

# Class A Office Suites For Lease

## 840 S. WAUKEGAN ROAD

### LAKE FOREST, IL 60045

JAMESON.

## FOR LEASE



<b>BUILDING SIZE:</b>	52,977 SF	<b>Available Space:</b>	1,421- 2,736 SF
<b>TAXES</b>	\$2.30	<b>Operating Expenses</b>	\$8.09
<b>YEAR BUILT</b>	2007	<b>LEASE RATE</b>	\$26.00/NNN

STATISTICS	1 Mile	5 Miles	10 Miles
Population	2,774	102,536	569,889
Households	968	36,963	205,567
Average HHI	\$337,423	\$178,612	\$120,500

JAMESON COMMERCIAL REAL ESTATE

425 West North Avenue | Chicago, IL 60610  
www.jamesoncommercial.com

**BRENT BURDEN, CCIM** // Senior Vice President

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## EXTERIOR PHOTOS

840 S WAUKEGAN ROAD  
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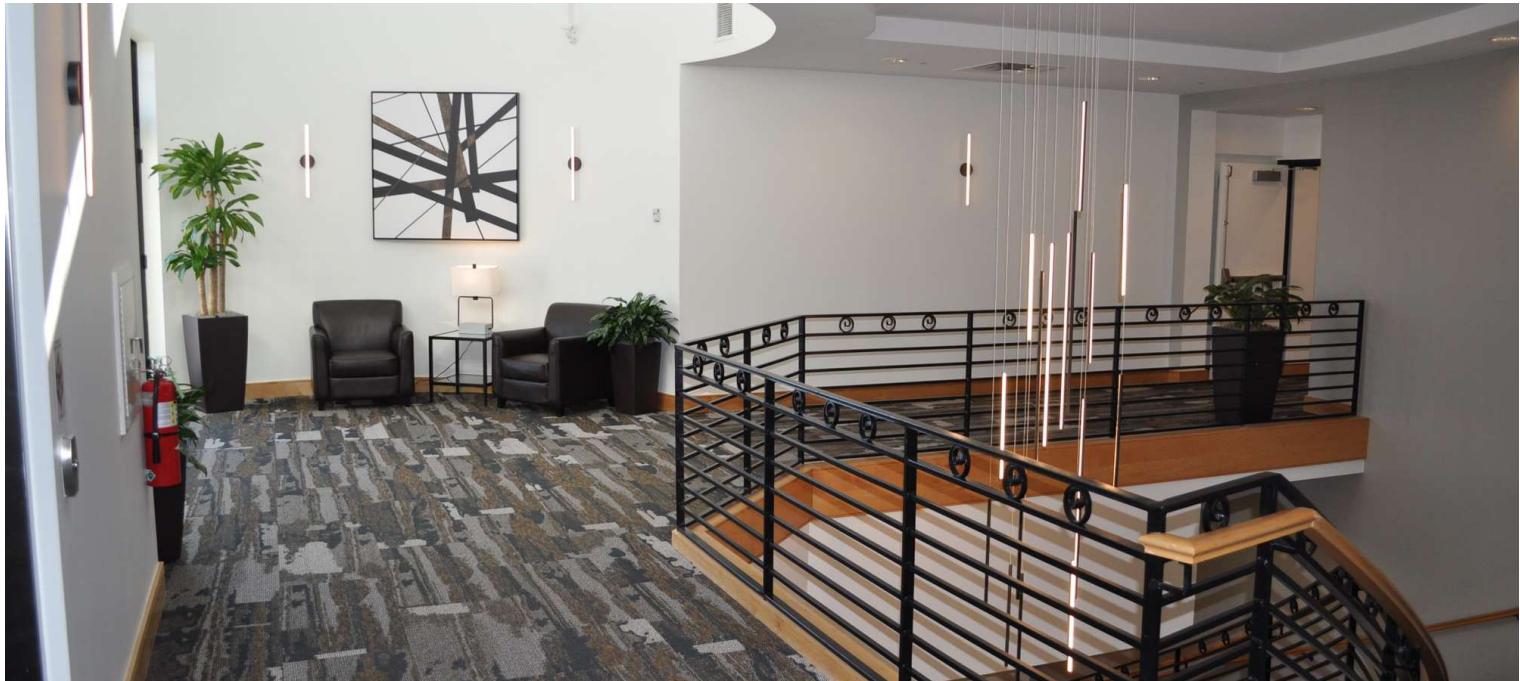
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## NEWLY RENOVATED COMMON AREA PHOTOS

