

70 Landover Pkwy
HAWTHORN WOODS, IL 60047



Price: \$19/SF NNN

The Commons of Hawthorn Woods

Highlights

- Fully Built Single Story Office Building
- Last Remaining Unit
- 50% finished w/bath, drop ceiling, sprinklers
- Builder will finish to suit
- Convenient parking
- 24 hour building access



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Property Summary

70 LANDOVER PARKWAY, HAWTHORN WOODS, IL 60047



Property Summary

Square Footage	1,100
Number Units	1 Last remaining
Type of Lease	NNN
Base Rent	\$19/Sf
Taxes	\$4.50
CAM	\$2.00
Includes all common area maintenance	Snow., landscape, parking lot, roof, building
Zoning	Office -1
PIN	15-30-413-043

Property Overview

LIKE NEW BUILDING WITH ADJACENT PARKING, EASY ACCESS TO FRONT AND REAR PRIVATE ENTRANCES, JOIN EXISTING INSURANCE, MEDICAL OFFICES. *OWNER IS BUILDER WILL FINISH TO MEET YOUR OFFICE NEEDS. MOVE IN WITHIN 90 DAYS SIGNED LEASE.

Location Overview

PREMIER OFFICE COMPLEX IN HAWTHORN WOODS JUST NORTH OF RT22.

*CONTACT JOE H FOR DETAILS AND TO SCHEDULE YOUR SITE VISIT.



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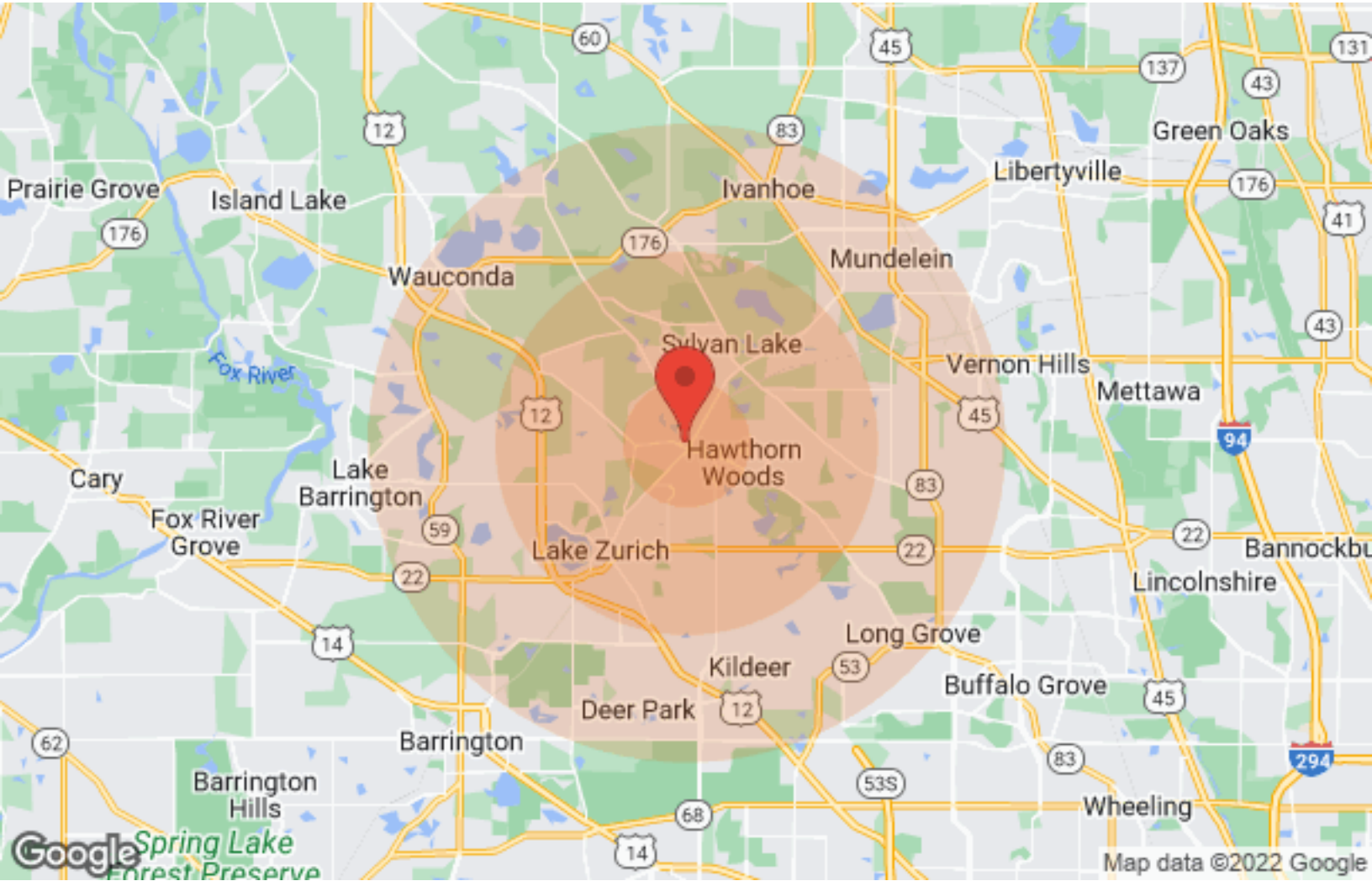
Property Photos

70 LANDOVER PARKWAY, HAWTHORN WOODS, IL 60047



Demographics

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Population	1 Mile	3 Miles	5 Miles
Male	2,355	17,251	51,670
Female	2,437	17,328	51,947
Total Population	4,792	34,579	103,617

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	946	6,705	20,251
Ages 15-24	834	5,596	15,898
Ages 55-64	687	4,949	14,197
Ages 65+	688	5,149	14,907

Race	1 Mile	3 Miles	5 Miles
White	4,467	30,816	86,554
Black	26	182	529
Am In/AK Nat	N/A	11	91
Hawaiian	N/A	N/A	7
Hispanic	67	2,131	15,233
Multi-Racial	114	2,604	17,522

Income	1 Mile	3 Miles	5 Miles
Median	\$140,828	\$123,424	\$106,774
< \$15,000	21	158	1,085
\$15,000-\$24,999	28	408	1,696
\$25,000-\$34,999	20	406	1,532
\$35,000-\$49,999	137	778	3,429
\$50,000-\$74,999	120	1,405	5,220
\$75,000-\$99,999	115	1,247	4,789
\$10,000-\$149,999	359	2,665	7,557
\$150,000-\$199,999	304	2,007	4,861
> \$200,000	431	2,376	5,654

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,462	11,579	37,463
Occupied	1,427	11,079	35,577
Owner Occupied	1,381	9,989	30,347
Renter Occupied	46	1,090	5,230
Vacant	35	500	1,886



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