



For Sub-Lease

# Pilates/Fitness Studio Available Below Market

300 Village Green Drive, Lincolnshire, IL 60069

## \$16 NNN

For Sub-Lease: 3,160 SF Fully Built Out Pilates/Fitness Studio with < 5 years of term with 2 five-year options. Located just off the bustling retail corridor at Milwaukee Ave & Olde Half Day Road in Lincolnshire, IL. Situated in the Village Green Lifestyle Center in Lincolnshire, you'll benefit from easy access, multiple egress and ingress points, excellent visibility, pylon signage, and over 31,000 VPD at signalized intersection. Space includes several group exercise rooms, several private workout rooms, bathrooms, shower, private office, and more!

### Contact us:

**Brad Belden**

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# Executive Summary



## Offering Summary

<b>Lease Rate:</b>	\$16.00 SF
<b>OPEX:</b>	\$9,66 SF
<b>Building Size:</b>	21,000 SF
<b>Available SF:</b>	3,160 SF Divisible
<b>Term:</b>	< 5 Years
<b>Options:</b>	2 five-years
<b>Lot Size:</b>	1.95 Acres
<b>Year Built:</b>	1998
<b>Renovated:</b>	2020
<b>Zoning:</b>	B-2
<b>Market:</b>	Chicago
<b>Submarket:</b>	North
<b>Traffic Count:</b>	31,288

## Property Overview

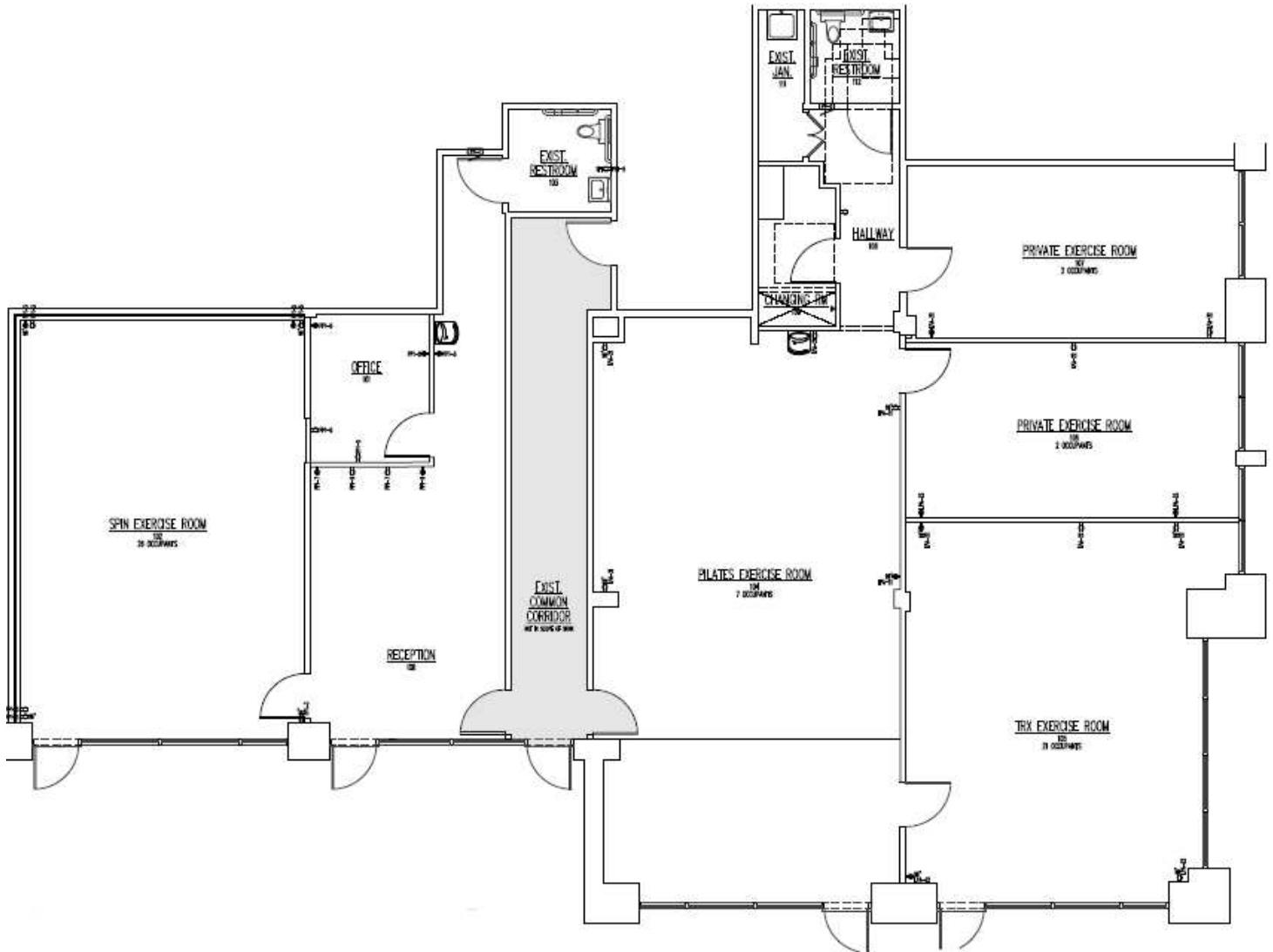
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## Property Highlights

