

Country Court

RETAIL SPACE FOR LEASE

400-454 Peterson Road
Libertyville, IL 60048

Andrew Prunty

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THE SPACE

Location	400-454 Peterson Road Libertyville, IL 60048
County	Lake
APN	1108200004
Traffic Count	25,400



HIGHLIGHTS

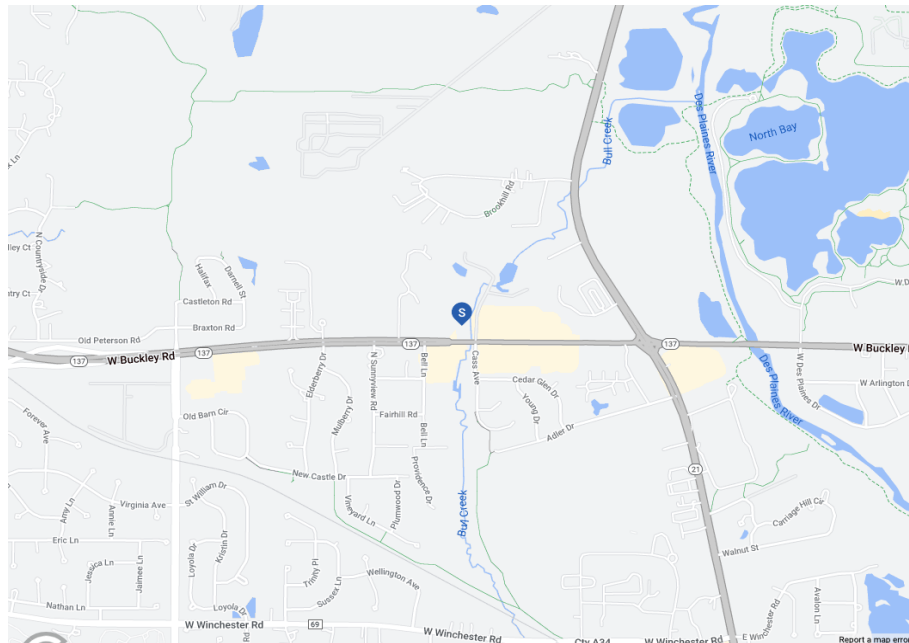
- Excellent exposure on busy Peterson Rd (Rte 137)
- Traffic Count = 25,400 VPD
- Easy access to I-94
- Strong Demographics
- Ample parking
- NNN's = \$4.24/SF/Year

Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
408	1	1,460	\$16.00	NNN	Ideal space for standard retail use or restaurant. There isn't any restaurant equipment in place but there is a vent through the roof, the frame of a walk-in cooler (no mechanicals), and a grease trap. There is an open retail area in the front of the space and storage, a small office, and a washroom in the back of the space.

