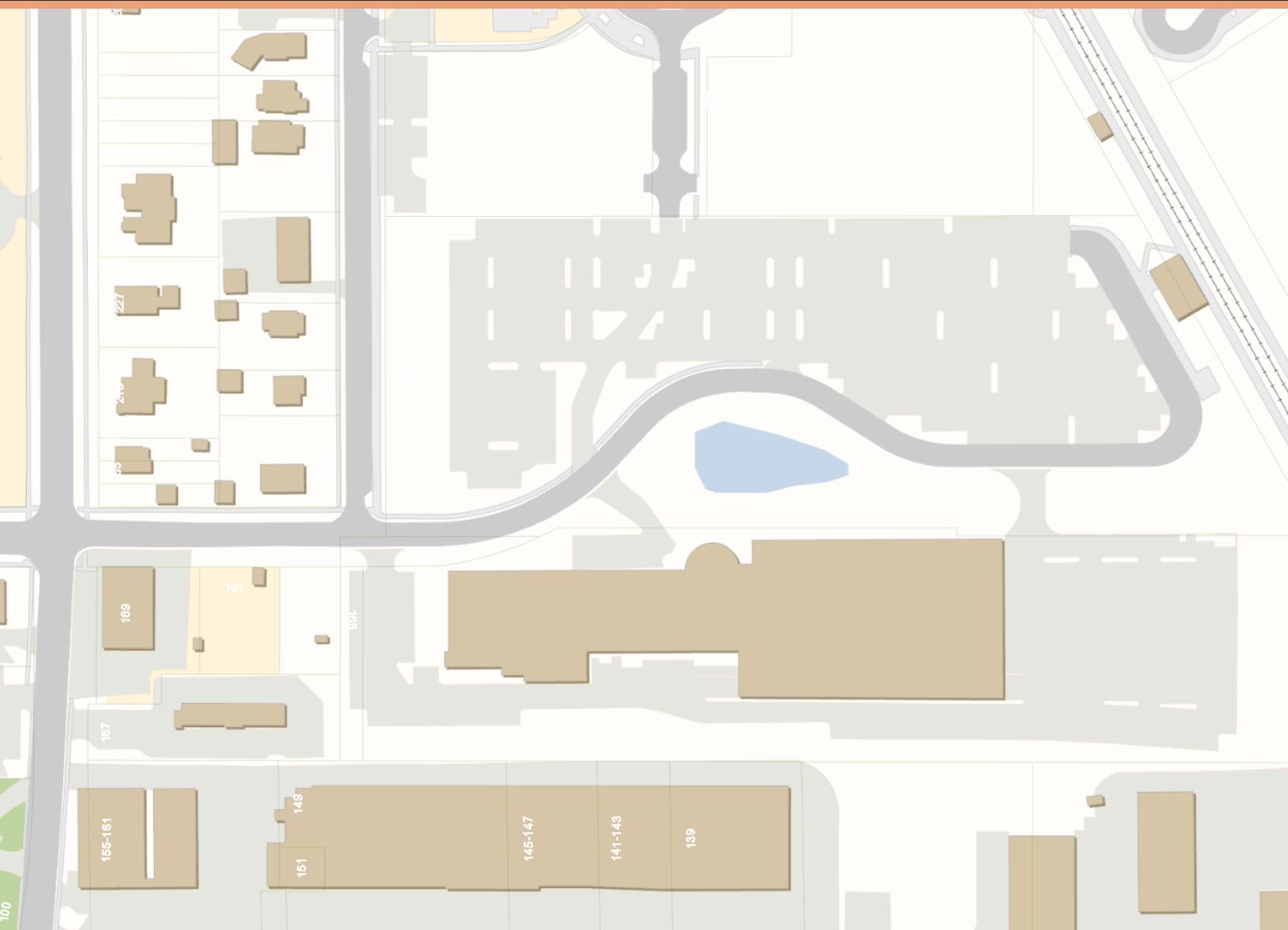
AERIAL



TENANT ROSTER

TENANT NAME	LEASED AREA (SF)	LEASE EXPIRATION
KOVITZ, SHIFRIN, NESBIT, INC.	18,492	7/31/2025
TIGHTHEAD BREWERY	12,000	7/31/2025
TOBIN FRALEY PHOTOGRAPHY DBA WOODLAND GROVE PHOTOGRAPHY	1,650	6/30/2025
TS FINANCIAL LLC	568	6/30/2025
CROWNHILL PACKAGING, INC.	11,000	7/31/2025
MUNDELEIN COMMUNITY CONNECTION	500	6/30/2025

SITE PLAN



**161 - 175
N ARCHER AVE**

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