- Fully Built Our Pilates/Fitness Studio
- < 5 Year Term with 2 five-year options
- Excellent Visibility
- Pylon Sign
- Ample Parking
- Surrounded by Local & National Retailers
- Over 31,000 VPD
- Easy Access to I-94
- Excellent Demos
- Multiple points of entry

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# Space Plans



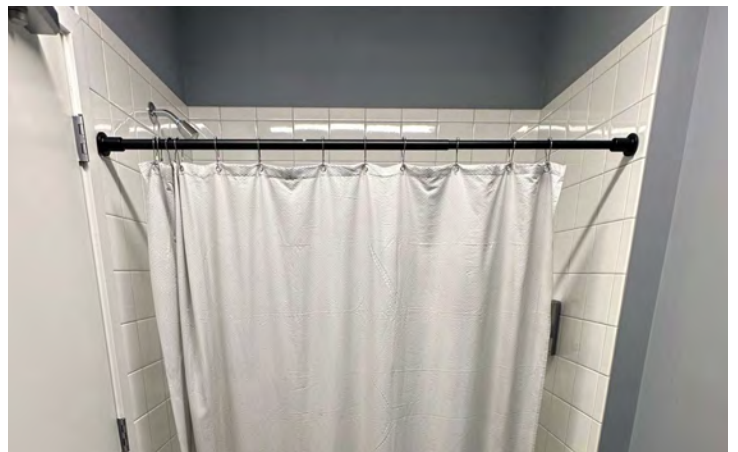
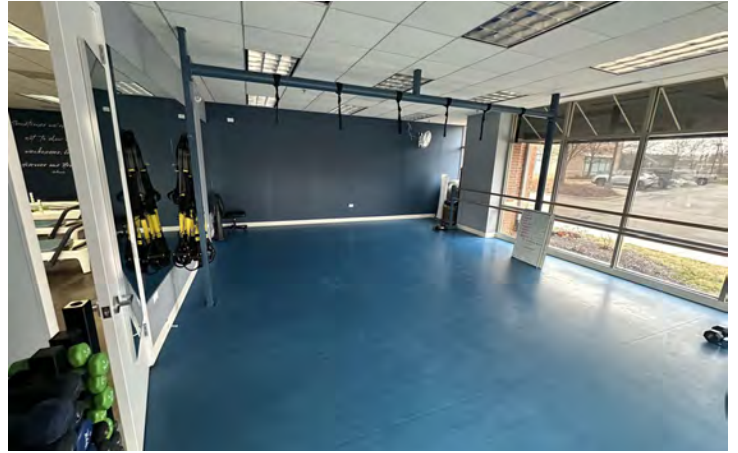
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# Site Plan



