

Adler Square

1742-1768 North Milwaukee Avenue , Libertyville, IL 60048



Offering Summary

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	19,495 SF
Available SF:	1,353 - 8,610 SF
Lot Size:	1.93 Acres
Number of Units:	8
Year Built:	2003
Zoning:	B2
Market:	North Suburbs
Traffic Count:	21,800

Property Overview

Available spaces include a fully built out restaurant space with all FF&E included (5,900 SF). Two smaller storefronts of 1,353 and ,357 SF are also available. Total contiguous square footage now available: 8,610 SF.

Property Highlights

- Fully Built Out and Equipped Restaurant Space of 5,900 SF Now Available
- Walgreens Shadow Anchor
- High Traffic Counts
- Large Monument Signage on Milwaukee
- Access to Both Buckley & Milwaukee Avenue

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Lease Information

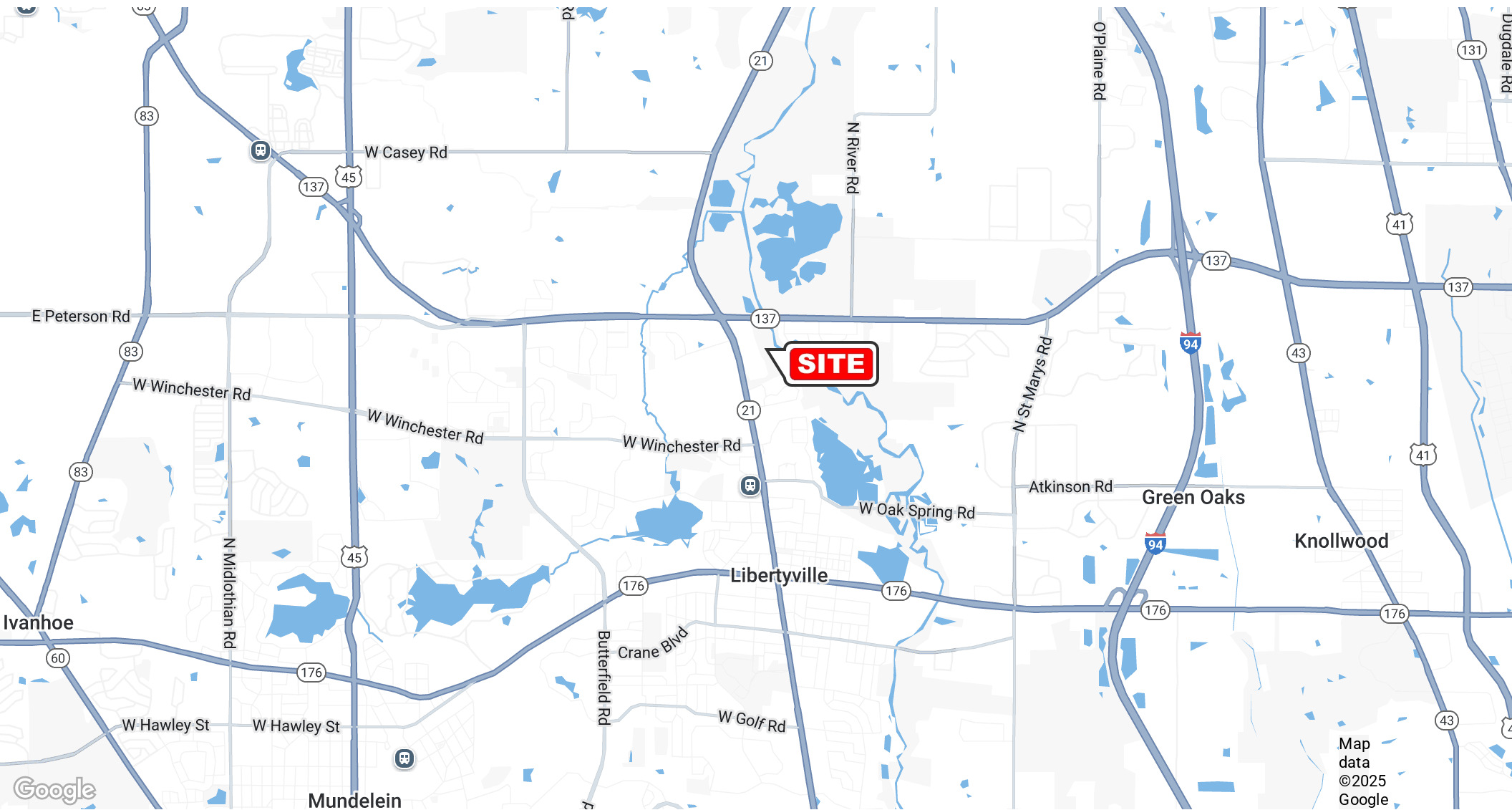
Lease Type:	NNN	Lease Term:	Min 5 Year Term Preferred
Total Space:	1,357 - 8,610 SF	Lease Rate:	\$18 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Units H & I	Available	1,357 - 8,610 SF	NNN	\$18.00 SF/yr	Current vacancy of 2710F can be subdivided into two suites of 1353 and 1357 SF. Neighboring restaurant space of 5,900 SF is also available for a possible total of 8,610 combined SF.
1762 N Milwaukee Avenue	Available	5,900 - 8,610 SF	NNN	Negotiable	Turn key built out restaurant space with fully equipped kitchen and bar.

