

Ivanhoe Shoppes

RETAIL/OFFICE SPACE
FOR LEASE

800-860 N IL 83
Mundelein, IL 60060

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HIGHLIGHTS

- Great exposure on Rte 83
- Excellent tenant mix
- Over 370 new residences being constructed nearby
- Ample parking (164 spaces)
- Major retailers (Home Depot, Target, Walgreens, Taco Bell, Starbucks, et al) nearby
- C-2 zoning allows for a variety of uses
- NNN's = \$6.85/SF

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,503	60,703	116,159

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$165,524	\$176,606	\$202,191

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,662	23,117	44,431

Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
856		1	1,200 SF	\$16.00 PSF (Yearly)	NNN	Current layout includes a reception area, one large office/conference room, one private office, 2 storage rooms, utility room, and a washroom.
840		1	3,150 SF	Not Disclosed	NNN	Salon space includes 4 hair washing stations, 2 nail stations, 15 hair cutting stations, 1 treatment room, 3 pedicure stations, 2 bathrooms, and an office.

PROPERTY FEATURES

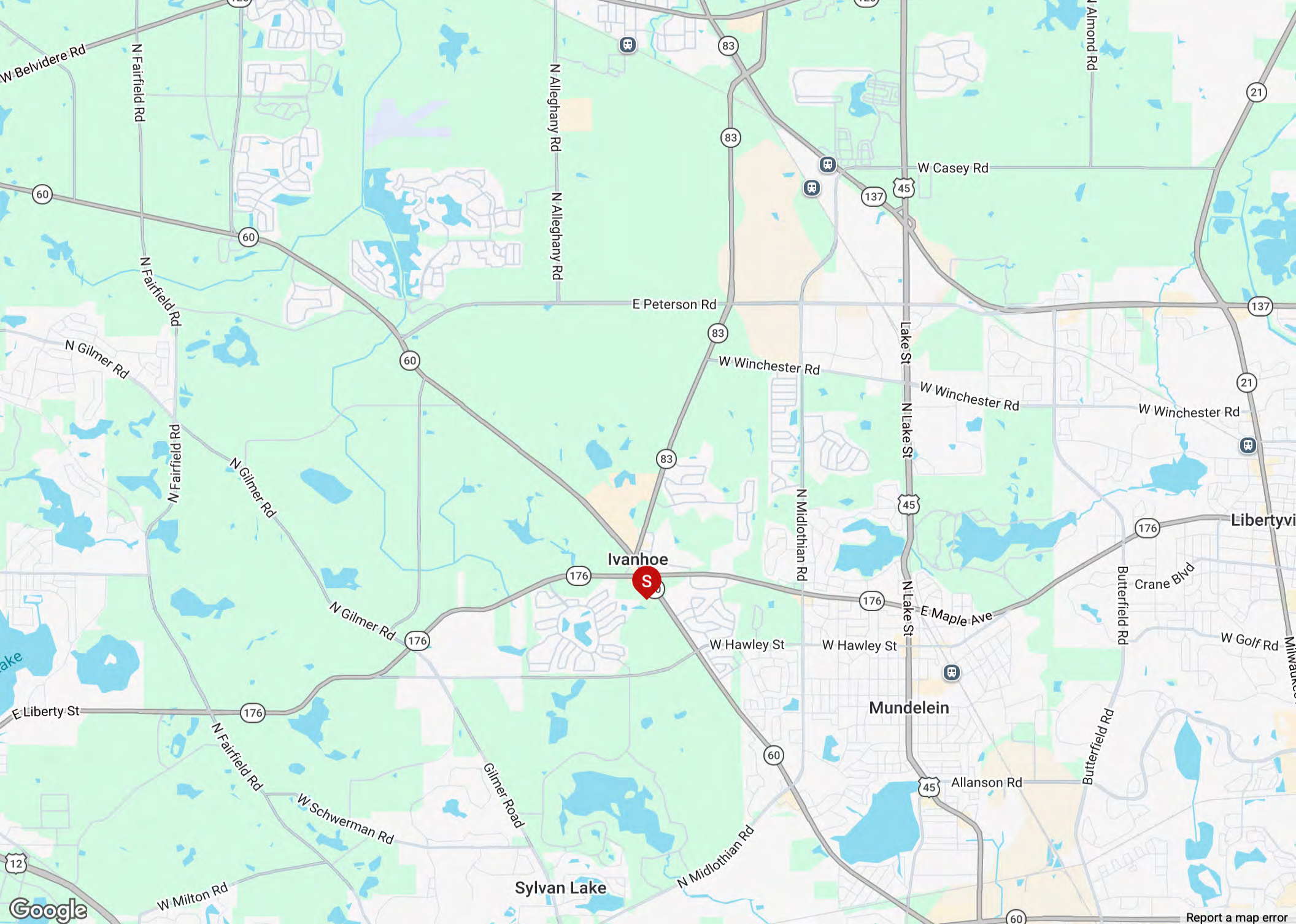
GLA (SF)	15,413
LAND ACRES	3.06
YEAR BUILT	1999
ZONING TYPE	C-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	164
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