840 S WAUKEGAN ROAD  
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## ADDITIONAL PHOTOS

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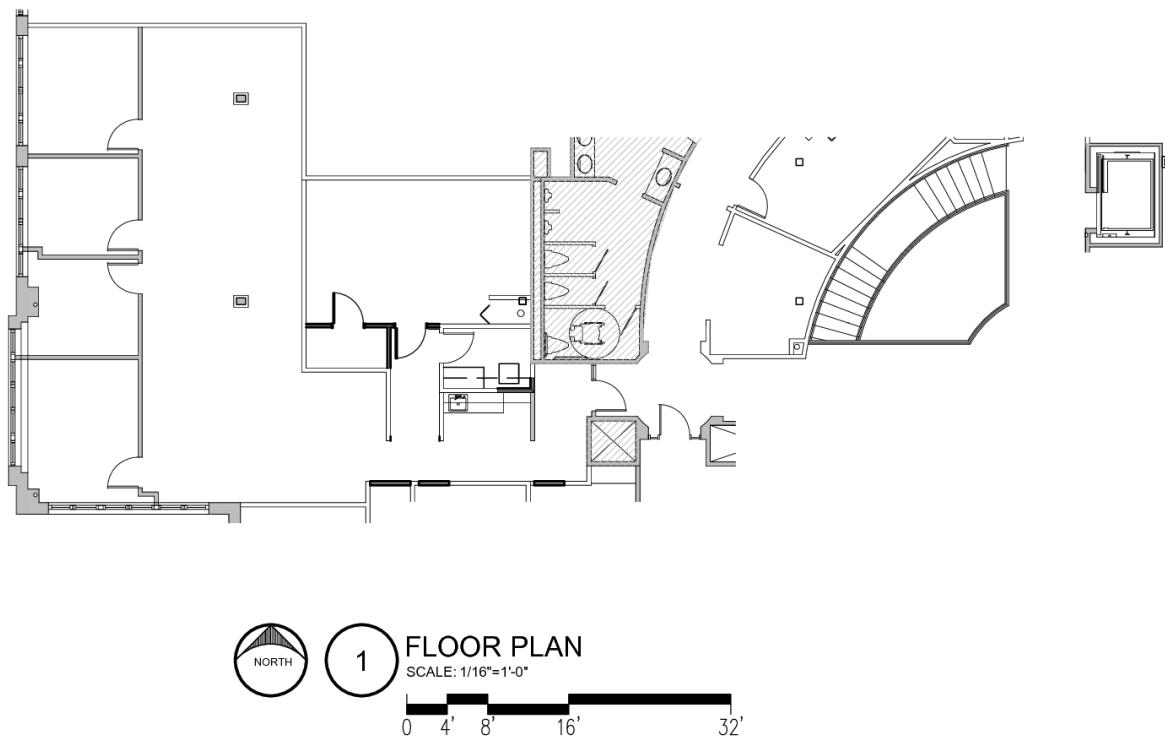
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## SUITE 222: 2,736 SF- AVAILABLE

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LAKE FOREST, IL 60045

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### FLOOR PLAN



JITE 222 - 2,736 RSF

Planned by:



