

**FREESTANDING BUILDING
FOR SALE OR LEASE**

COMPASS
COMMERCIAL



**625 N. BRIDGEPORT TERRACE
LINDENHURST, ILLINOIS**



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EXECUTIVE SUMMARY



Building Overview

9,128 SF Freestanding Building
on 1.25 acre site

Pricing

SALE: \$1,520,000 (seller will consider financing)

LEASE: \$21.75 PSF modified gross

Potential Use

Built in 2006, with a new roof added in 2024, the property has been privately owned and operated as the Brainstorm toy store.

With more than 6,500 SF open space with 14' clear height, accompanied by 1,000 SF warehouse space featuring a 10' drive-in door, the building can be utilized for a wide variety of retail, office, flex, and medical uses.

Location Advantage

Lindenhurst, Illinois is centrally located in Lake County. This highly educated (more than 50% with a college degree), affluent (Median HH Income \$113,748) community is highly supportive of local businesses. Furthermore, the village has grants available for permanent improvements.

PROPERTY LOCATION

Central location in the heart of Lake County.

Demographics

2024 Income (Esri):

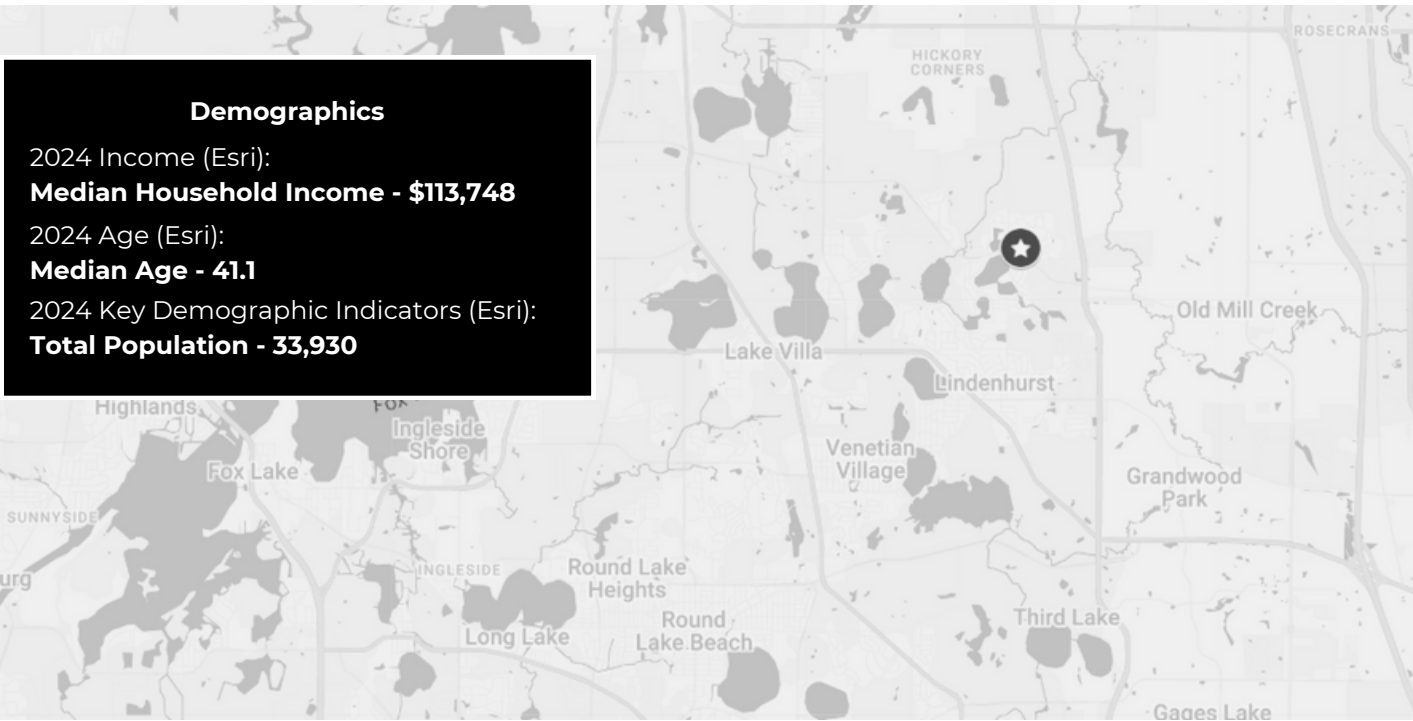
Median Household Income - \$113,748

2024 Age (Esri):

Median Age - 41.1

2024 Key Demographic Indicators (Esri):

Total Population - 33,930



ABOUT LINDENHURST

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Lindenhurst Illinois

At a Glance



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Lindenhurst Lakes

Potomac, Springledge, Linden, & Waterford

2020 Census Population

14,406

\$121,209

**Median Household
Income**

\$5,245
**Retail Sales Per
Capita**

Employment Sectors

Management Operations
Business & Financial
Educational Services
Office
Healthcare