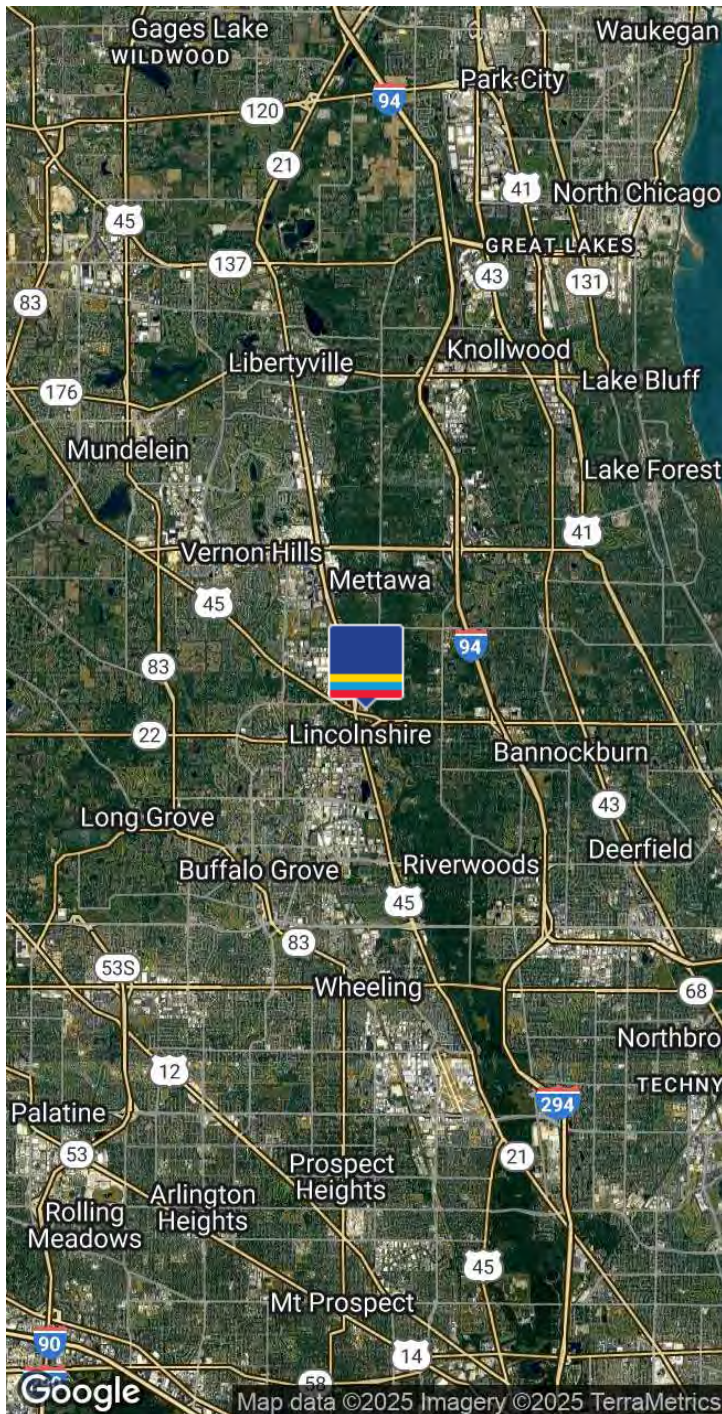
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# Existing Buildout



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# Location Map



## Location Overview

Lincolnshire, IL is a vibrant village located in Lake County, Illinois. Known for its picturesque landscapes and lively community, Lincolnshire offers a perfect blend of urban amenities and suburban charm. The village is home to a variety of dining options, shopping centers, and entertainment venues, providing residents and visitors with an array of leisure activities. Lincolnshire's proximity to major transportation routes and its position in the Chicago metropolitan area make it an ideal location for businesses and residents alike. With a strong sense of community and a thriving local economy, Lincolnshire continues to be a sought-after destination for those seeking a high-quality lifestyle in the Chicago suburbs.

