


300-306 Peterson Rd

OFFICE/WAREHOUSE SPACE
FOR LEASE



DOVER SADDLERY
Reclaimed Artisans Inc.

300-306 Peterson Rd
Libertyville, IL 60048

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THE SPACE

Location	300-306 Peterson Rd Libertyville, IL, 60048
County	Lake
Square Feet	9,010
Rent Per SF (Annual)	\$12.00
Lease Type	NNN
Floor	1

Notes Office/warehouse space available at 306 Peterson Rd. in Libertyville. The space includes 4,300sf of office space, 4,710sf of warehouse space, and there is 4,150sf of mezzanine space that's not included in the total square footage creating a total of 13,160sf of total floor space. The warehouse does include an external dock. Gas, electric, and water are included in the lease rate.



HIGHLIGHTS

- Great location on Peterson Rd.
- Strong local demographics
- NNN's = \$4.76/SF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,802	37,605	125,926



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$253,228	\$192,890	\$155,207



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,314	13,796	47,698

PROPERTY FEATURES

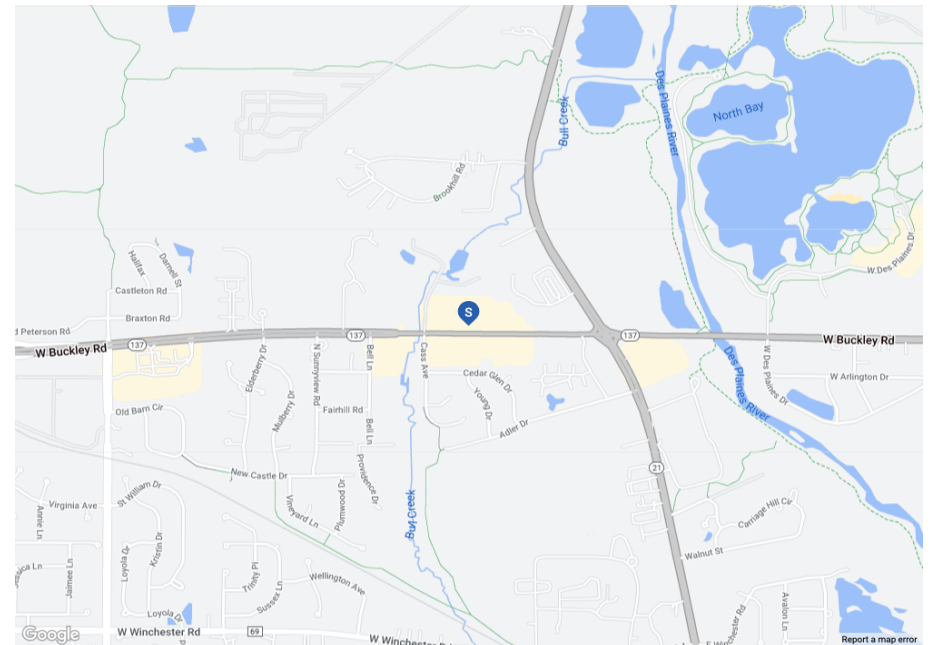
BUILDING SF	31,968
YEAR BUILT	1983
ZONING TYPE	C3
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	119