FOUR International
Airports
Within
ONE Hour
Drive-Time

**Rate of
Homeownership**
82%

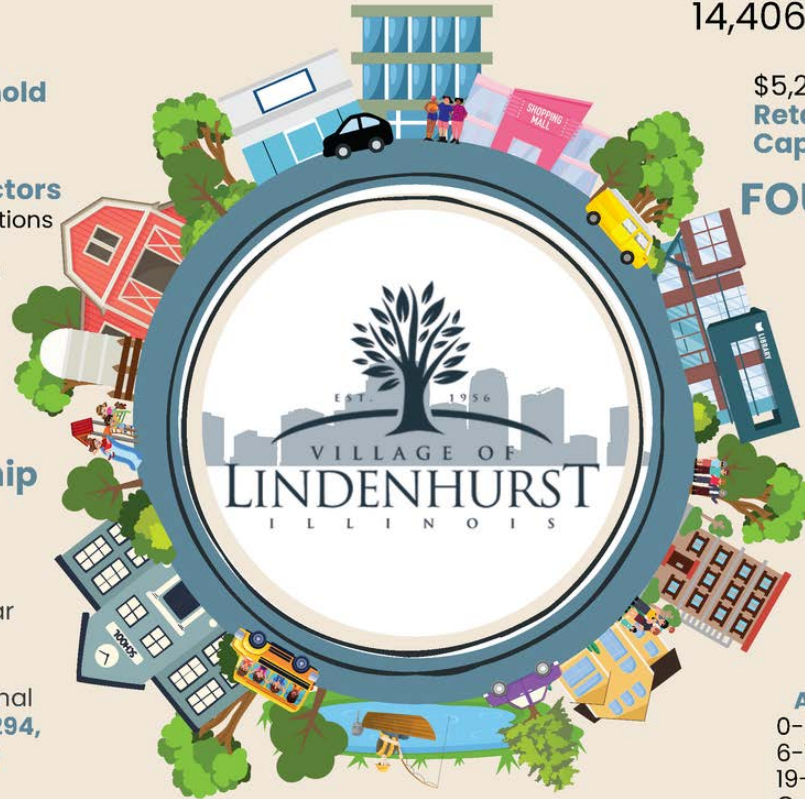
**Acres of
Parkland**
110

**Average
Commute**
32 minutes

Lindenhurst is near
Interstate 94,
providing easy
access to additional
Interstates (**290, 294,**
55, 80) and **State**
Highway 45 and
Grand Avenue

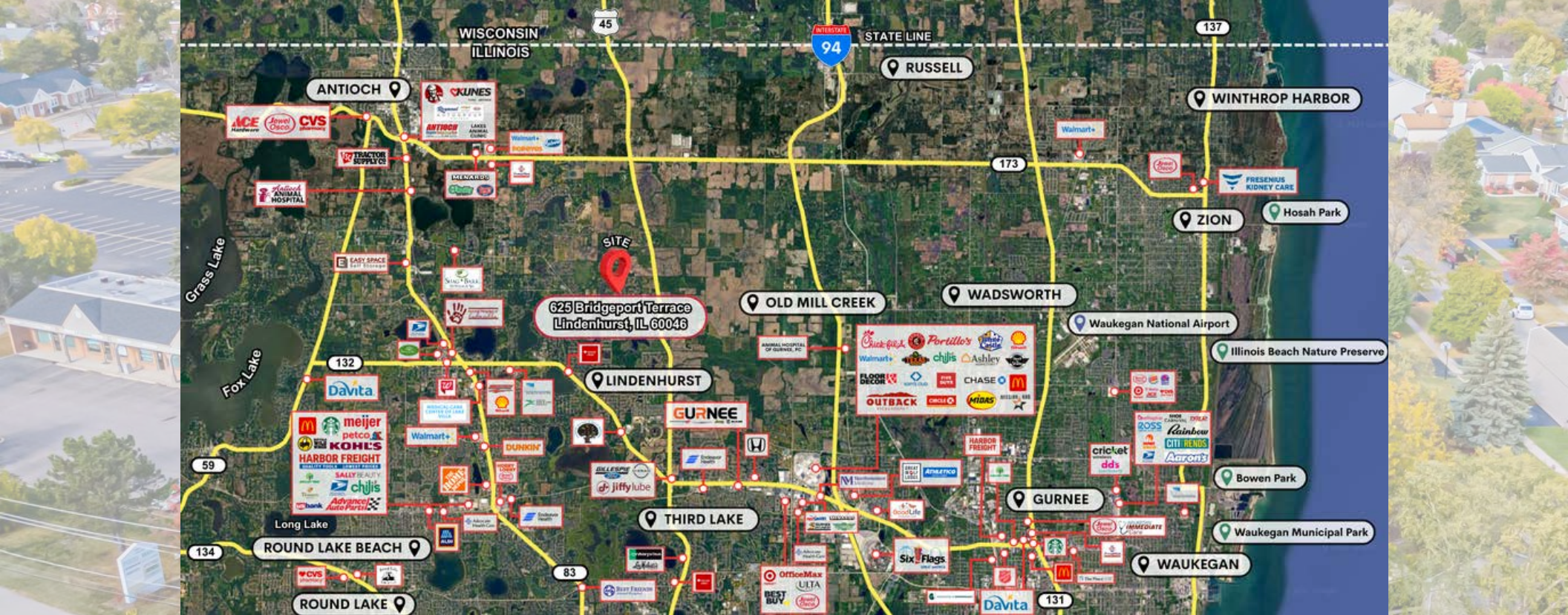
Age of Residents
0-5 Years 7.5%
6-18 Years 24.5%
19-65 55.2%
Over 65 12.8%

