

FOR SUBLEASE - PRIME RETAIL OPPORTUNITY

±4,292 SF BUILDING, ±1.42 ACRE LOT

2030 EAST GRAND AVENUE, LINDENHURST, IL 60046

RETAIL



CONTACT US

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PROPERTY FEATURES

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- Current lease expires March 2037
- Asking Rent \$20.00 PSF (gross modified)
- Taxes included in gross rent
- Space can be sub-divided to 2,146 SF
- Built in 2007
- Located in the city of Lindenhurst which hosts 30+ Fortune 500 companies of various industries
- Property maintenance tenant responsibility

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,260	41,682	124,034
AVERAGE HH INCOME	\$103,351	\$116,621	\$109,533
DAYTIME POPULATION	989	9,816	39,519

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BIRD'S-EYE VIEW



TAX INFORMATION

PARCEL NUMBER	2023 TAXES (PAYABLE IN 2024)
06-02-213-044-0000	\$716.78
06-02-213-045-0000	\$25,748.98
TOTAL	\$26,465.76

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