

## PATRIOT'S PLAZA

301-357 TOWNLINE ROAD, MUNDELEIN, IL 60060 // RETAIL PROPERTY FOR LEASE



### PROPERTY HIGHLIGHTS

- Located at the retail focal point of Mundelein, this plaza has solid visibility with traffic counts of over 37,000 VPD combined between Townline Road and Lake Street
- Low modified gross rental rates mean lower overhead
- High average household income
- Nearby businesses include Jewel-Osco, Panera Bread, Burger King and Chase Bank

SPACES	LEASE RATE	SPACE SIZE
337 B Townline Road	Negotiable	1,034 SF
349-357 Townline Rd.	Negotiable	13,748 SF
305-357 Townline Rd. - Outlot Available (Max 4,400 SF Bldg.)	Negotiable	18,910 SF
305-357 Townline Rd. - Building and Lot Available for Sale	Negotiable	90,613 SF
305-357 Townline Rd. - Building and Lot Available	Negotiable	122,442 SF

FOR MORE INFORMATION CONTACT:

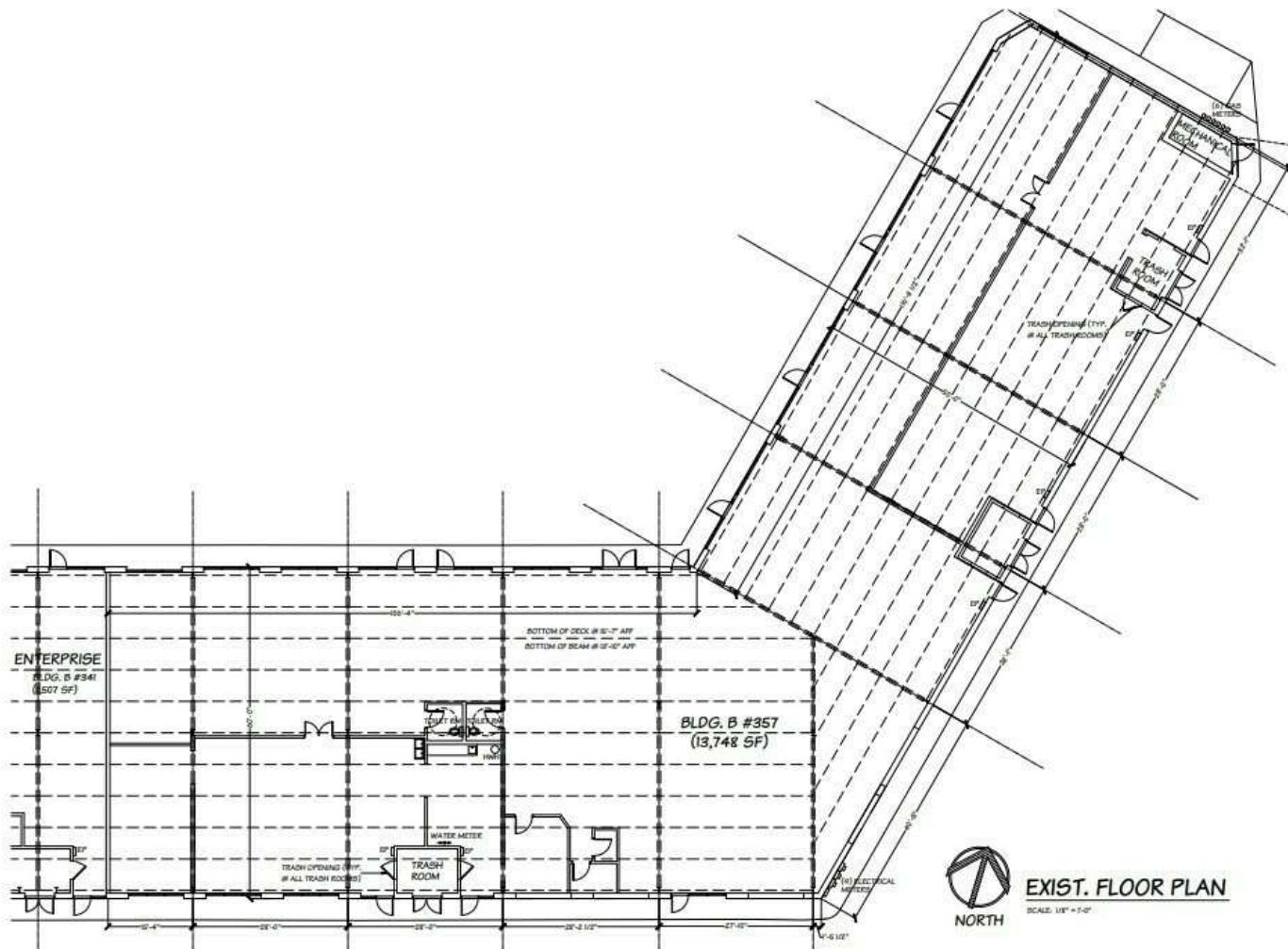
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All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to its errors, omissions, changes, prior sale or lease or withdrawal without notice. Any projections, assumptions, and estimates, are presented as examples and may not represent actual performance. Recipients are encouraged to perform independent investigation of the property presented to their satisfaction.