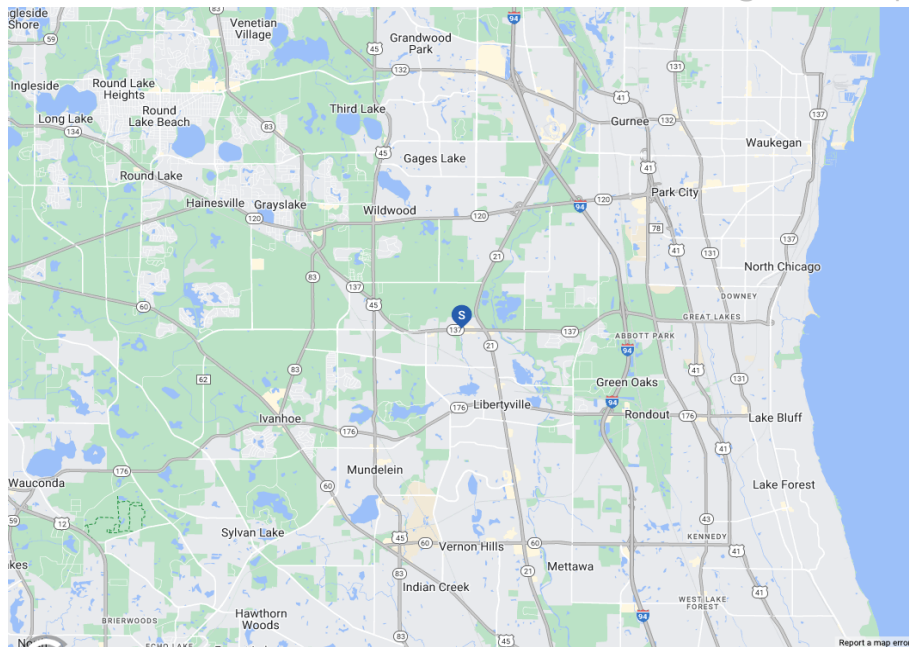
Property Overview

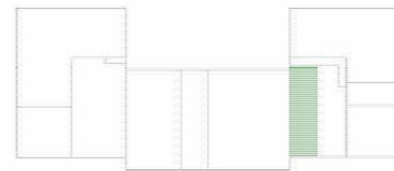
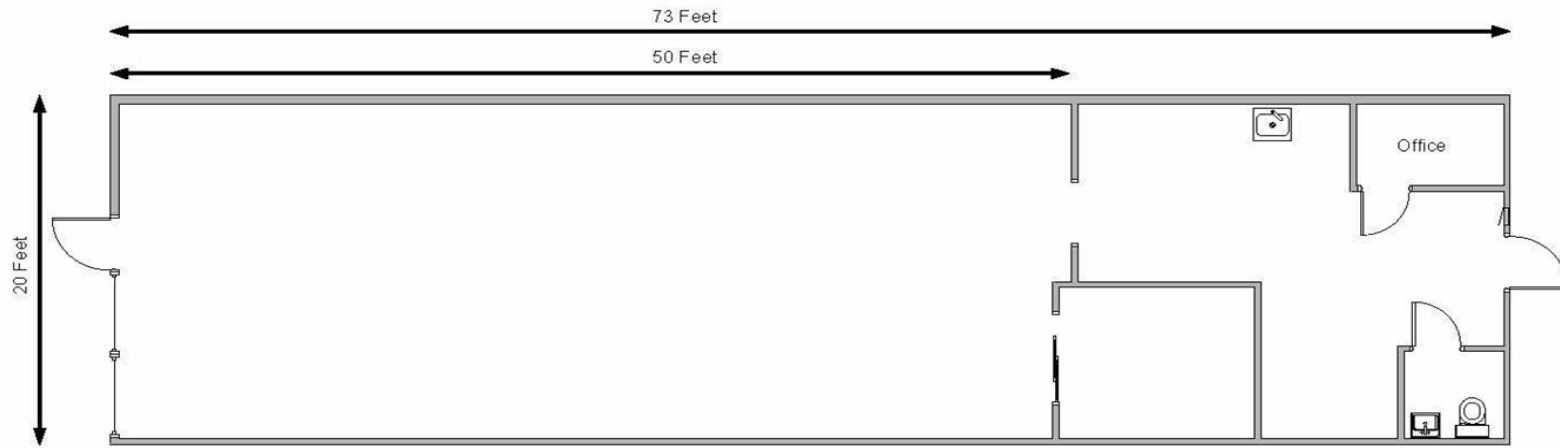
- Prime retail space available for lease at the Country Court Shopping Center in Libertyville.
- Country Court is located on Peterson Rd. (Rte. 137) providing great visibility.
- The Center has excellent exposure with 510' of frontage on busy Peterson Rd that has an average traffic count of 25,400 cars/day, and there is abundant parking with 186 parking spaces.
- The location provides strong local demographics with a 2022 population of 126,351 (5 Miles) and average household income exceeding \$150,000.
- C-3 zoning allows for a variety of uses.

Locator Map



Regional Map





408 Peterson Road
 Libertyville, IL 60048
 Country Court
 1,460 sq. ft.
 (Not to scale)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,728	37,279	115,220
2010 Population	3,730	37,626	123,903
2023 Population	3,604	37,560	125,026
2028 Population	3,557	36,588	122,882
2023-2028: Population: Growth Rate	-1.30 %	-2.60 %	-1.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	334	1,640
\$15,000-\$24,999	22	408	1,550
\$25,000-\$34,999	42	436	1,628
\$35,000-\$49,999	57	927	3,528
\$50,000-\$74,999	64	1,274	5,864
\$75,000-\$99,999	70	1,433	5,929
\$100,000-\$149,999	156	2,523	9,440
\$150,000-\$199,999	182	1,833	6,539
\$200,000 or greater	649	4,837	11,900
Median HH Income	\$200,001	\$141,055	\$115,786
Average HH Income	\$262,671	\$195,328	\$161,429