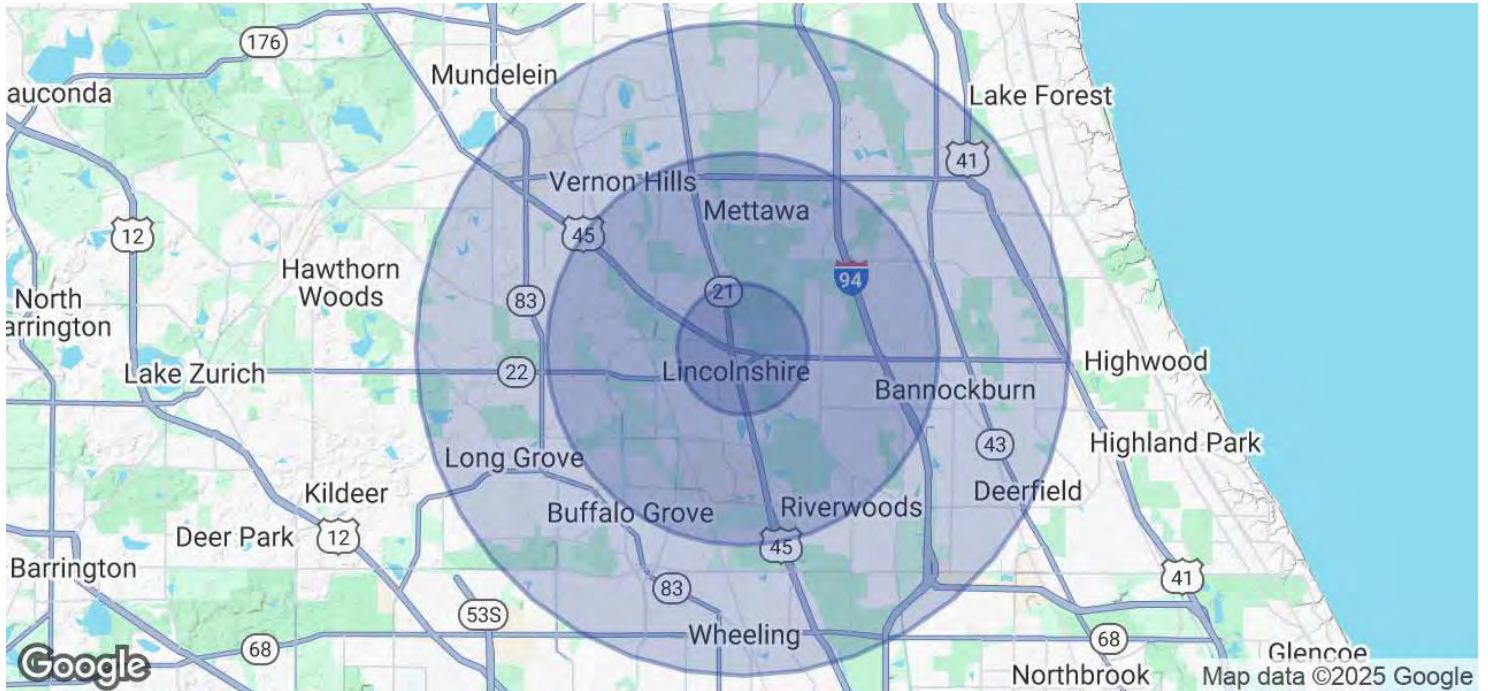
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# Demographics Map & Report



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	4,207	49,006	169,417
<b>Average Age</b>	44	42	42
<b>Average Age (Male)</b>	43	41	41
<b>Average Age (Female)</b>	46	43	44
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	1,515	17,871	63,567
<b># of Persons per HH</b>	2.8	2.7	2.7
<b>Average HH Income</b>	\$202,717	\$206,082	\$183,312
<b>Average House Value</b>	\$711,326	\$635,424	\$561,962

Demographics data derived from AlphaMap

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