

Ivanhoe Shoppes

RETAIL/OFFICE SPACE FOR
LEASE

856 N IL 83
Mundelein, IL 60060

Andrew Prunty
Apex Commercial Realty
Managing Broker
(847) 650-8299
andrew@commercialrealtybyapex.com
471.020524



THE SPACE

Location	856 N IL 83 Mundelein, IL 60060
County	Lake
Cross Street	Route 176
Traffic Count	19,700
Square Feet	1,200
Rent Per SF (Annual)	\$16.00
Lease Type	NNN
Floor	1

Notes The space was previously occupied by a financial services company. The current layout includes a front reception area, one large office/conference room, one private office, 2 storage rooms, utility room, and a washroom. Ideal space for an insurance agency, financial services, law firm, therapist, or any other professional office use.



HIGHLIGHTS

- Great exposure on Rte 83
- Excellent tenant mix
- Over 370 new residences being constructed nearby
- Ample parking (164 spaces)
- Major retailers (Home Depot, Target, Walgreens, Taco Bell, et al) nearby
- C-2 zoning allows for a variety of uses
- NNN's = \$6.85/SF

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,402	36,753	119,267

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$157,409	\$158,048	\$170,529

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,367	13,648	45,327

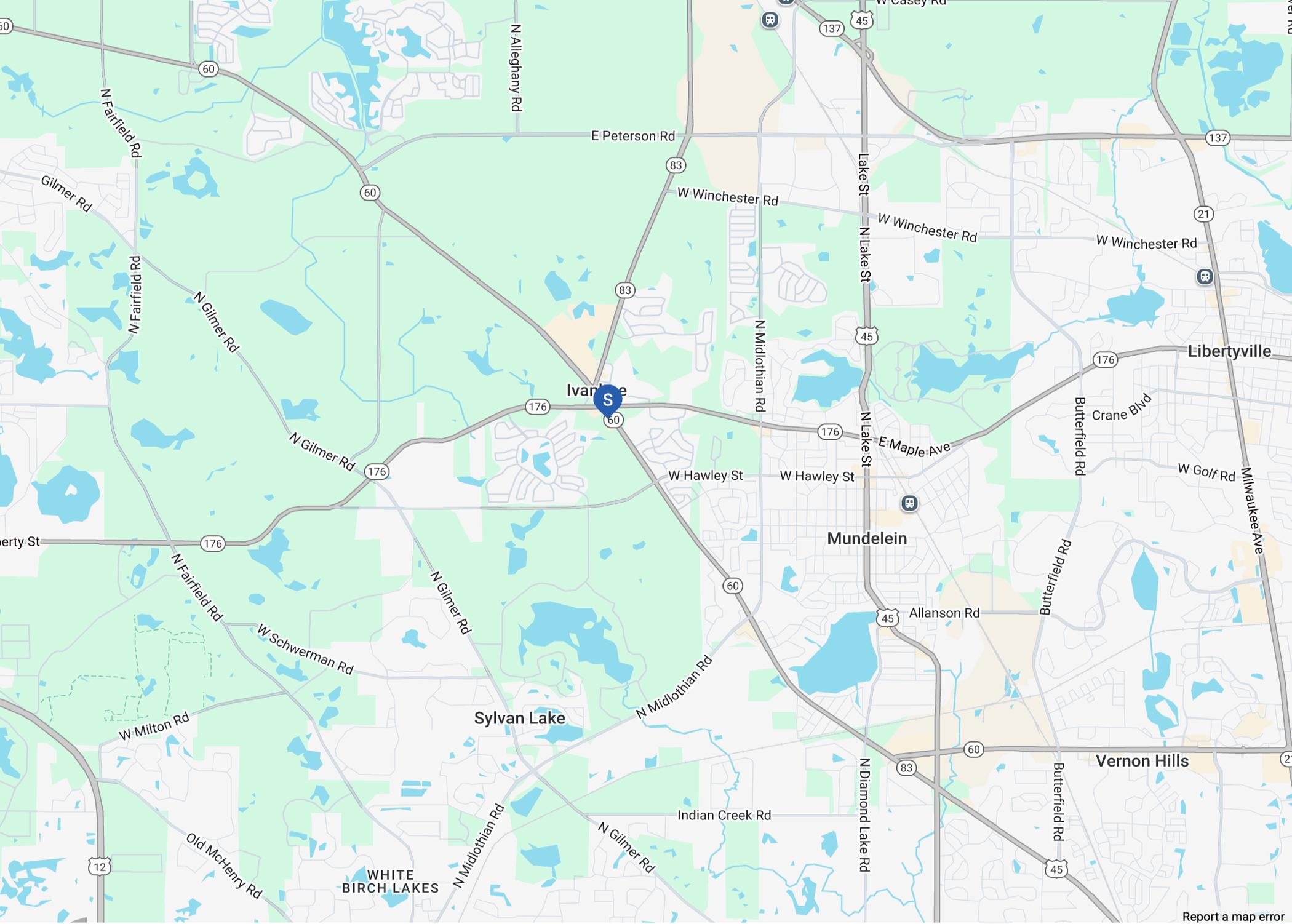
PROPERTY FEATURES

GLA (SF)	15,413
LAND ACRES	3.06
YEAR BUILT	1999
ZONING TYPE	C-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	164