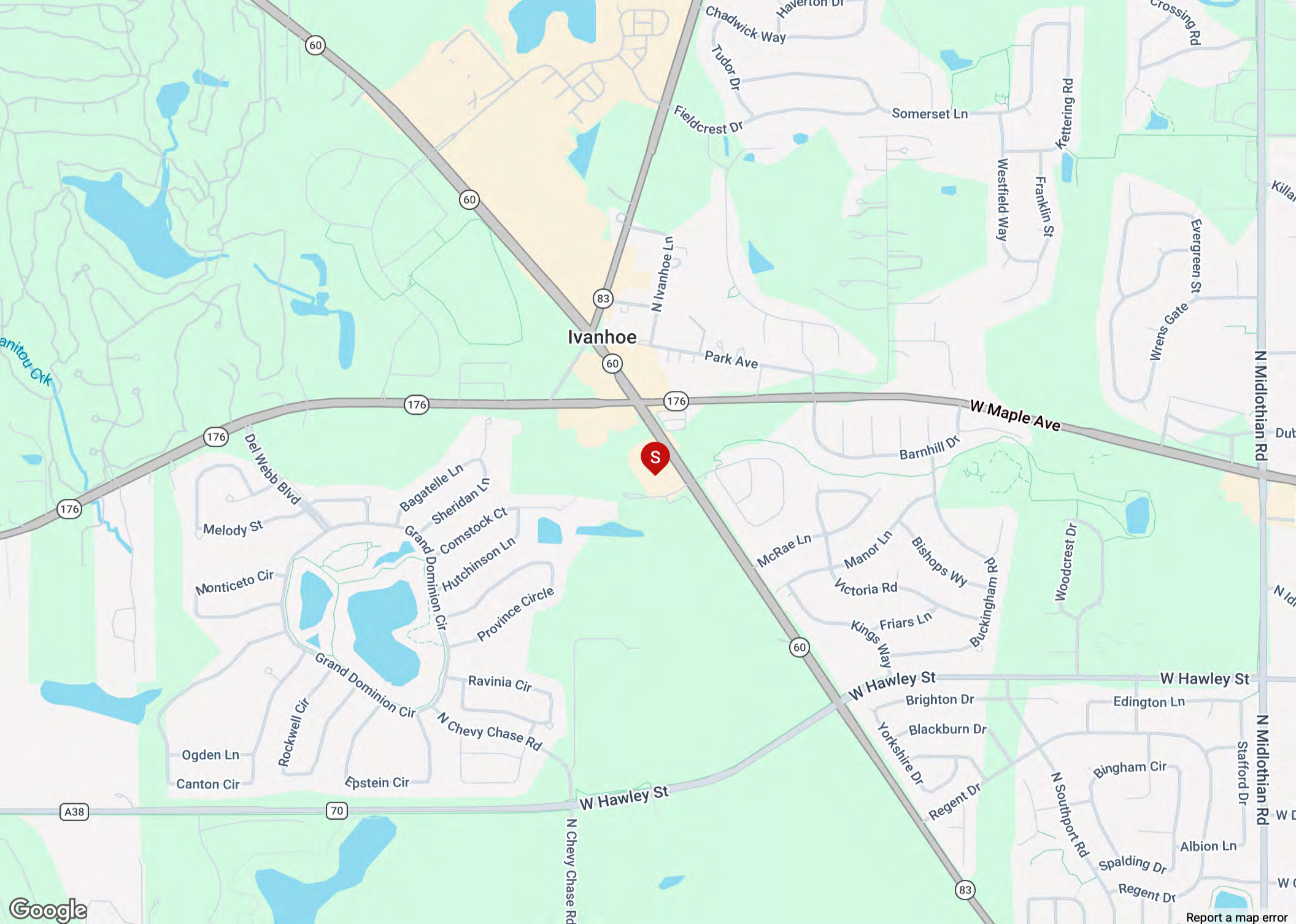
Property Overview

- Apex Commercial Realty is pleased to present retail and office space available for lease at Ivanhoe Shoppes, an attractive neighborhood shopping center located in the desirable Ivanhoe area of west Mundelein. Four spaces are currently available, ranging from approximately 1,200 SF to 3,150 SF, providing flexible options for a variety of retail, office, service, and professional uses.
- The center offers excellent visibility and frontage along Route 60/83, conveniently located near the signalized intersection of Route 60/83 and Route 176. The property is surrounded by established residential neighborhoods and a strong mix of retail and commercial uses, creating an attractive environment for businesses seeking visibility and convenient access.
- The area is also experiencing significant residential growth, with more than 370 new residential units under construction within approximately one-half mile of Ivanhoe Shoppes. This substantial new development is expected to increase the local customer base and generate additional traffic throughout the area.
- Existing tenants at Ivanhoe Shoppes include a credit union, dentist, eye doctor, florist, day spa, and restaurant, creating a complementary tenant mix and consistent customer traffic. The center also benefits from its proximity to major retailers including Target, Home Depot, and Walgreens, located near the northeast corner of Route 60/83 and Route 176.

