

# Forum Square

OFFICE SUITES FOR LEASE

1117 S Milwaukee Ave  
Libertyville, IL 60048

**Andrew Prunty**

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# THE PROPERTY

Location **1117 S Milwaukee Ave  
Libertyville, IL 60048**

County **Lake**

## HIGHLIGHTS

- Park-like setting
- Recent exterior improvements
- Abundant parking
- Private entries and washrooms
- Conveniently located on Milwaukee Ave
- Available units ranging from 735sf - 14,475sf



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,424	56,985	112,419

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$181,633	\$148,221	\$159,756

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,988	21,209	40,921

Suite Floor	Square Feet	Rent Per SF (Annual)	Lease Type Notes
A14 1	735	\$14	NN Open floor plan with a private washroom.
B4 1	1,205	\$13	NN

Suite Floor	Square Feet	Rent Per SF (Annual)	Lease Type Notes
B5 1	984	\$14	NN
B8 1	1,203	\$13	NN
C 1	14,075	\$10	NN The interior of the building is in shell condition. A new roof was installed in 2022.
D7 1	1,930	\$13	NN
D9+D10 1	2,755	\$13	NN
D11+D12 1	2,002	\$13	NN

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## PROPERTY FEATURES

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BUILDING SF	50,942
LAND ACRES	5.64
YEAR BUILT	1981
ZONING TYPE	C-4
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	225

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## Property Overview

- Forum Square is a 4-building office complex located on S. Milwaukee Avenue in Libertyville, IL.
- The available spaces offer a wide range of sizes from 735 SF to 14,475 SF.
- Each unit has its own private entry and private restroom(s) and there is an atrium in the center of each building that allows additional natural light into several of the interior spaces.
- The exterior of the buildings have been repainted, new landscaping has been installed throughout the property, and new signage is planned on Milwaukee Ave.

