



OFFERING MEMORANDUM

900 S. Milwaukee Avenue

Vernon Hills, Illinois 60061

Freestanding Retail / Flex Building · ±8,000 SF

±8,000 SF

BUILDING

\$18.00 PSF

BASE RENT (NNN)

B-1

ZONING

32

PARKING SPACES

EXECUTIVE SUMMARY

The Opportunity

RE/MAX Suburban Commercial is pleased to present the opportunity to lease **900 S. Milwaukee Avenue**, a clean, well-maintained ±8,000-square-foot freestanding brick building on Milwaukee Avenue in Vernon Hills. The property delivers excellent curb appeal, large storefront / display windows, monument signage, on-site parking and a highly professional exterior presentation — a credible, public-facing home for a business that also needs functional back-of-house space.

The interior includes a bright open showroom, a private office, two restrooms and utility / janitorial areas, together with an open warehouse / flex area featuring high ceilings, bright lighting, a sprinkler system and translucent / frosted windows. Zoned **B-1 General Business**, the building is well suited for showroom retail, medical / dental, professional office, service retail, wellness, studio, specialty retail or other approved B-1 uses. Asking **\$18.00/SF/YR** base rent plus estimated CAM of \$2.53/SF and real estate taxes of \$5.44/SF, for an estimated total of **\$25.97/SF/YR**. Tenant to verify zoning / use approvals, parking and all property details.

Investment / Lease Highlights

- **±8,000 SF** freestanding retail / office / flex building — clean and well-maintained
- **\$18.00 PSF** base rent, NNN; CAM \$2.53 PSF + R.E. taxes \$5.44 PSF (est. total \$25.97 PSF/YR)
- **Excellent curb appeal** — red-brick exterior, maintained landscaping, clean parking field and professional entry
- **Large storefront / display windows** across the showroom; translucent / frosted windows in the warehouse / flex area
- **Functional layout:** foyer, showroom, private office, two restrooms, utility / janitor rooms and open warehouse / flex area
- **Sprinklered warehouse / flex area**, high ceilings, bright lighting and a flexible interior configuration
- **Monument signage** and strong exposure along Milwaukee Avenue
- **B-1 General Business zoning** — wide range of retail, service, office and consumer-facing uses (subject to verification)
- **Owner prefers one tenant** for the entire building



Exterior — Milwaukee Avenue frontage and entry.

PROPERTY OVERVIEW

Building & Site Specifications

Property Name	Milwaukee Retail Center
Address	900 S. Milwaukee Avenue, Vernon Hills, IL 60061
County / Township	Lake County
Building Type	Freestanding retail / office / flex (single story)
Total Building Area	±8,000 SF
Construction	Masonry / brick exterior with cast-stone base
Roof	Hip roof; architectural shingle
Ceilings	High ceilings throughout; open exposed deck in flex area
Glazing	Large storefront / display windows at showroom; translucent / frosted at warehouse / flex
Fire Protection	Sprinkler system serving the warehouse / flex area (dedicated riser room)
Restrooms	Two (2) restrooms (Men / Women) plus janitorial
Interior	Vestibule / foyer, showroom, private office, two restrooms + janitorial, warehouse / flex
Configuration	Foyer with two-room split; landlord prefers single tenant
Parking	≈32 surface spaces (≈4:1 per 1,000 SF); well-lit, striped
Signage	Monument signage + building signage on Milwaukee Avenue
Zoning	B-1 — General Business District (Village of Vernon Hills)
Frontage / Access	Direct exposure on S. Milwaukee Avenue (IL Route 21)



Left: front elevation & entry. Right: aerial — corner position on Milwaukee Avenue.

LEASE TERMS

Rent & Operating Expenses

The property is offered for lease at a **base rent of \$18.00 per square foot** on a triple-net (NNN) basis. Tenants reimburse their proportionate share of operating expenses, estimated below. Figures are approximate and subject to verification and annual reconciliation.

	Per SF / Yr	Annual (±8,000 SF)	Monthly
Base Rent (NNN)	\$18.00	\$144,000	\$12,000
CAM	\$2.53	\$20,240	\$1,687
Real Estate Taxes	\$5.44	\$43,520	\$3,627
Total NNN Expenses	\$7.97	\$63,760	\$5,313
Gross Equivalent	\$25.97	\$207,760	\$17,313

Gross Equivalent reflects base rent plus estimated NNN expenses for illustration only; actual NNN charges are reconciled to actual costs. Lease term, escalations, tenant improvement allowance, and free rent are negotiable.