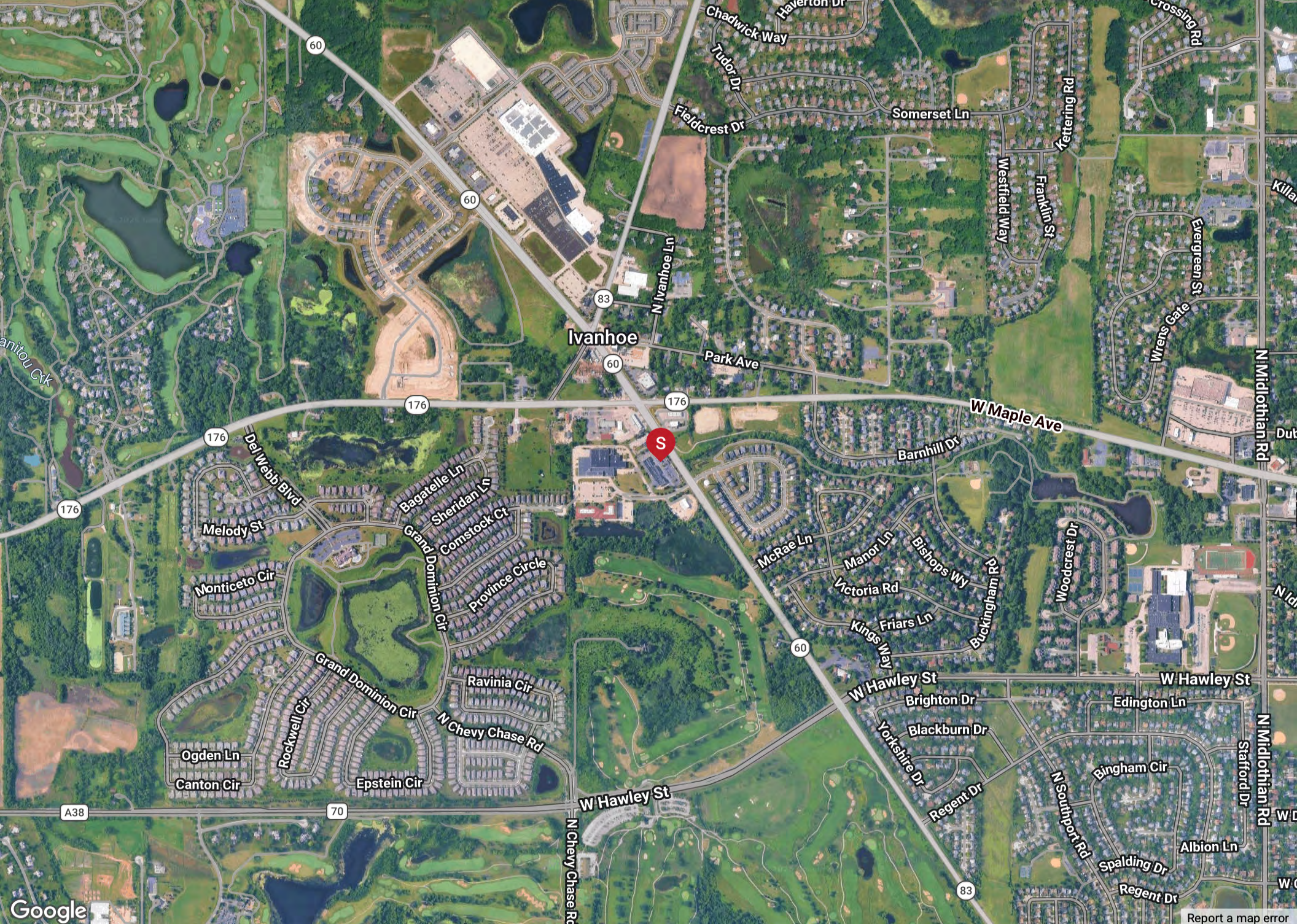




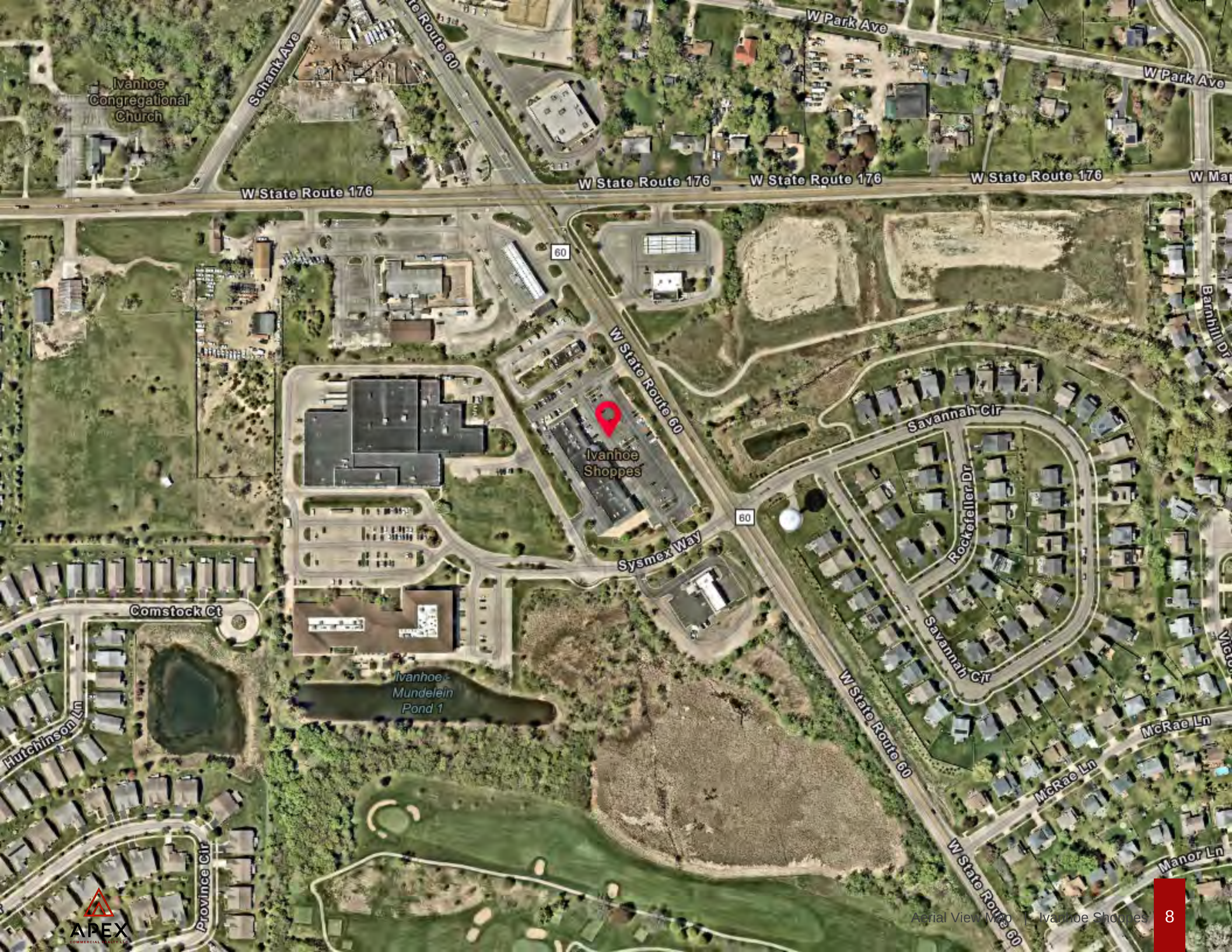
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Unit 856