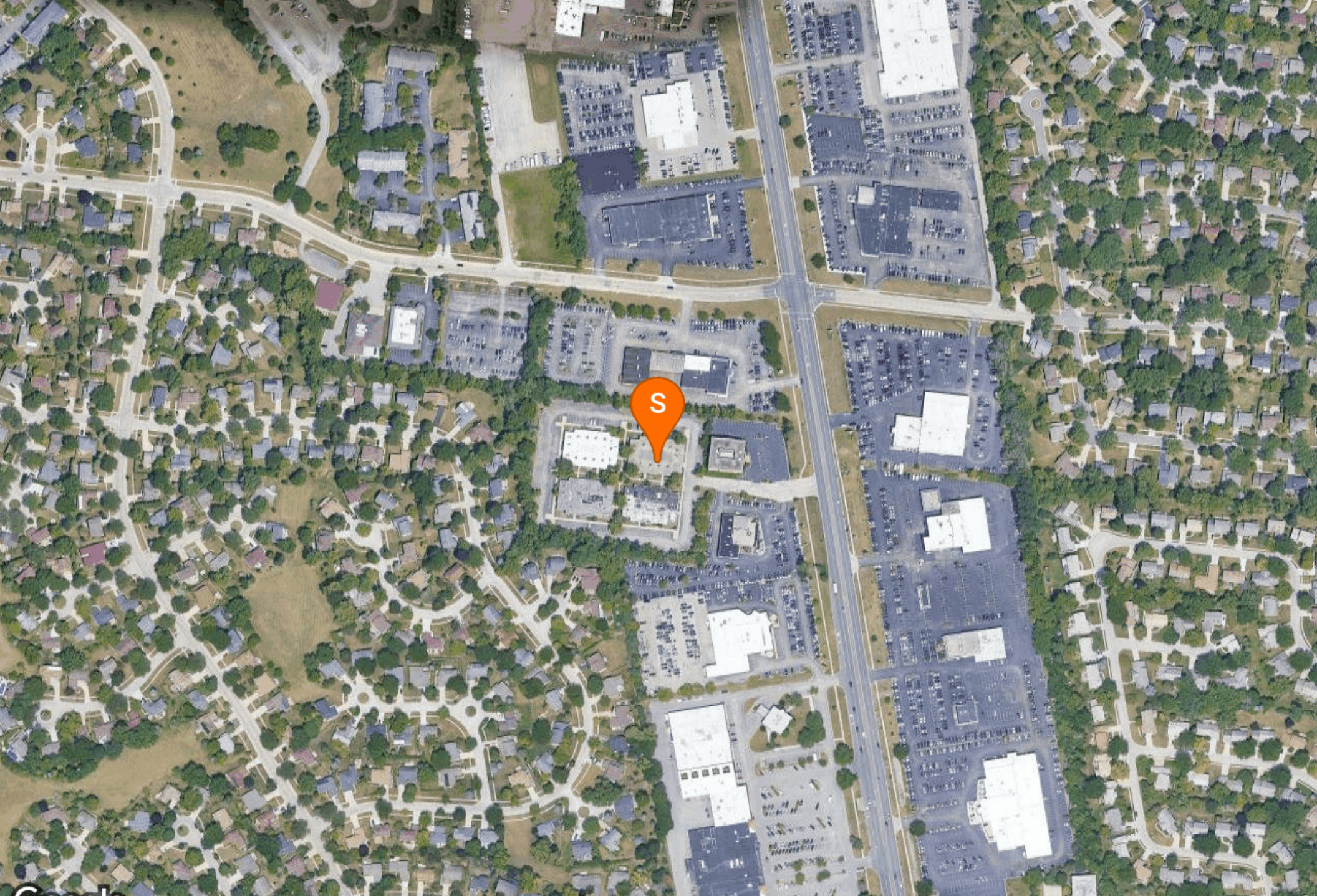
Locator Map



Regional Map







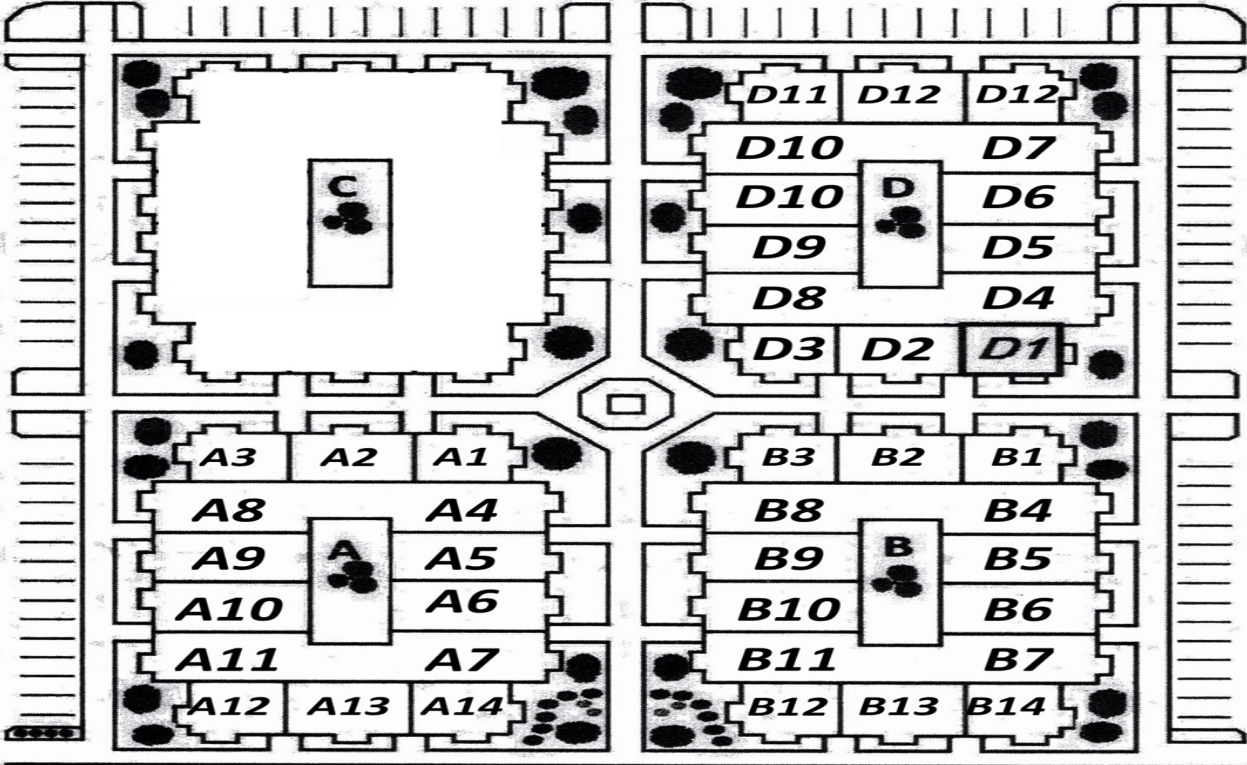
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Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency





