

FOR LEASE



PROPERTY DESCRIPTION

Prime retail storefront in North Shore Neighborhood Retail Location. Retail building divided into two separate store fronts remaining unit is 1,380 plus a 300 sq ft basement. Lovely Building is ideally located ½ a block to CTA Chicago Purple Line and numerous bus lines, coffee shops, restaurants, and many service businesses

PROPERTY HIGHLIGHTS

- ✓ Prime Retail Location
- ✓ Prestigious North Shore Neighborhood
- ✓ 1 Unit Available for Lease

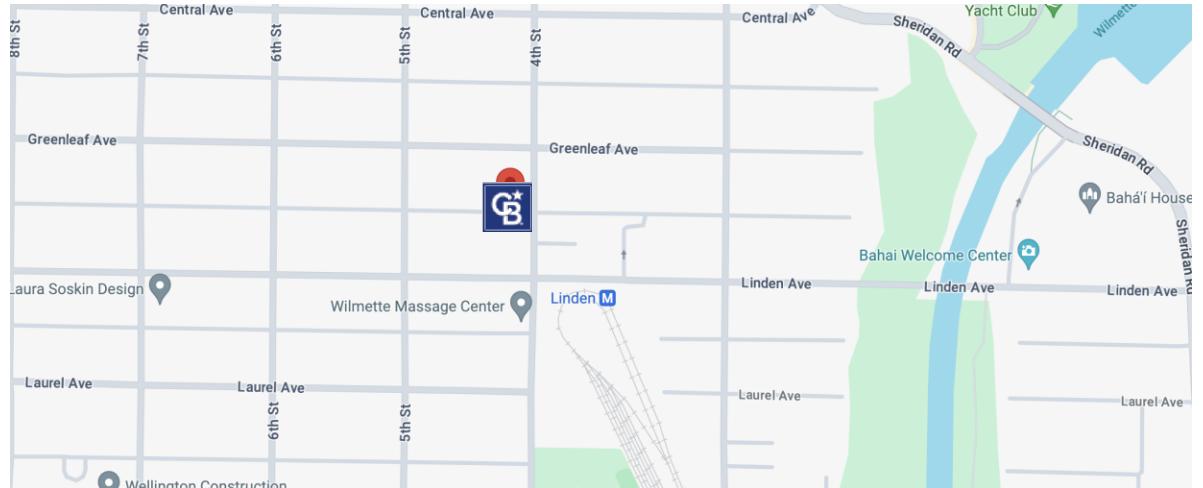
Kathy Lerner

(847) 302-2399

Kathy@kathylerner.com

519-B 4th Street

519 B 4th Street Wilmette, IL 60091



OFFERING SUMMARY

Base Lease Rate

\$25.00 psf + Utilities + RET + CAM

Unit Size (Unit B)

1,380 SF



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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SPACES FOR LEASE

519 B 4th Street
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Unit Size:	1,380+ SF	Lease Rate:	\$25.00 NNN/PSF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
519	Available	1,380 SF	NNN	\$25.00 NNN/PSF	Tenant responsible for utilities – Pro-Rated RET + CAM

Both sides are contiguous and can be combined for a total rentable SF of 3,550 (SF)

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AERIAL MAP

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DEMOGRAPHICS

POPULATION

WILMETTE	
Total Population	28,170
Average Age	45.4
Average Age (Male)	40.2
Average Age (Female)	42.7

HOUSEHOLDS & INCOME

Total Households	9,985
# of Persons per HH	2.8
Average HH Income	\$173,967
Average House Value	\$839,312



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