Unit 856



Unit 856



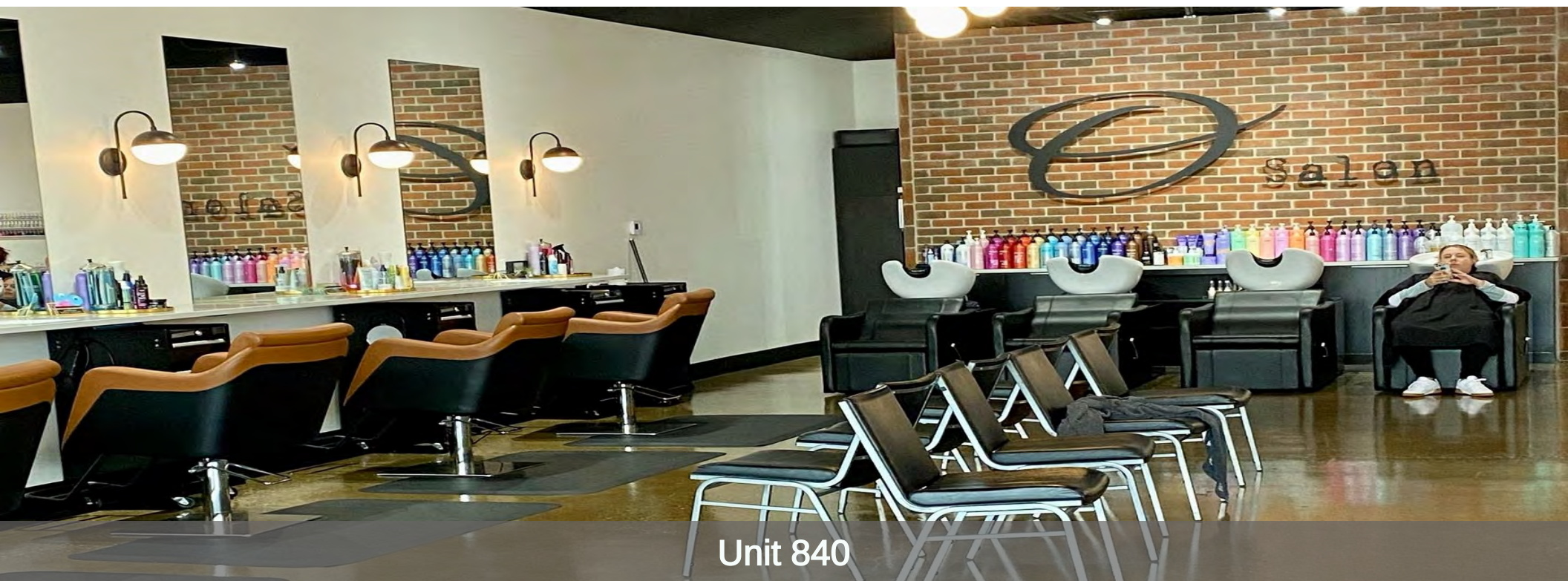
Unit 856



Unit 840



Unit 840



Unit 840

Ivanhoe Shoppes

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