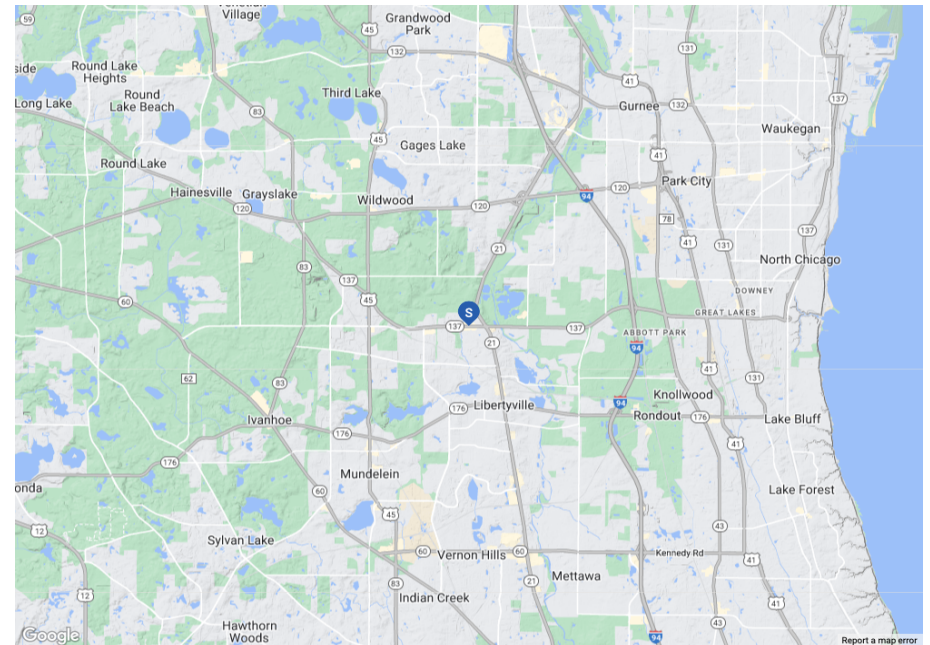
Property Summary

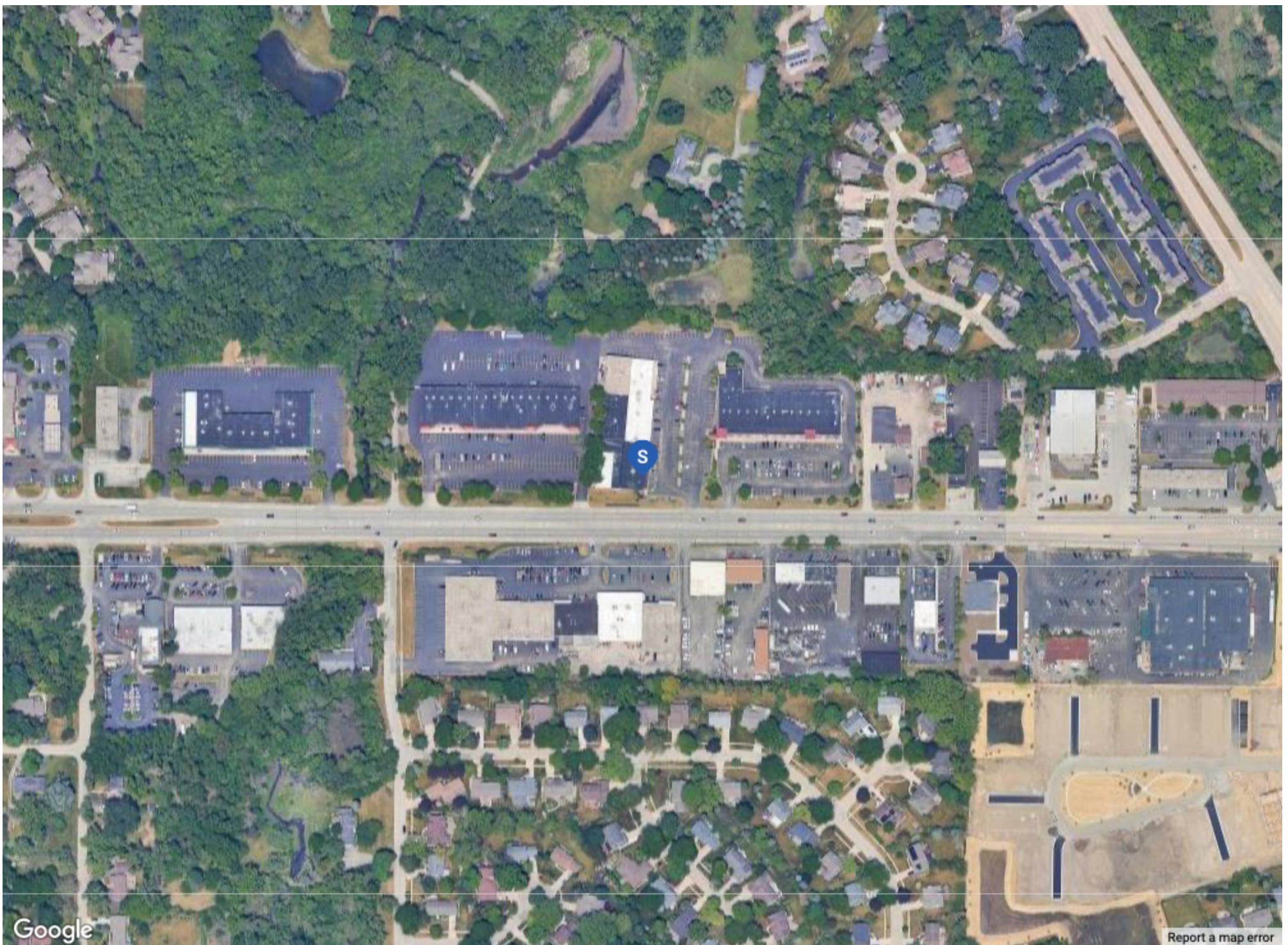
- Office/Warehouse space available at 300-306 Peterson Rd (Rte. 137) in Libertyville.
- The building is 31,968 SF and provides easy access to I-294 and Rte. 45 via Peterson Rd.
- There is abundant parking and the C-3 zoning allows for a variety of uses.
- The location offers strong demographics and abundant parking.