Lease Summary

Available SF	±8,000 SF (entire building)
Base Rent	\$18.00 PSF, NNN
Estimated NNN	\$7.97 PSF (CAM \$2.53 + Taxes \$5.44)
Lease Type	Triple Net (NNN)
Occupancy	Landlord prefers a single tenant for the entire building
Term	Negotiable
Availability	Available now / immediate

PROPERTY PHOTOS

Interior — Showroom & Entry



Open showroom with expansive display-window frontage.



Showroom — natural light, high ceilings, neutral finishes.



Entry vestibule / foyer with double-door glass entrance.



Private office with secondary entry to adjoining space.

PROPERTY PHOTOS

Warehouse / Flex & Amenities



Warehouse / flex area — high ceilings, sealed concrete floor.



Flex space with exposed mechanicals and abundant glazing.



Restroom corridor — two restrooms (Men / Women) + janitorial.

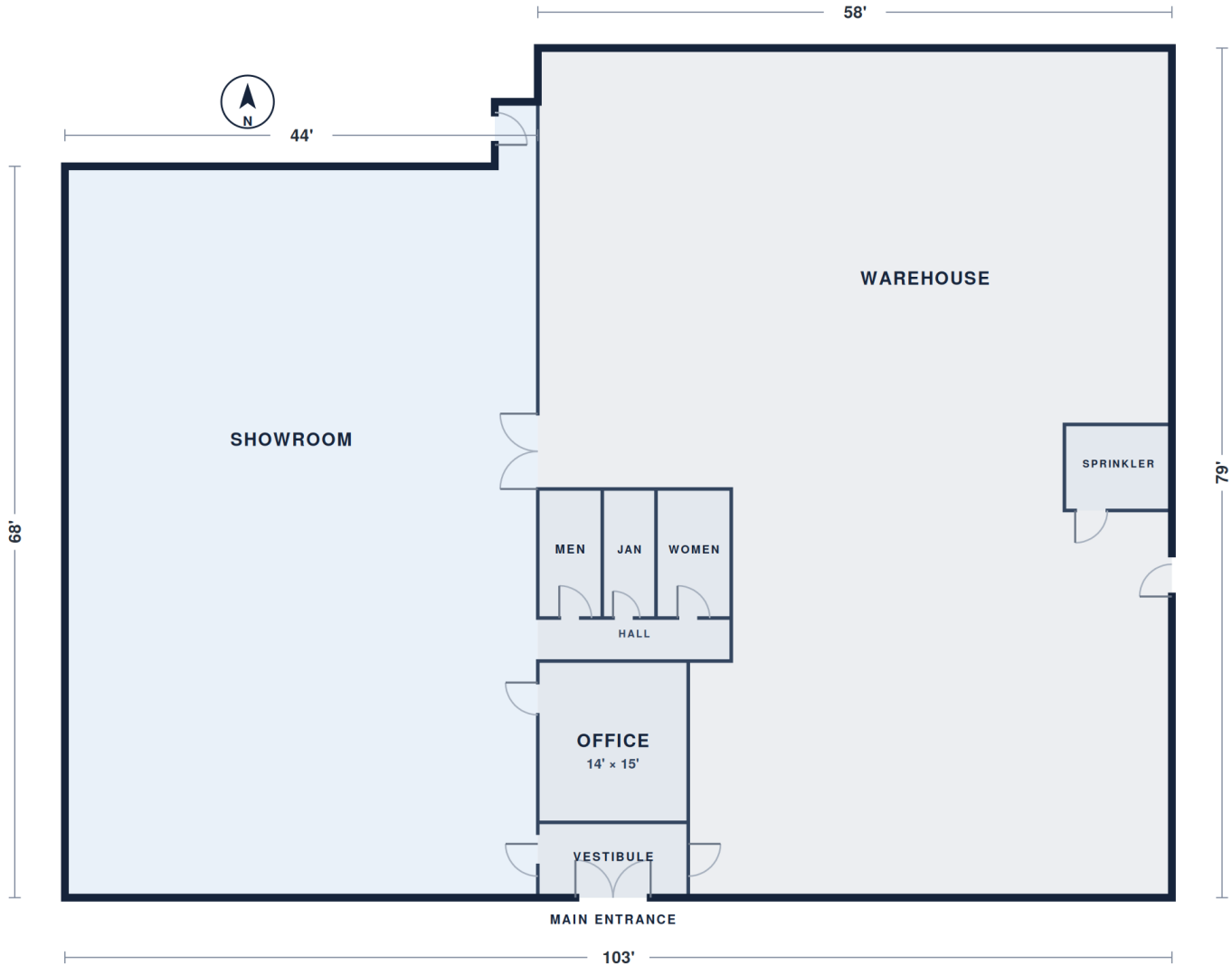


Interior entry looking out to Milwaukee Avenue.

