



TURN-KEY RESTAURANT SPACE

119-163 N MILWAUKEE AVE
LIBERTYVILLE, IL 60048

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Property Summary



OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	25.00 SF/yr (NNN)
Pass Thru:	\$12.00/sf
Year Built:	2008
Building Size:	18,402 SF
Zoning:	C-2

PROPERTY OVERVIEW

Turn-Key restaurant space designed for fast-casual restaurant concept. Fully fixtured space with 18' hood, grease trap, walk-in cooler, 3 compartment sink, prep sinks, 2 ADA restrooms, grills, fryers, tables and chairs. Ideal for fast-casual. \$7,708/mo including \$12.00/sf pass thru.

Libertyville Crossing features the strongest lineup of national retail tenants in the market including Chipotle, Dunkin Donuts, Verizon Wireless, Subway. The property features attractive newer construction and modern infrastructure. Ideal for national retail, service, and restaurant tenancy.

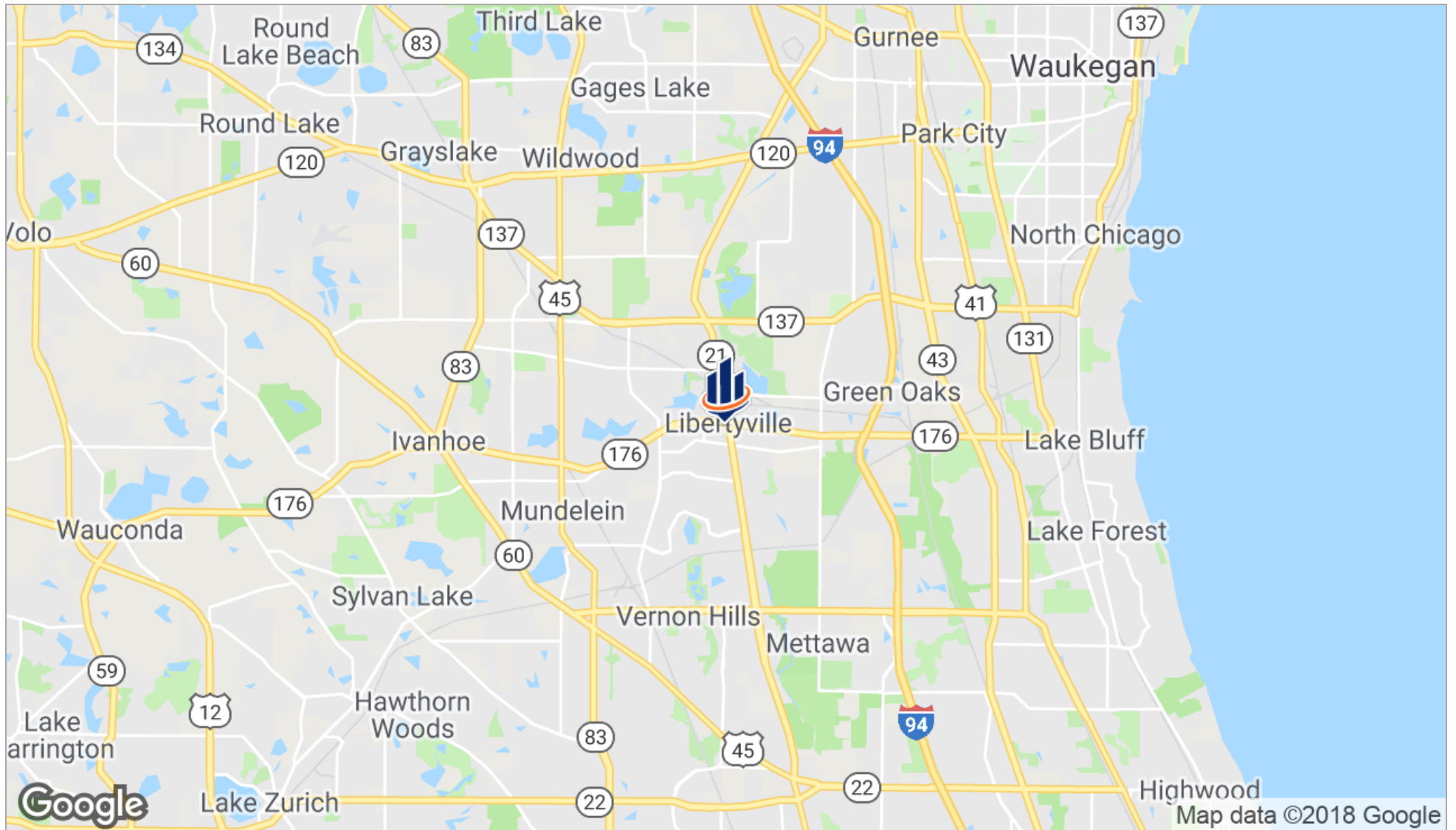
PROPERTY HIGHLIGHTS

- Upscale newer construction
- Anchored by Chipotle, Dunkin Donuts & Verizon Wireless
- Additional Tenants Include Fines Since 1978, Jets Pizza & Subway
- Close to High School & Middle School
- Less than a Mile from Advocate Condell Hospital