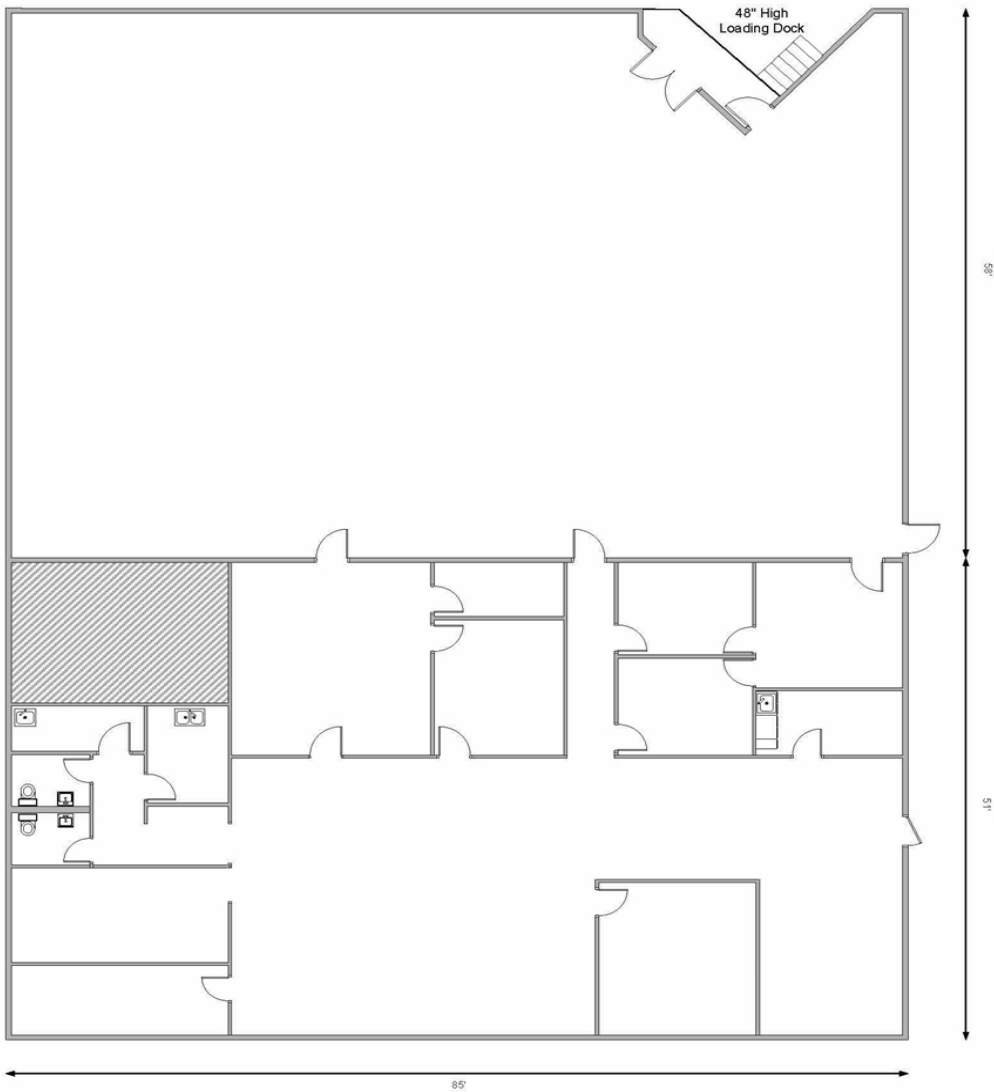
Locator Map



Regional Map







Space Plan
 306 Peterson Road
 13,210 Square Feet
 Office 4,318 sqft
 Warehouse 8,892 sqft
 1st Floor 4,736
 2nd Floor 4,156
 (Not To Scale)