Median Property Value \$251,700



MARKET AERIAL

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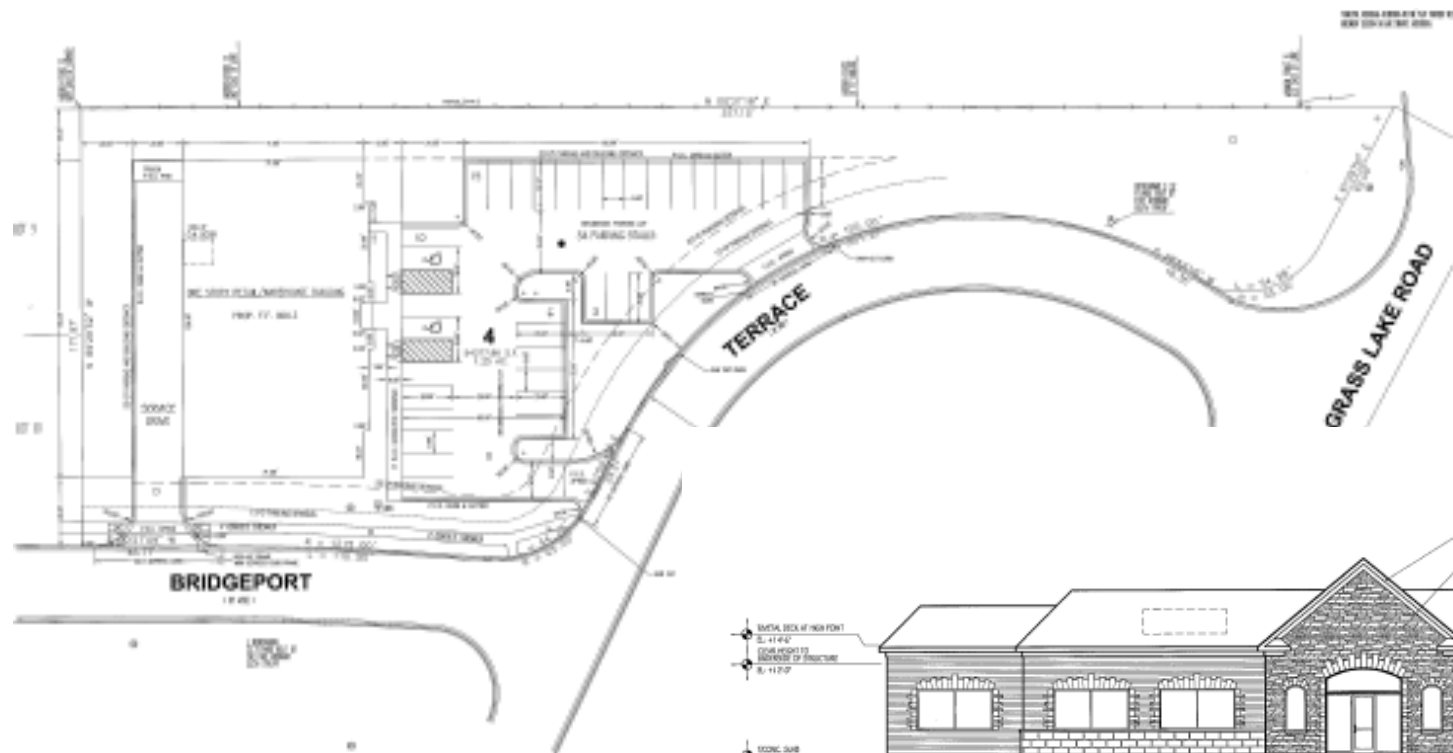
BUILDING OVERVIEW

