

RETAIL PROPERTY FOR LEASE

OPTIMA CENTER

1100 CENTRAL AVE., WILMETTE, IL 60091

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BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100

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EXECUTIVE SUMMARY

OPTIMA CENTER
1100 CENTRAL AVE. | WILMETTE, IL 60091



OFFERING SUMMARY

Building Size:	16,803 SF
Available SF:	292 - 2,375 SF
Rental Rate:	\$24.00 SF/yr (NNN)
CAM:	\$4.00 / SF
Real Estate Taxes:	\$12.00 / SF
Traffic Count:	2,100
Parking Ratio:	- per 1,000
Zoning:	VC - Village Center Business

PROPERTY OVERVIEW

The Optima building is an established retail destination in the Wilmette community. The retail spaces available for lease are suitable for a variety of businesses and provide tenants with a high-quality environment in which to operate. The building is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION OVERVIEW

The Optima building is an outstanding retail opportunity located in the high-traffic near north suburb of Wilmette. The property is situated in the heart of downtown Wilmette providing excellent visibility and access. This village is a highly desirable northwest suburb, with a population of approximately 28,170.

PROPERTY HIGHLIGHTS

- The building is prominently located in downtown Wilmette
- Ample Parking: Street parking, as well as surface parking, are available
- Excellent visibility from the street

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AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
F-3	292 SF	\$20.00 SF/yr	\$12.00 SF/yr	\$4.00	\$876	NNN	
H	2,375 SF	\$20.00 SF/yr	\$12.00 SF/yr	\$4.00	\$7,125	NNN	

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ADDITIONAL PHOTOS

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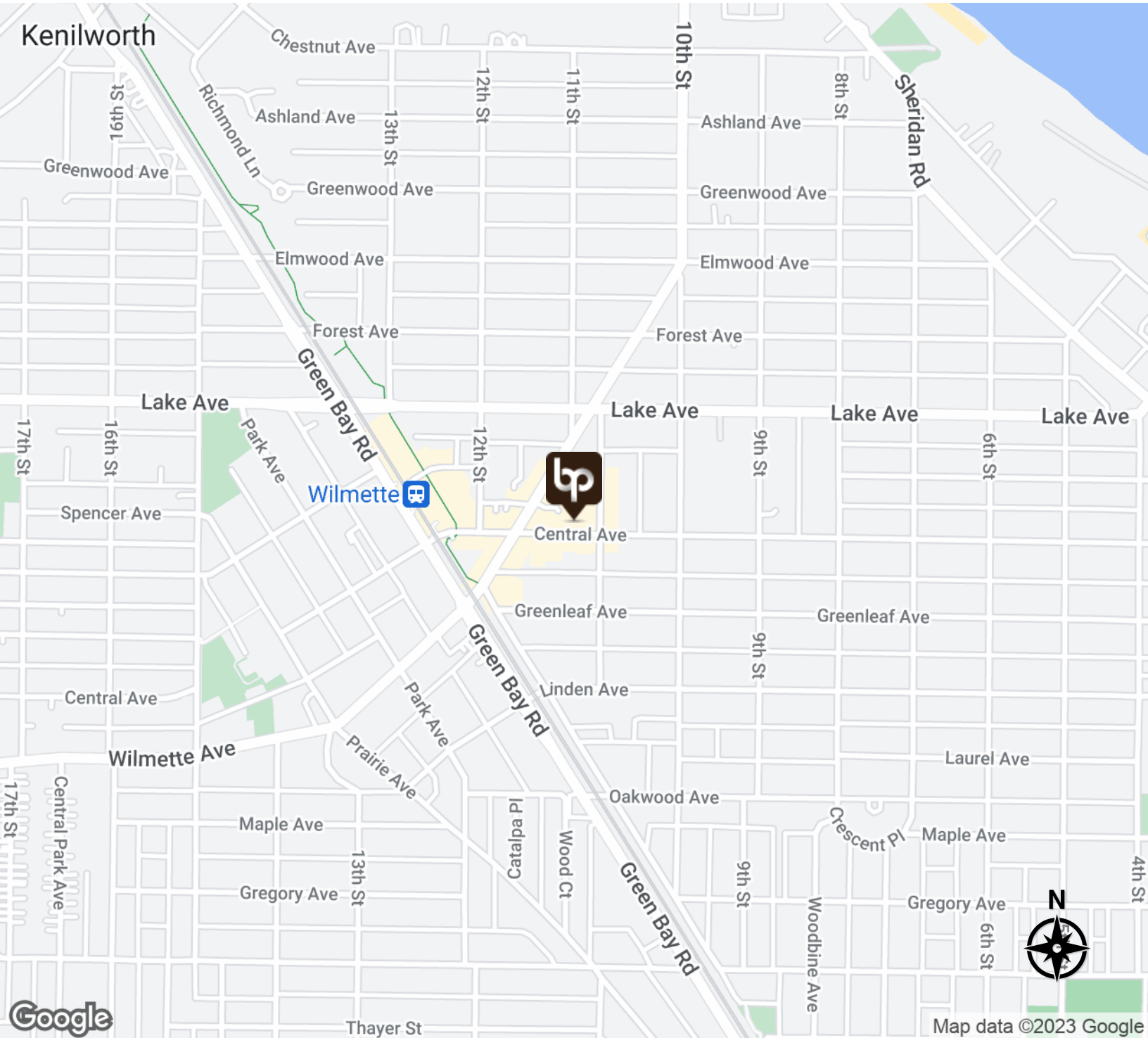
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LOCATION MAP