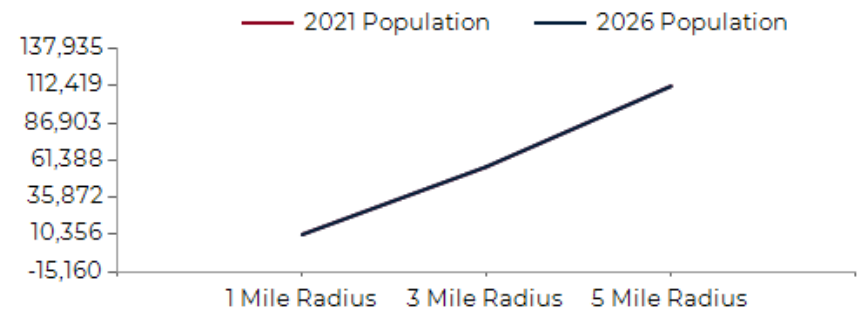
**SITE PLAN**



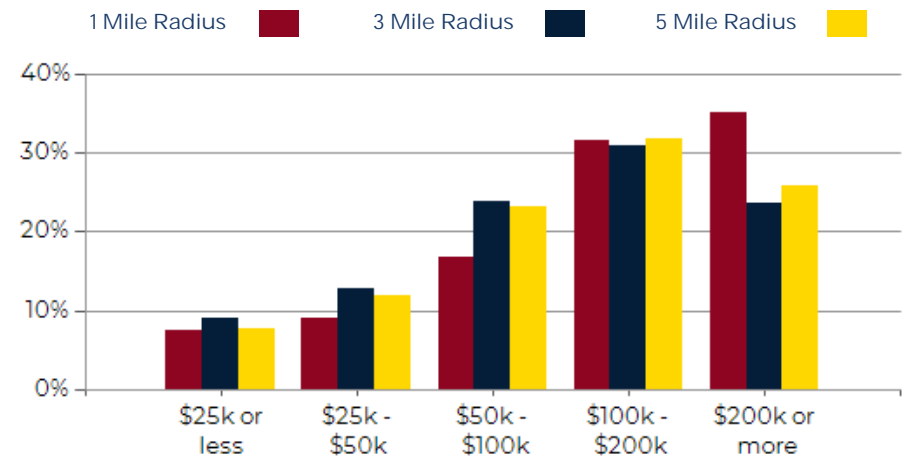
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,873	52,460	105,185
2010 Population	10,331	56,474	110,710
2021 Population	10,424	56,985	112,419
2026 Population	10,356	57,058	112,319
2021-2026: Population: Growth Rate	-0.65%	0.15%	-0.10%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	119	971	1,483
\$15,000-\$24,999	179	966	1,627
\$25,000-\$34,999	131	861	1,527
\$35,000-\$49,999	229	1,858	3,308
\$50,000-\$74,999	352	2,571	4,906
\$75,000-\$99,999	320	2,459	4,535
\$100,000-\$149,999	679	3,876	7,755
\$150,000-\$199,999	578	2,658	5,223
\$200,000 or greater	1,401	4,990	10,558
Median HH Income	\$148,451	\$108,566	\$115,260
Average HH Income	\$181,633	\$148,221	\$159,756

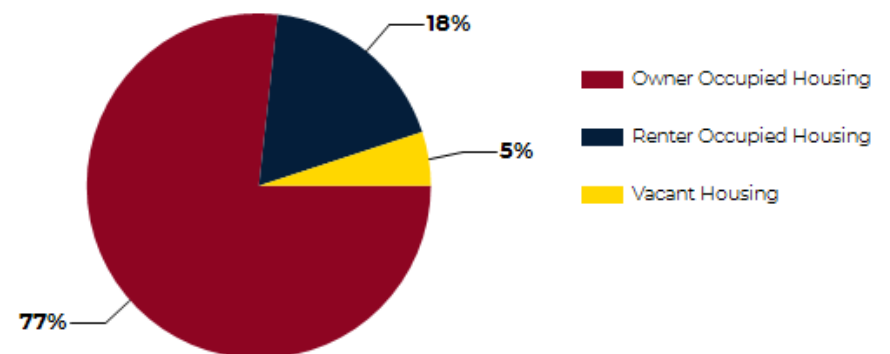
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,378	19,168	37,078
2010 Total Households	3,853	20,591	39,436
2021 Total Households	3,988	21,209	40,921
2026 Total Households	3,985	21,332	41,083
2021 Average Household Size	2.60	2.65	2.72
2021-2026: Households: Growth Rate	-0.10%	0.60%	0.40%