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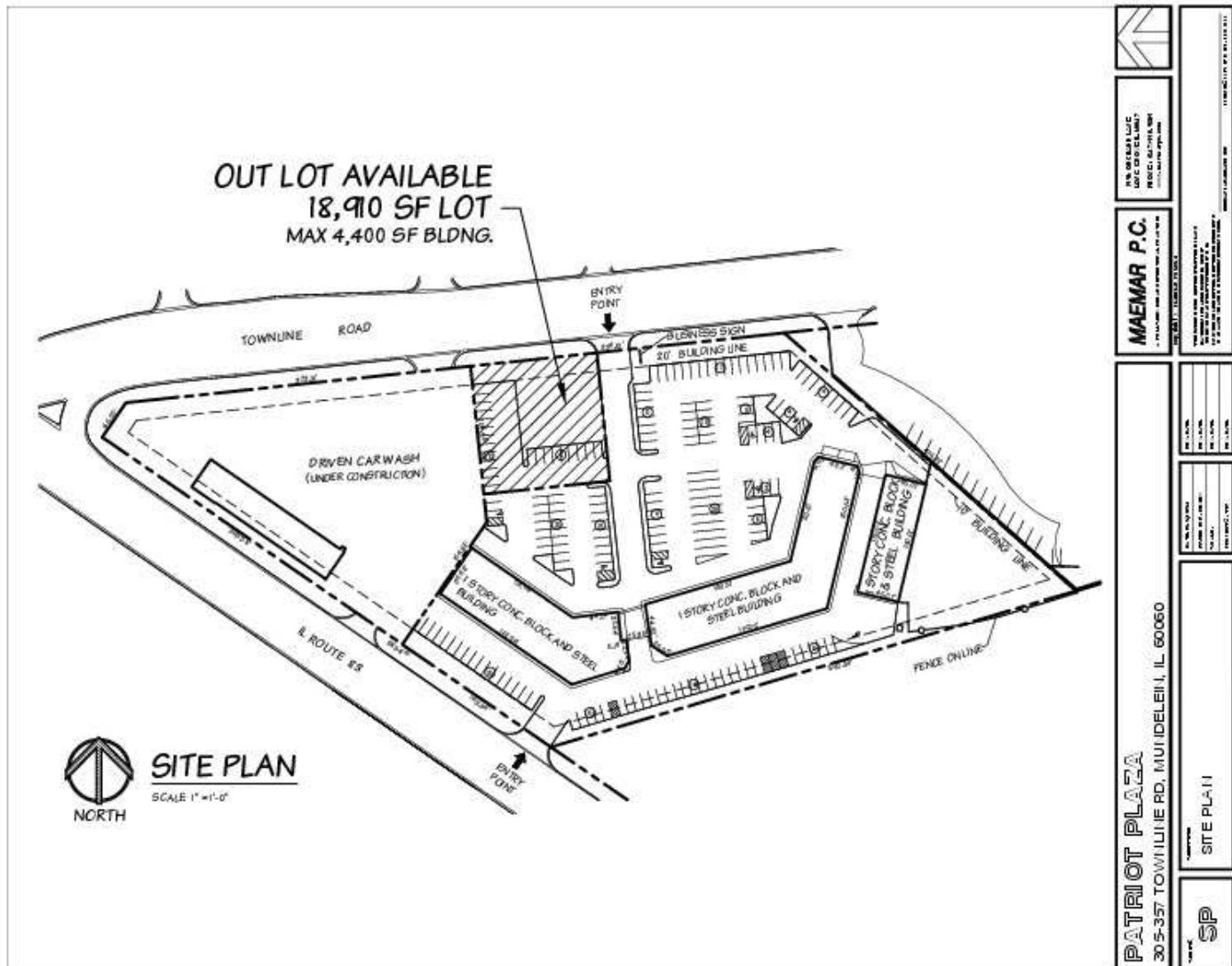
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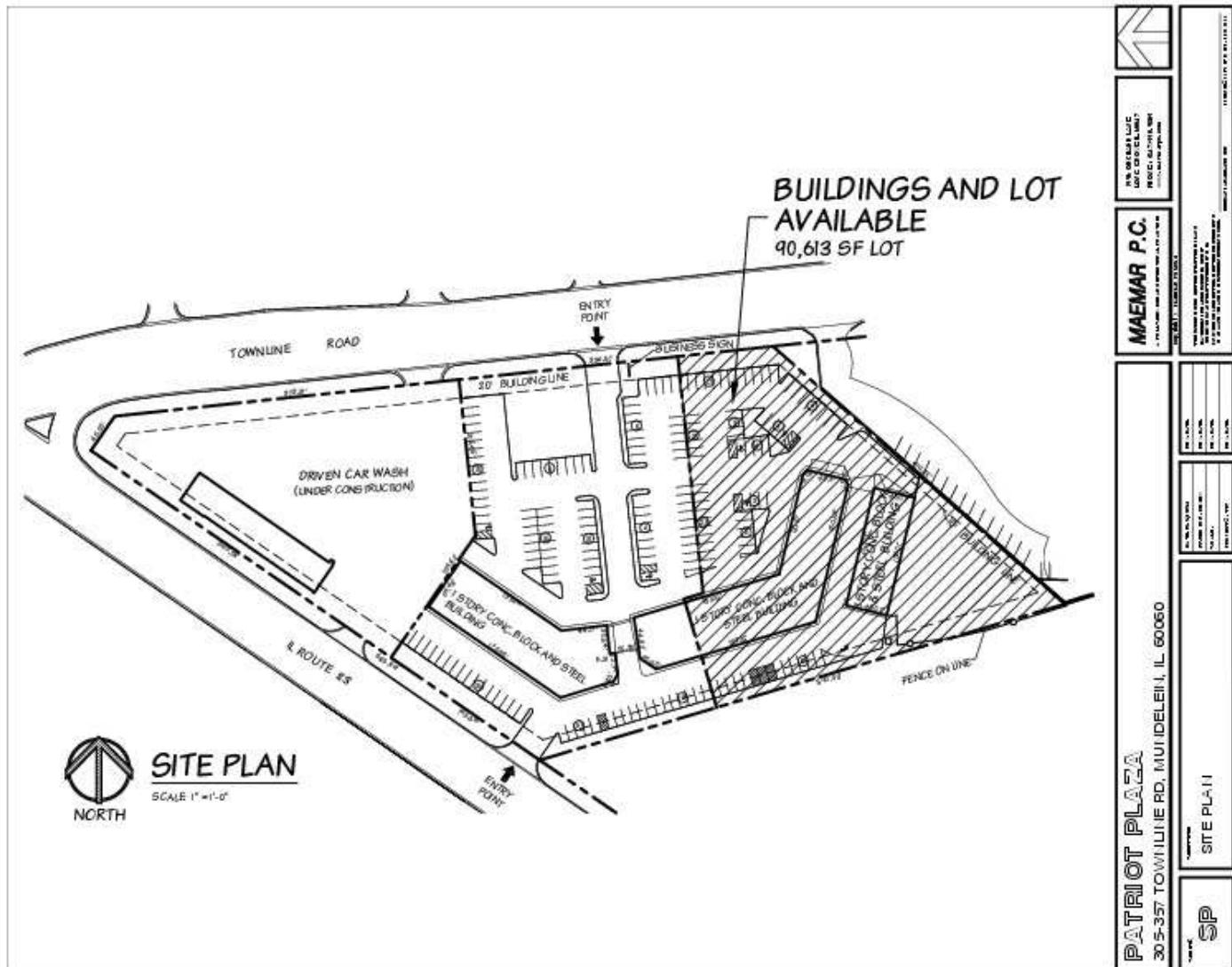