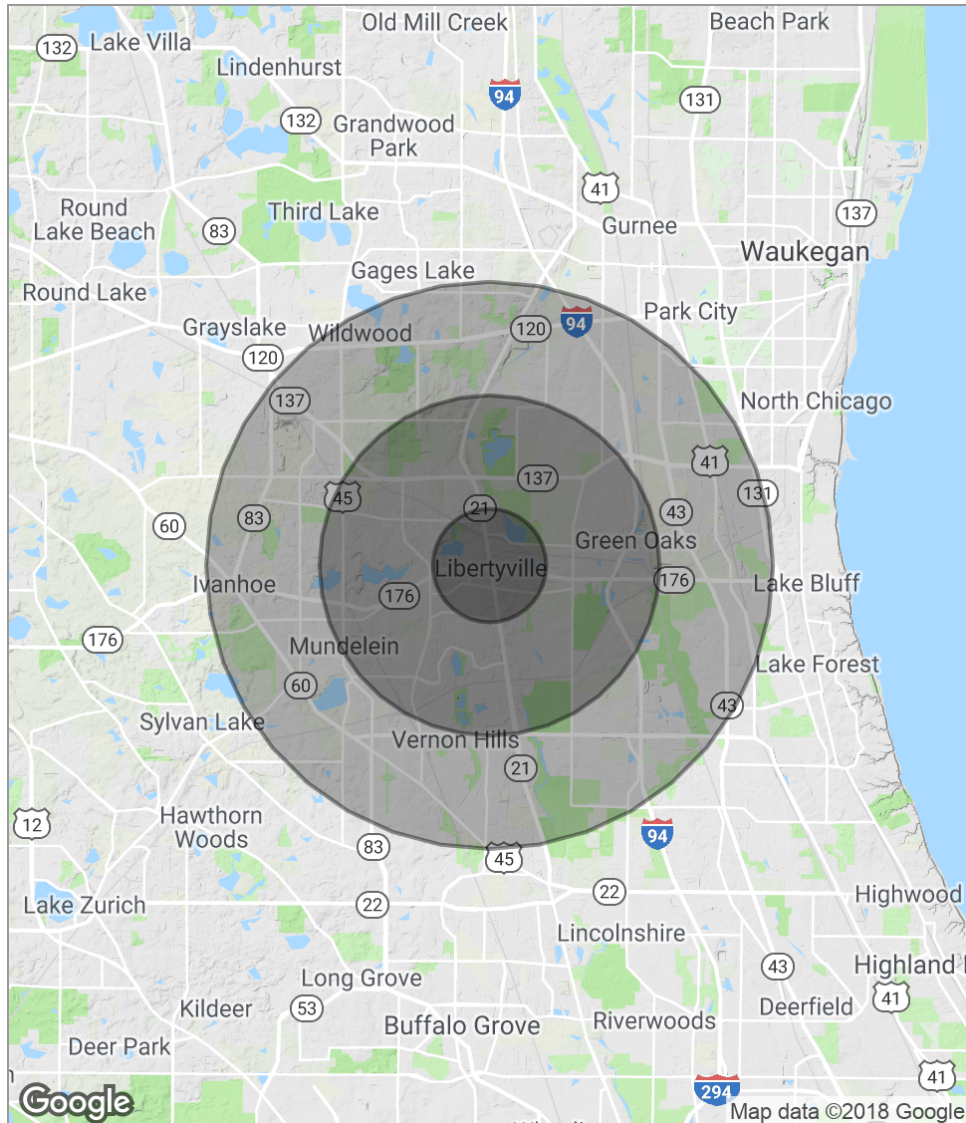
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,201	50,005	125,996
Median age	39.9	40.0	38.4
Median age (Male)	37.9	38.7	37.6
Median age (Female)	41.6	41.0	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,629	18,117	45,064
# of persons per HH	2.7	2.8	2.8
Average HH income	\$123,593	\$126,884	\$115,708
Average house value	\$484,622	\$472,611	\$385,741
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	4.0%	7.8%	15.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	90.3%	85.5%	81.3%
Black	1.2%	1.1%	1.7%
Asian	4.3%	9.0%	9.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	1.9%	2.7%	6.0%

* Demographic data derived from 2010 US Census