2021 Household Income



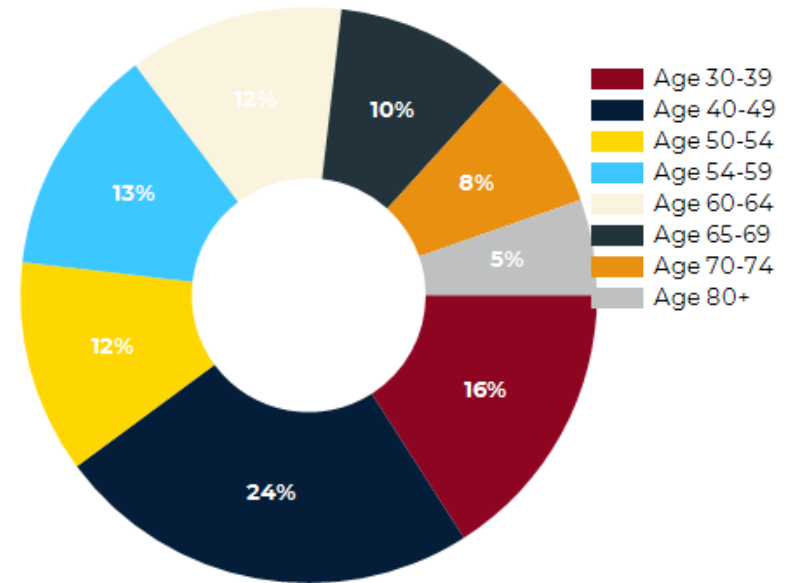
2021 Own vs. Rent - 1 Mile Radius



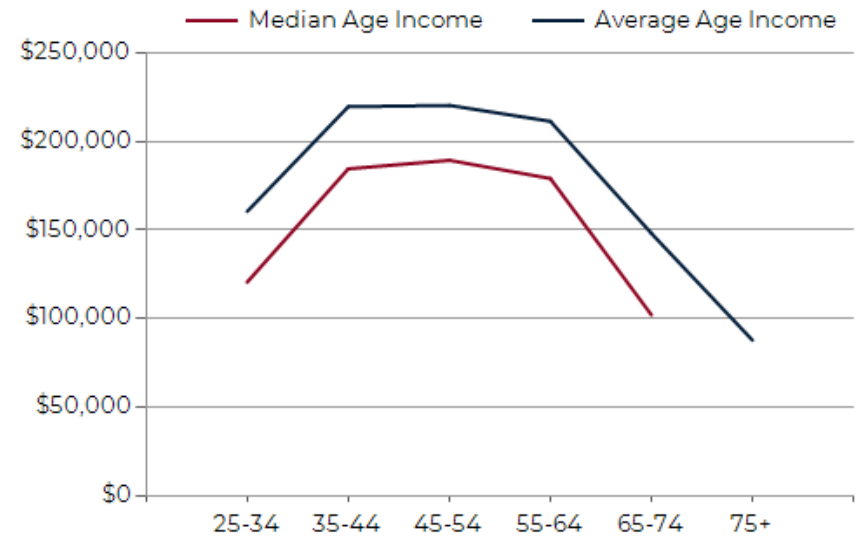
Source: esri



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	395	3,291	6,549
2021 Population Age 35-39	609	3,787	6,935
2021 Population Age 40-44	711	3,750	6,937
2021 Population Age 45-49	795	3,742	7,385
2021 Population Age 50-54	753	3,962	8,035
2021 Population Age 55-59	812	4,134	8,693
2021 Population Age 60-64	761	3,994	8,240
2021 Population Age 65-69	623	3,229	6,548
2021 Population Age 70-74	498	2,391	4,855
2021 Population Age 75-79	338	1,473	2,988
2021 Population Age 80-84	206	899	1,901
2021 Population Age 85+	261	1,090	2,155
2021 Population Age 18+	7,804	43,636	86,501
2021 Median Age	44	40	41
2026 Median Age	44	41	42



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,601	\$87,458	\$87,651
Average Household Income 25-34	\$160,618	\$116,768	\$117,663
Median Household Income 35-44	\$184,696	\$131,344	\$133,112
Average Household Income 35-44	\$219,808	\$165,355	\$169,682
Median Household Income 45-54	\$189,501	\$141,484	\$151,881
Average Household Income 45-54	\$220,592	\$181,870	\$196,739
Median Household Income 55-64	\$179,228	\$136,466	\$148,982
Average Household Income 55-64	\$211,544	\$174,703	\$191,653
Median Household Income 65-74	\$102,075	\$88,493	\$96,843
Average Household Income 65-74	\$148,193	\$127,623	\$141,502
Average Household Income 75+	\$87,737	\$80,365	\$90,923





# Forum Square

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*Exclusively Marketed by:*

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