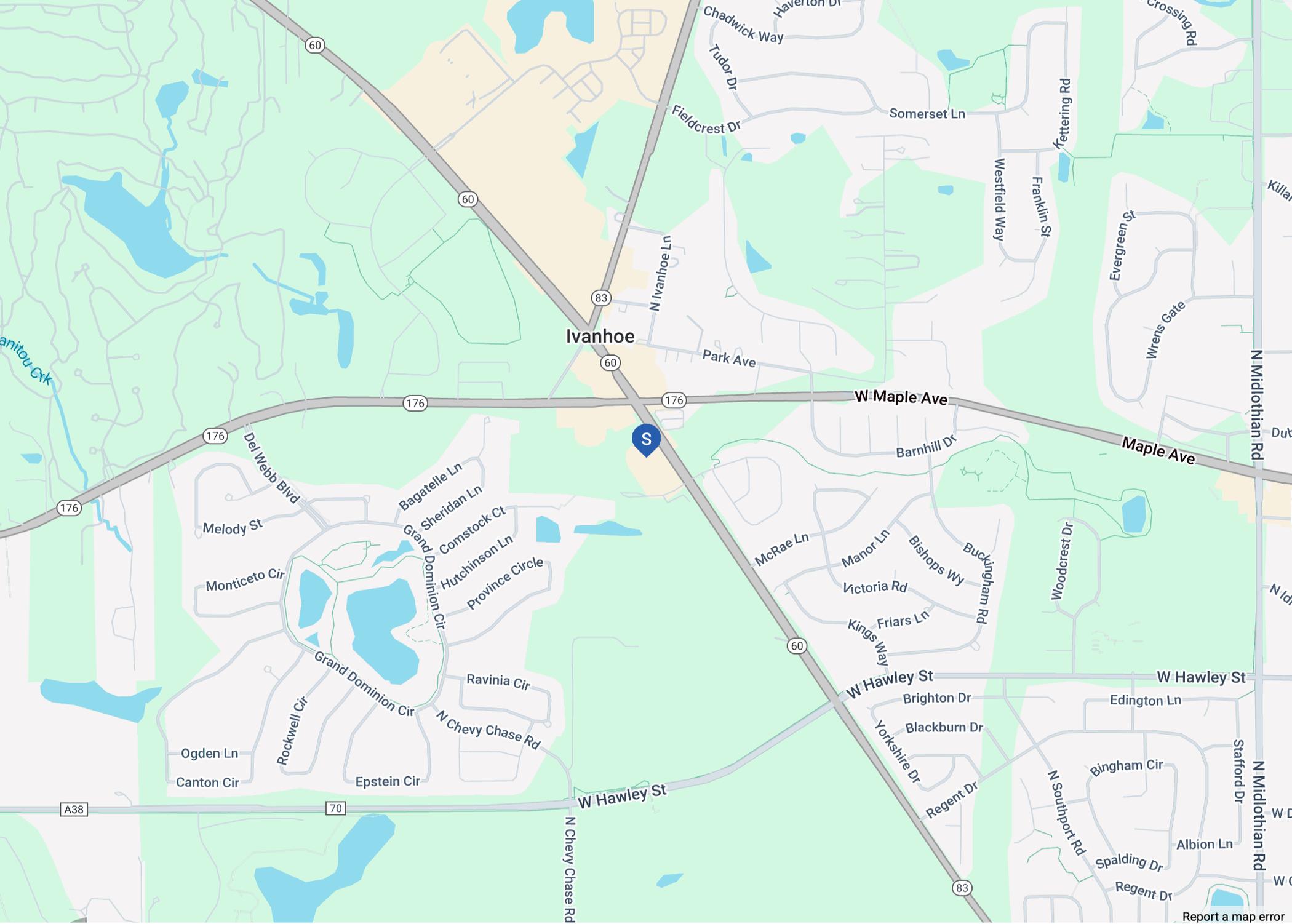
Property Overview

- Professional office space available for lease at the attractive Ivanhoe Shoppes Center on the west side of Mundelein in the desirable Ivanhoe area.
- The Center is surrounded by a mix of retail and residential developments and provides great visibility directly on Rte 60/83 near the intersection of Rte 60/83 and Rte 176.
- Over 370 new residential units are being constructed within 1/2 mile of the Center which will bring even more traffic to the area.
- Existing tenants include a credit union, dentist, eye doctor, florist, day spa, and a restaurant which generate significant traffic along with the Target, Home Depot and Walgreens that are located on the northeast side of Rte 60 & Rte 176.



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