LEKIS ASSOCIATES  
Architects + Planners

W. JACKSON BLVD., Suite 1000

Chicago, IL 60606

w.lekis.com

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LAKE FOREST, IL 60045

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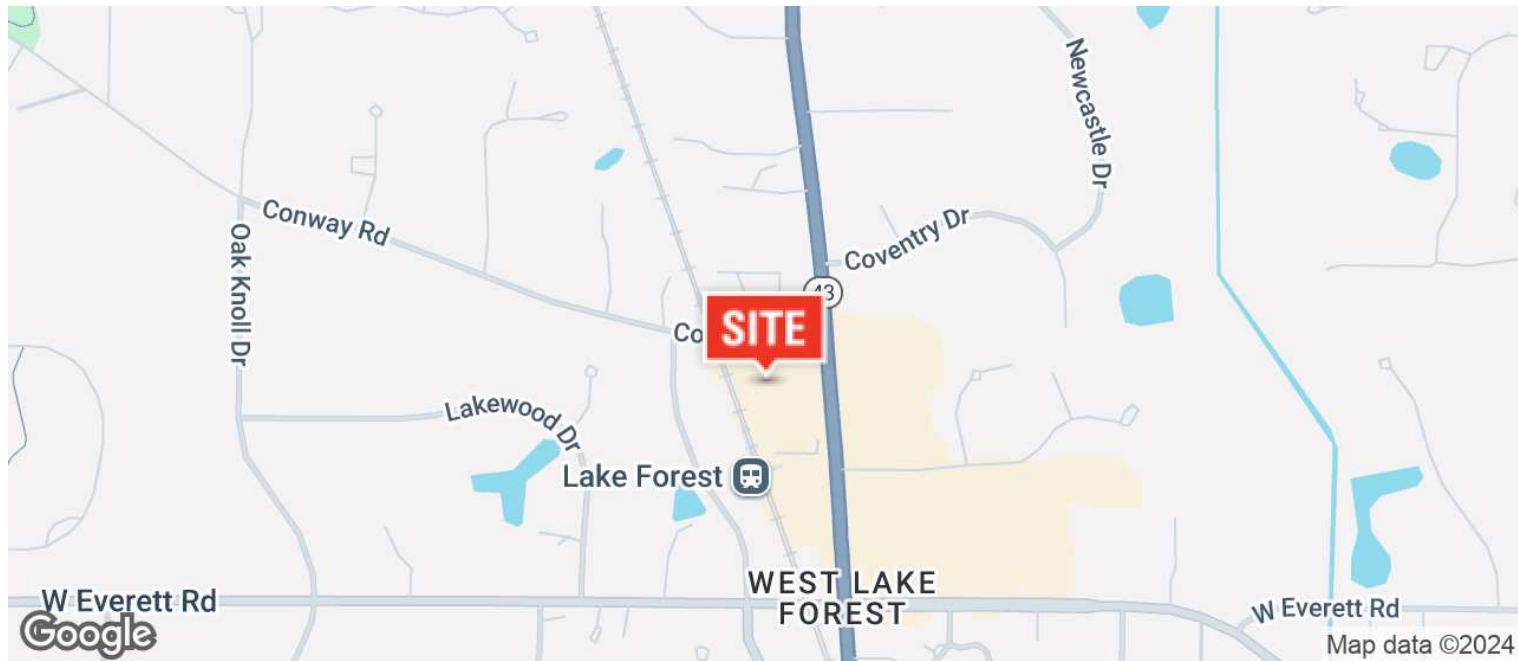
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## AERIAL & STREET DETAIL