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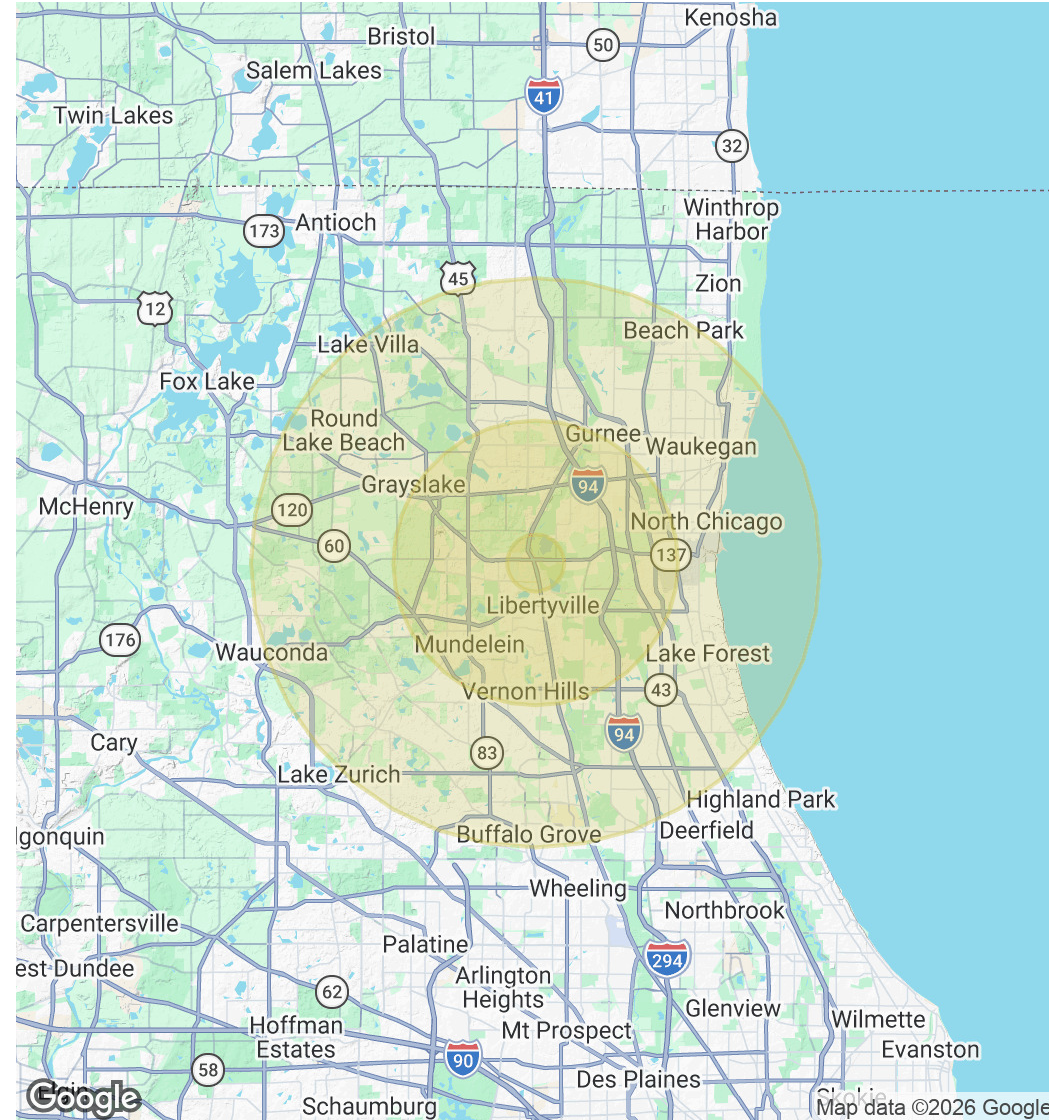
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Population	1 Mile	5 Miles	10 Miles
Total Population	3,943	128,600	495,071
Average Age	46.7	40.7	38.8
Average Age (Male)	46.4	39.5	37.8
Average Age (Female)	46.1	41.6	39.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,475	49,962	181,860
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$210,520	\$126,040	\$120,447
Average House Value	\$539,564	\$303,585	\$305,698

2020 American Community Survey (ACS)



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Professional Background

Peter L. Karlis is an investment properties advisor with over 20 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties, apartment buildings and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

Education

BA - Economics and Financial Risk Management - Illinois Wesleyan University

Juris Doctor - Loyola University Chicago School of Law

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