LOT SIZE	54,400 SF / 1.25 ACRES
BUILDING SIZE	9,128 SF
PARKING SPACES	36
YEAR BUILT	2006
FRONTAGE	86 FT
CEILING HEIGHT	14 FT CLEAR
ZONING	NB



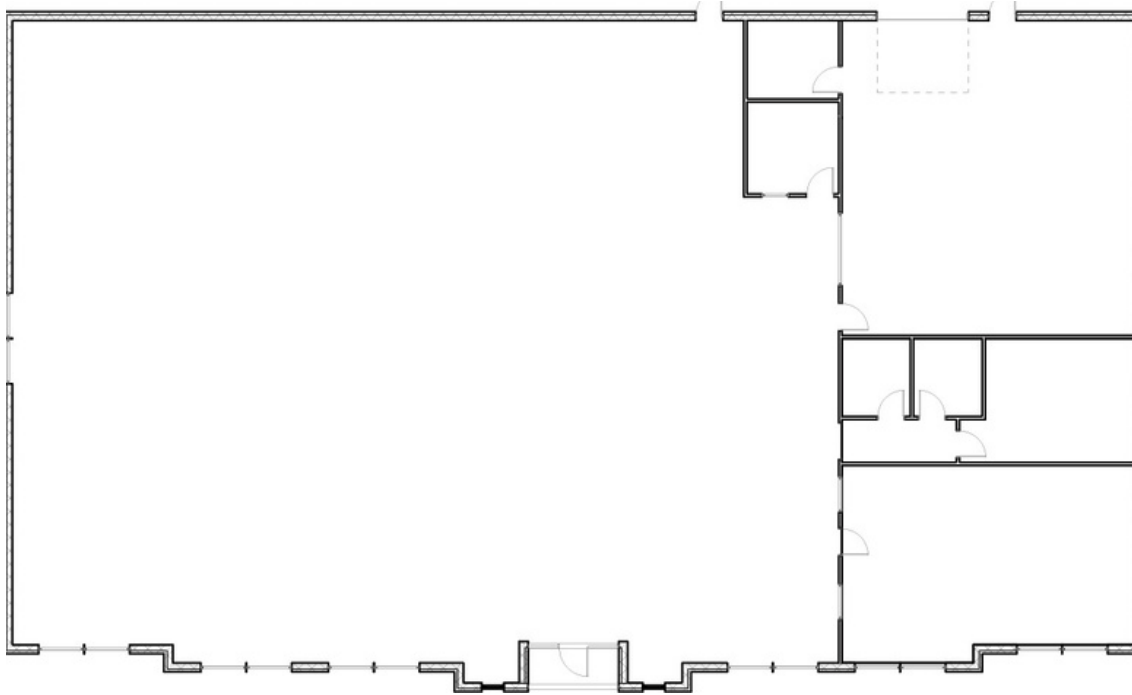
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SITE PLAN & ELEVATION



FLOOR PLAN

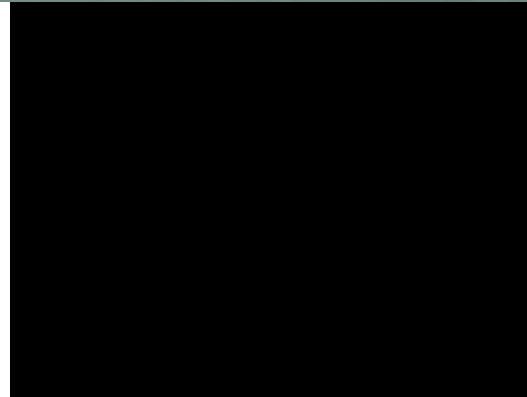
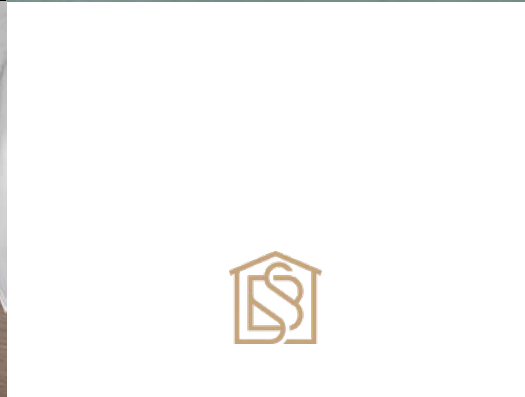
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PHOTOS



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RENDERINGS



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