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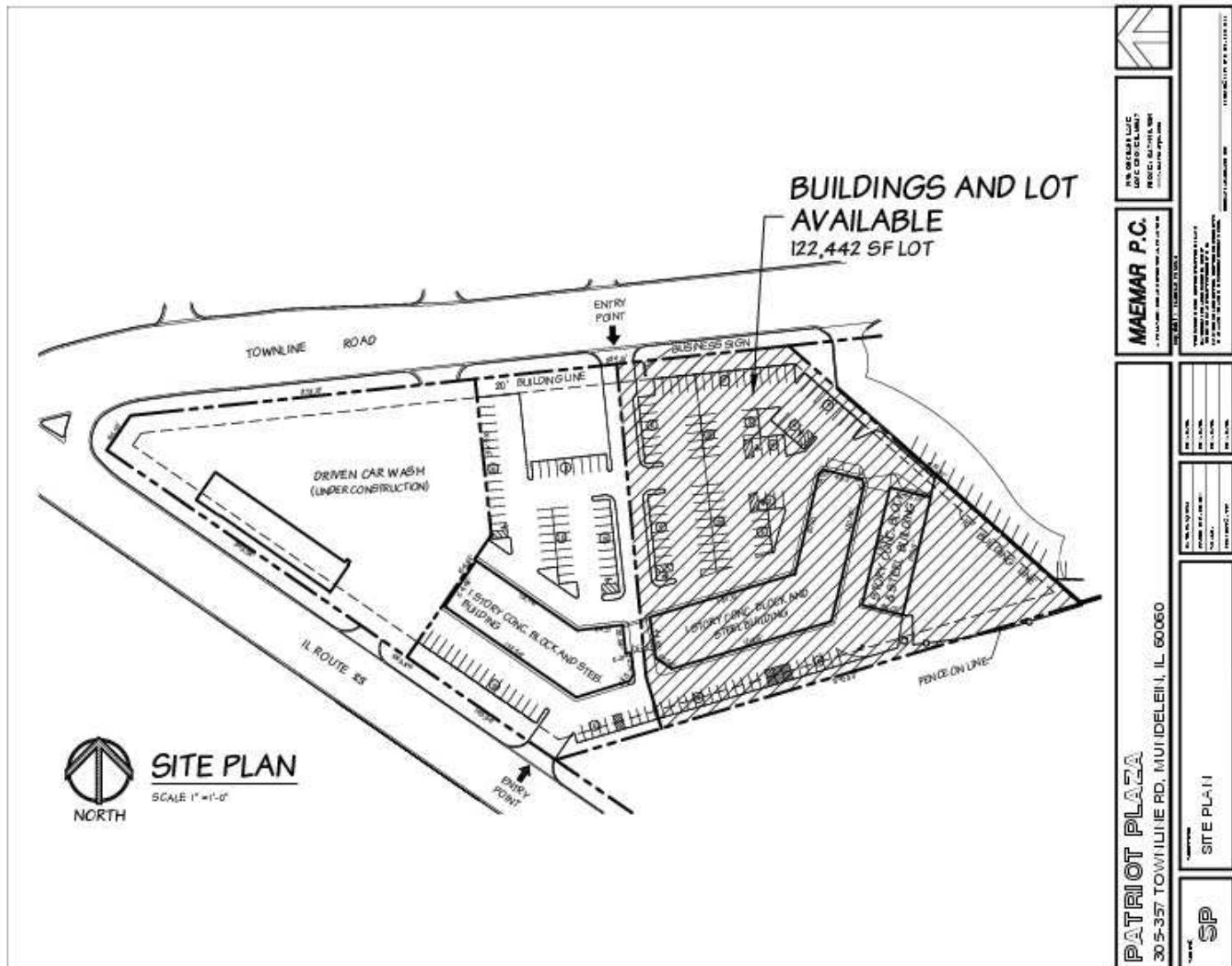
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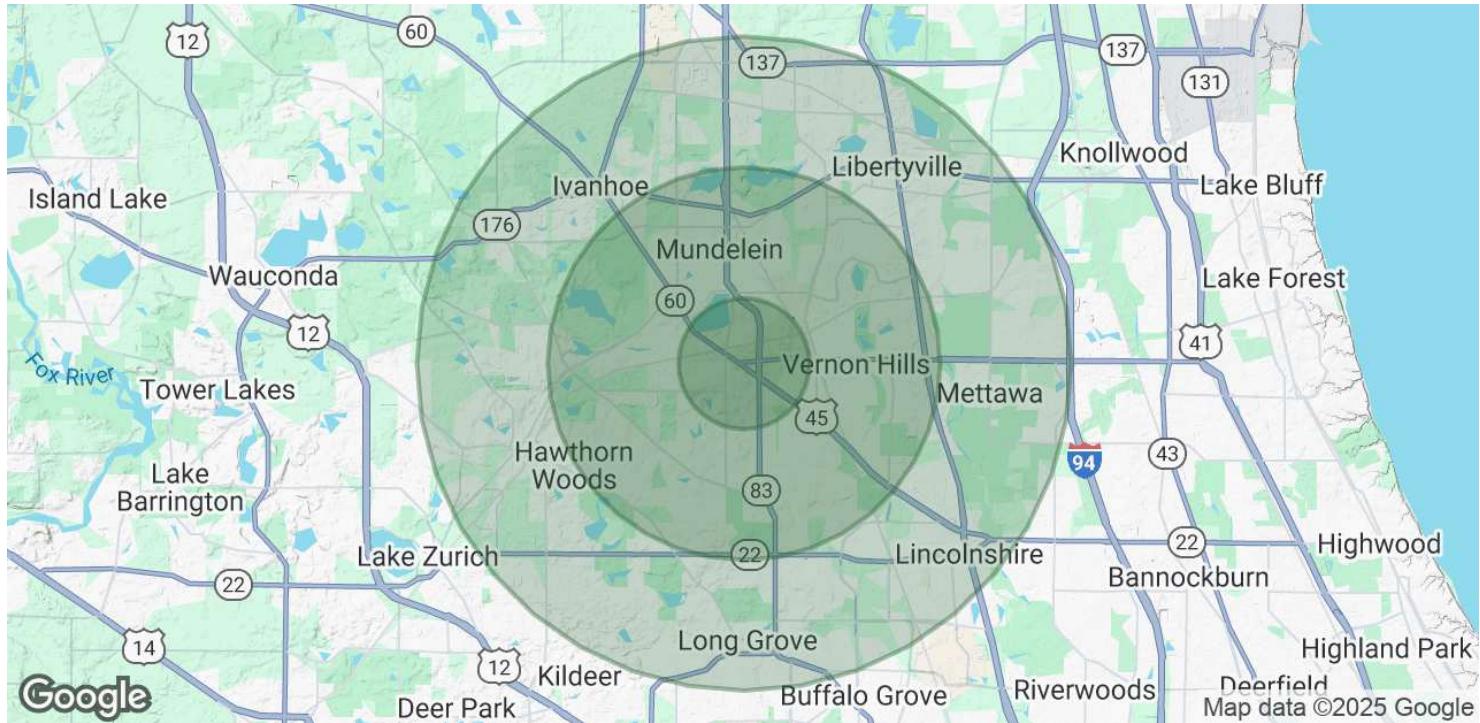
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,281	64,151	142,279
Average Age	32.3	35.7	38.4
Average Age (Male)	30.8	34.8	37.6
Average Age (Female)	34.2	36.7	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,147	21,821	48,702
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$90,610	\$110,125	\$127,654
Average House Value	\$231,573	\$394,260	\$449,961

2020 American Community Survey (ACS)

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