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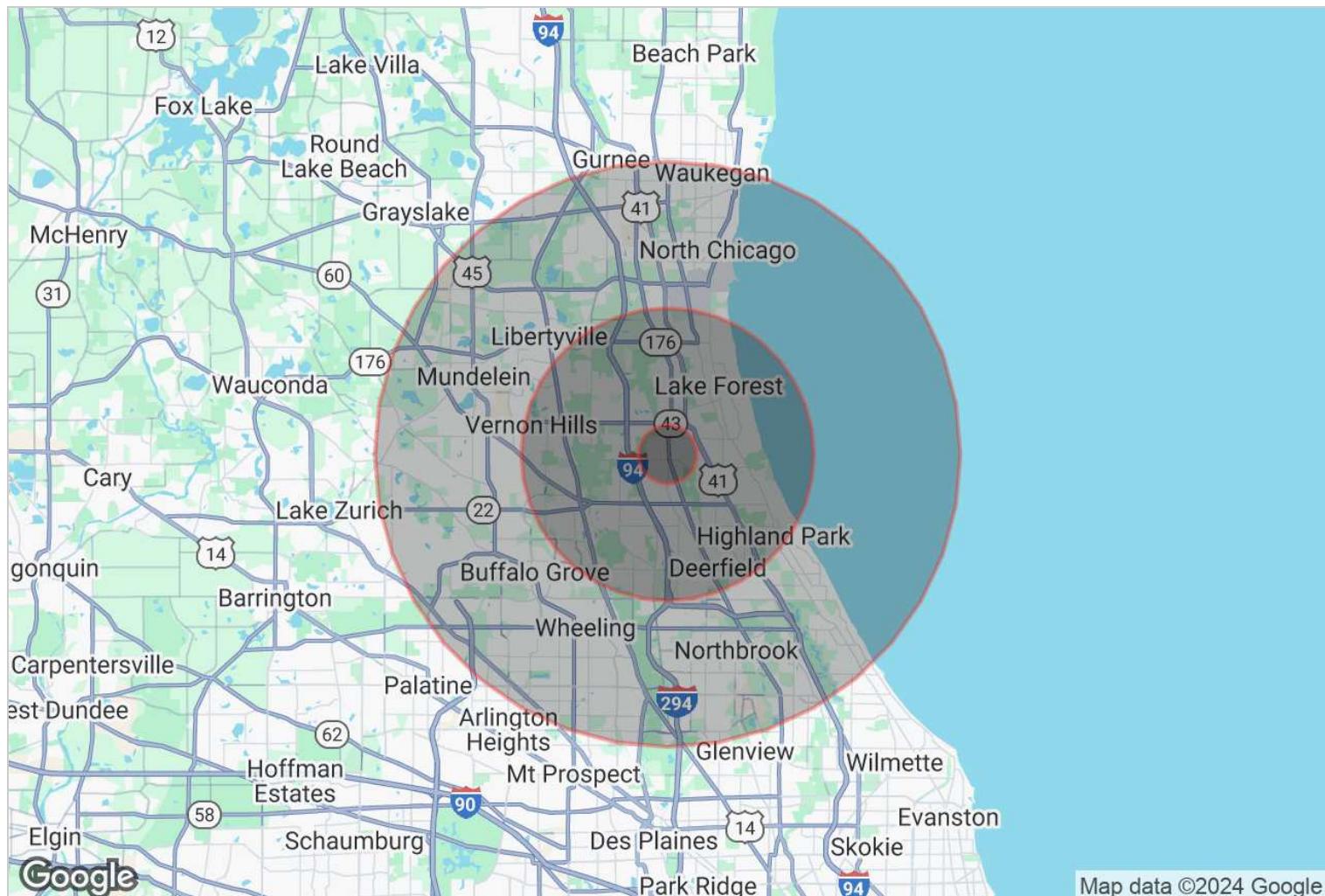
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# DEMOGRAPHICS MAP

840 S WAUKEGAN ROAD  
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2010 STATISTICS	1 Mile	5 Miles	10 Miles
Total Population	2,774	102,536	569,889
Total Number of Households	968	36,963	205,567
Average Household Income	\$337,423	\$178,612	\$120,500
Median Age	48.1	42.5	39.5

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# DEMOGRAPHICS REPORT

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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,774	102,536	569,889
MEDIAN AGE	48.1	42.5	39.5
MEDIAN AGE (MALE)	48.8	41.4	38.4
MEDIAN AGE (FEMALE)	47.2	43.1	40.3
TOTAL HOUSEHOLDS	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	968	36,963	205,567
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$337,423	\$178,612	\$120,500
AVERAGE HOUSE VALUE		\$646,934	\$477,921

POPULATION	1 Mile	5 Miles	10 Miles
TOTAL POPULATION - White	2,535	90,695	435,458
TOTAL POPULATION - Black	7	1,185	27,541
TOTAL POPULATION - Hispanic	52	7,239	101,158
TOTAL POPULATION - Asian	221	5,881	49,809
TOTAL POPULATION - Hawaiian	0	61	133
TOTAL POPULATION - Indian	7	82	638
TOTAL POPULATION - Other	0	3,083	45,975

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