Office1



Office2



Warehouse1



Warehouse2

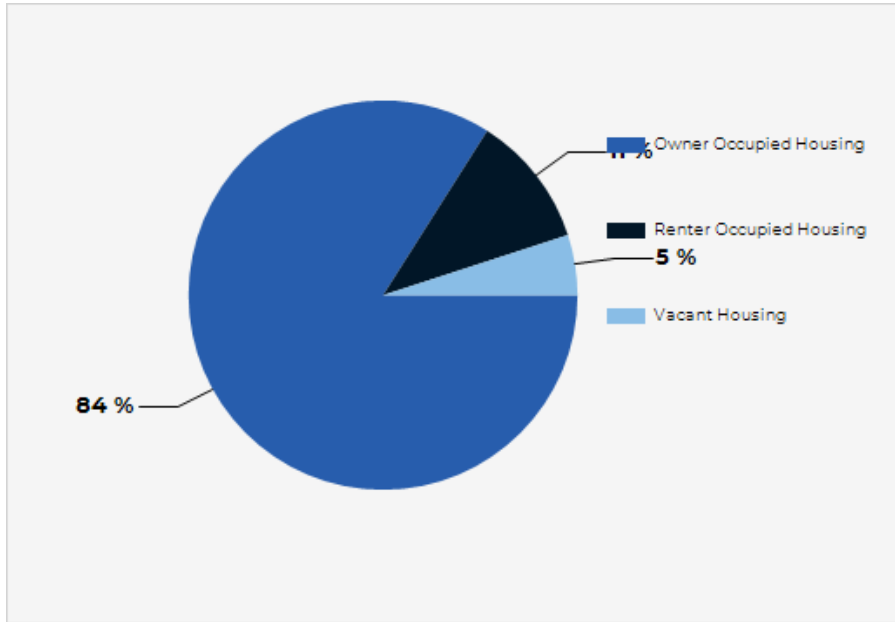


Mezzanine1

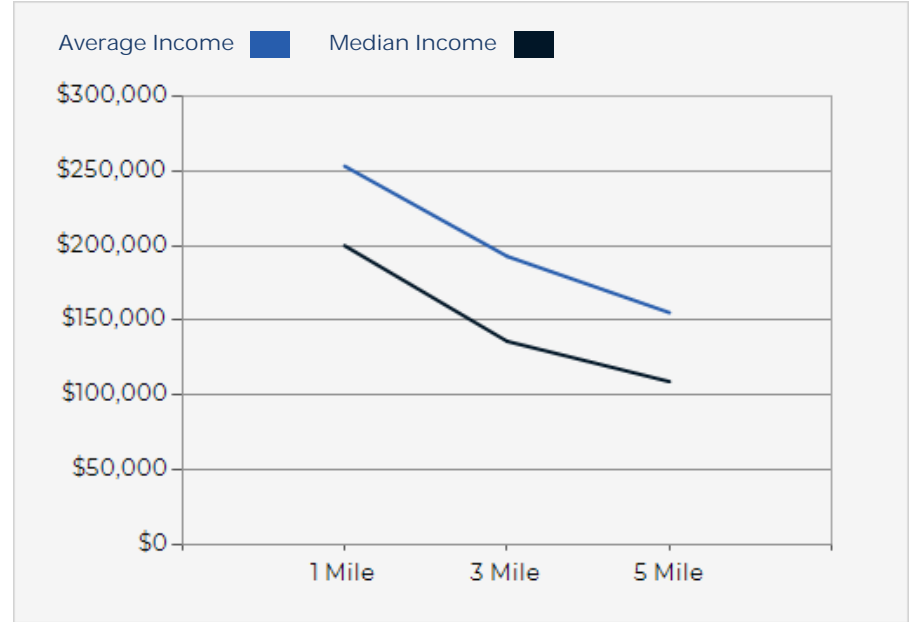


Mezzanine2

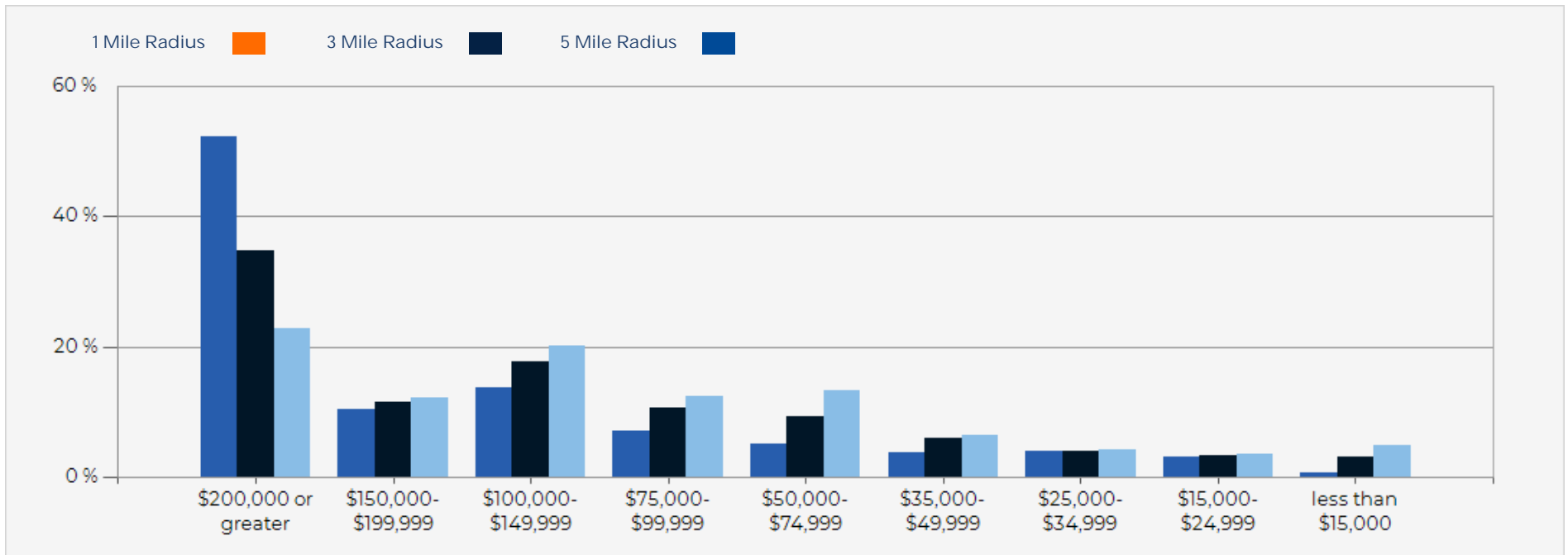
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



300-306 Peterson Rd

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Exclusively Marketed by:

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