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AERIAL MAP

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Google

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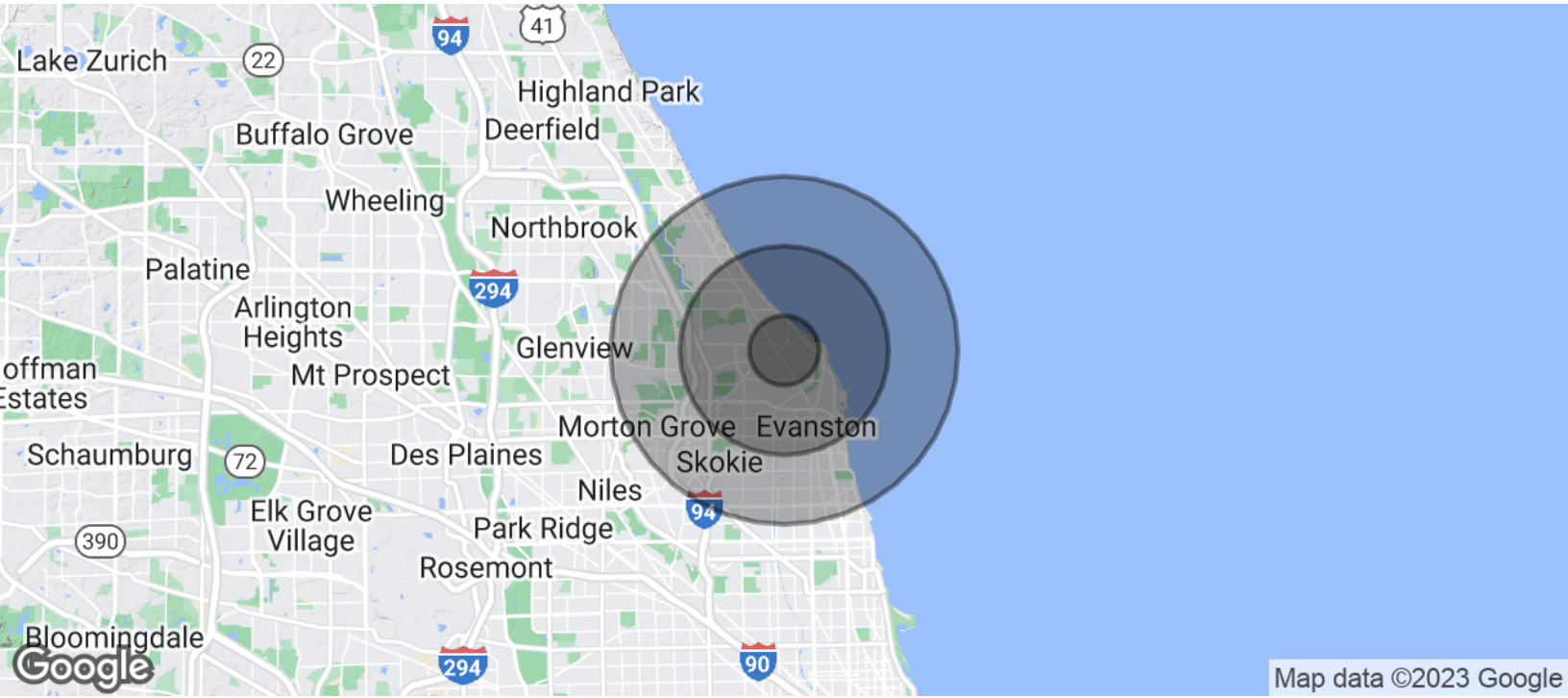


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DEMOGRAPHICS MAP & REPORT

OPTIMA CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,892	102,139	277,085
Average Age	42.4	40.1	39.9
Average Age (Male)	41.4	39.1	38.5
Average Age (Female)	43.8	41.0	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,358	37,534	103,521
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$186,610	\$149,359	\$114,858
Average House Value	\$663,095	\$605,144	\$512,486

* Demographic data derived from 2020 ACS - US Census

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