

101-115 & 155-161 N. Seymour, Mundelein, IL

\$8.50-\$10.50/SF MG

Free Rent Available for Right Tenant



Property Highlights

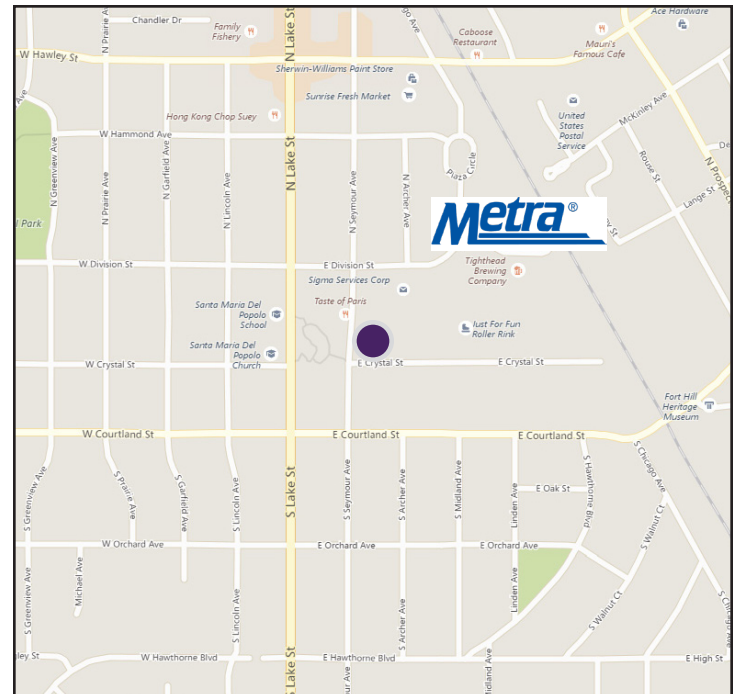
- 1,000-3,250 SF storefront space
 - Unit 105: 1,000 SF built out with open area and two offices
 - Unit 109: 1,400 SF medical office
 - Unit 111: 1,280 SF office space
 - Unit 157: 3,250 SF turn-key former medical office
- 4,500 SF former theater available
- Two building retail center: 11,175 SF north and 8,600 SF south
- Great location for office, day care, dance studio, cafe or medical use
- Close to Metra, Tighthead Brewing
- Across from Kracklauer Park
- Land Area: 67,616 SF
- Zoning: C-5, downtown district

Property Overview

Four storefronts ready for office or retail use are available for lease in downtown Mundelein. The storefronts include several nicely built-out former medical offices; the 3,250 SF unit is turn-key with a reception area, six treatment rooms with individual plumbing, and an office. A 1,500 SF unit was recently leased. A 4,500 SF former theater is also available for lease; the theater includes an auditorium, a ticket/concession area and a sound booth and can potentially be used as a church. These units are a great location for a day care, medical office, spa or retail user.

Mundelein is a thriving community with approximately 32,000 residents in Lake County, approximately 35 miles north of Chicago.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,113	70,087	108,235
Households	5,073	24,709	38,548
Median Income	\$69,674	\$97,131	\$104,781



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