

506 N. Seymour Ave., Mundelein, IL

**\$12.00/SF MG**



## Property Highlights

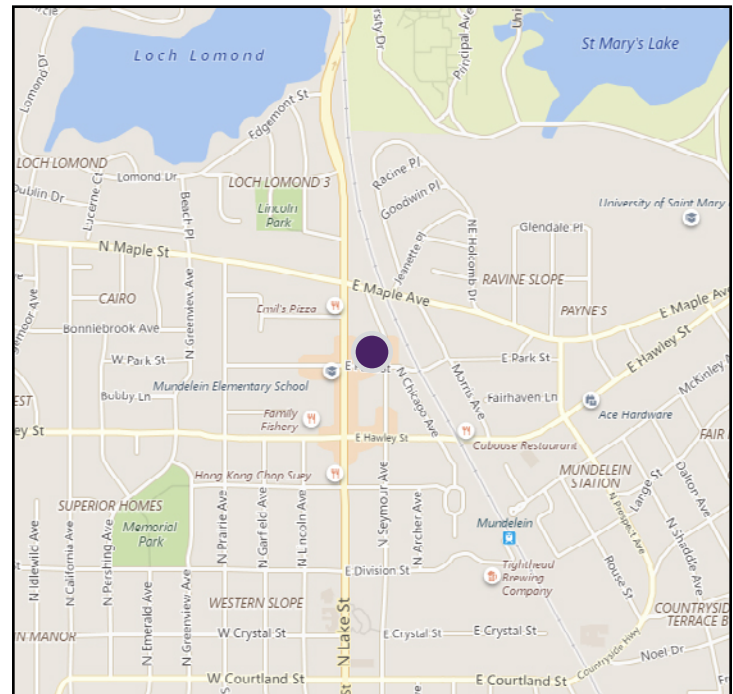
- 5,245 SF vanilla box storefront
- L-Shaped unit with frontage on both Seymour and Park
- Highly visible space with good window line
- Potential to subdivide into 4 units ranging from 810 SF to 1,750 SF
- Perfect office or retail use
- Close to Metra station
- Nearby businesses include PNC Bank, True Value, Edward Jones
- Co-tenant with health food store
- Near busy corner of Lake & Maple
- Zoning: C-5, downtown

**Also Available For Sale**

## Property Overview

A 5,245 square foot retail space at the corner of Seymour and Park is available for lease. Previously used as a shoe store, this unit is in vanilla box condition. With frontage and signage on both Seymour and Park, it is a highly visible space. There is great potential with this space for a clothing store, office, nail salon, drugstore, coffee shop, or restaurant. It can also be subdivided into four units from 810 to 1,750 square feet.

Mundelein is a thriving community with approximately 32,000 residents in Lake County, approximately 35 miles north of Chicago. This property is located in downtown Mundelein, close to local and national businesses such as PNC Bank, True Value and Edward Jones.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,273	62,841	110,097
Households	3,965	22,116	39,447
Median Income	\$70,783	\$98,997	\$104,299

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# MILLENNIUM PROPERTIES R/E

# Highly Visible L-Shaped Storefront Unit For Lease

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**\$12.00/SF MG**



Park St. Frontage



1,325 SF	1,360 SF	1,750 SF	
		810 SF	Lil's Corner Health Foods

Seymour Ave.

Park St.



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