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,040	13,219	42,194
2010 Total Households	1,191	13,500	45,183
2023 Total Households	1,250	14,005	48,018
2028 Total Households	1,266	14,023	48,617
2023 Average Household Size	2.77	2.64	2.58
2000 Owner Occupied Housing	941	10,753	32,870
2000 Renter Occupied Housing	86	2,166	8,149
2023 Owner Occupied Housing	1,127	11,401	36,212
2023 Renter Occupied Housing	123	2,604	11,806
2023 Vacant Housing	50	802	3,002
2023 Total Housing	1,300	14,807	51,020
2028 Owner Occupied Housing	1,154	11,639	36,962
2028 Renter Occupied Housing	112	2,384	11,654
2028 Vacant Housing	34	815	2,758
2028 Total Housing	1,300	14,838	51,375
2023-2028: Households: Growth Rate	1.25 %	0.15 %	1.25 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	110	1,868	7,222
2023 Population Age 35-39	189	2,185	7,952
2023 Population Age 40-44	253	2,582	8,672
2023 Population Age 45-49	260	2,560	8,330
2023 Population Age 50-54	277	2,693	8,812
2023 Population Age 55-59	256	2,773	8,764
2023 Population Age 60-64	261	2,789	8,860
2023 Population Age 65-69	244	2,365	7,630
2023 Population Age 70-74	201	1,849	5,856
2023 Population Age 75-79	164	1,318	4,217
2023 Population Age 80-84	92	825	2,601
2023 Population Age 85+	113	760	2,474
2023 Population Age 18+	2,846	29,412	98,341
2023 Median Age	46	43	42

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$195,862	\$124,259	\$108,776
Average Household Income 25-34	\$256,293	\$176,554	\$145,492
Median Household Income 35-44	\$200,001	\$166,620	\$137,782
Average Household Income 35-44	\$294,854	\$220,034	\$180,200
Median Household Income 45-54	\$200,001	\$200,001	\$157,264
Average Household Income 45-54	\$322,442	\$252,416	\$203,761
Median Household Income 55-64	\$200,001	\$177,607	\$145,192
Average Household Income 55-64	\$313,234	\$228,761	\$189,307
Median Household Income 65-74	\$132,935	\$102,231	\$89,732
Average Household Income 65-74	\$205,055	\$150,491	\$128,676
Average Household Income 75+	\$108,205	\$97,225	\$88,507

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	180	1,986	7,127
2028 Population Age 35-39	138	2,041	7,733
2028 Population Age 40-44	219	2,276	8,128
2028 Population Age 45-49	256	2,566	8,605
2028 Population Age 50-54	249	2,424	7,922
2028 Population Age 55-59	256	2,454	8,059
2028 Population Age 60-64	238	2,454	7,802
2028 Population Age 65-69	237	2,466	7,854
2028 Population Age 70-74	221	2,038	6,644
2028 Population Age 75-79	184	1,608	5,094
2028 Population Age 80-84	129	1,067	3,431
2028 Population Age 85+	130	881	2,883
2028 Population Age 18+	2,850	29,131	98,183
2028 Median Age	47	44	43

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$200,001	\$152,455	\$126,910
Average Household Income 25-34	\$287,964	\$213,006	\$174,277
Median Household Income 35-44	\$200,001	\$179,496	\$152,685
Average Household Income 35-44	\$324,715	\$241,848	\$198,877
Median Household Income 45-54	\$200,001	\$200,001	\$168,324
Average Household Income 45-54	\$347,269	\$277,872	\$223,822
Median Household Income 55-64	\$200,001	\$200,001	\$161,492
Average Household Income 55-64	\$347,640	\$261,509	\$214,088
Median Household Income 65-74	\$168,039	\$118,897	\$106,856
Average Household Income 65-74	\$244,046	\$182,188	\$155,039
Average Household Income 75+	\$145,650	\$124,331	\$110,929

Country Court

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Exclusively Marketed by:

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