FLOOR PLAN

Building Layout

The single-story layout places an open showroom along the west elevation — fronted by the large storefront / display windows — with an open warehouse / flex area to the east. A central core houses the entry vestibule, a private office, two restrooms (Men / Women) and a janitorial room; a sprinkler room is set against the east wall and serves the warehouse / flex area. Overall footprint is approximately 103' x 79', with the showroom measuring ±44' wide and the warehouse ±58' wide.



Floor plan — not to scale; dimensions approximate and to be field-verified.

LOCATION OVERVIEW

Vernon Hills — Lake County’s Retail Hub

900 S. Milwaukee Avenue enjoys premier exposure along **Milwaukee Avenue (Illinois Route 21 / US 45)**, one of Lake County’s principal north-south arterials and a primary retail and commuter route. Vernon Hills is widely recognized as the retail hub for Chicago’s affluent north suburbs, drawing from Libertyville, Lincolnshire, Lake Forest, Mundelein, Long Grove and Buffalo Grove, and anchored by major regional destinations including Westfield Hawthorn and the Melody Farm lifestyle center.

The location pairs strong daytime and rooftop demographics with high household incomes — a favorable profile for retail, medical, professional-service and showroom users.

Demographic Snapshot	Figure
Vernon Hills population (2020 Census)	≈26,850
Estimated population (2026)	≈27,090
Median household income (Vernon Hills)	≈\$121,900
Median household income (5-mile radius)	≈\$145,000
Adults with a bachelor’s degree or higher	≈68%

Primary corridor

Milwaukee Ave (IL Rte 21 / US 45)

Sources: U.S. Census Bureau / ACS; village & radius demographic estimates. Figures approximate.



Corner exposure and parking field along Milwaukee Avenue.

ZONING

B-1 General Business District

The property is zoned **B-1, General Business District** by the Village of Vernon Hills, which permits a broad range of retail, office and service uses conducted within an enclosed building. A representative (non-exhaustive) list of permitted uses appears below; certain additional uses are allowed by Special Use Permit. Prospective tenants should confirm their specific use directly with the Village of Vernon Hills.

Representative Permitted Uses

- Art galleries & studios
- Banks & financial offices
- Medical & dental offices
- Professional & general offices
- Apparel & retail shops
- Furniture & home goods
- Hardware & appliance stores
- Health club / fitness
- Drugstores & pharmacies
- Optical & photographic
- Music / dance / martial-arts studios
- Florist & gift shops
- Foodstores & specialty retail
- Bakeries (retail)
- Day or health spa
- Restaurants (no alcohol / drive-thru)

Select Uses by Special Use Permit

- Day care centers & nursery schools
- Animal clinic / veterinary
- Children's recreation & fitness
- Restaurants serving alcohol
- Automobile service / repair establishment
- Entertainment & recreation uses

Zoning summary is for general information only and is condensed from the Village of Vernon Hills Zoning Ordinance, Section 13 (B-1). It is not a legal determination. Verify all uses, parking and signage requirements with the Village.

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

Jason Bitton

Commercial Broker · RE/MAX Suburban Commercial

DIRECT 847-858-2909

EMAIL Jason@JasonCRE.com

WEB jasoncre.com

OFFICE 1344 S. Milwaukee Ave, Libertyville, IL 60048

Confidentiality & Disclaimer. This Offering Memorandum has been prepared by RE/MAX Suburban Commercial for informational purposes only and does not purport to be all-inclusive or to contain all of the information a prospective tenant may require. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information. Square footages, dimensions, expense figures (CAM and real estate taxes), zoning, and permitted uses are approximate and/or subject to verification, and all parties should conduct their own independent investigation and due diligence and confirm zoning and use approvals directly with the Village of Vernon Hills. Lease rates and terms are subject to change and prior lease without notice. This is not an offer to lease. All measurements should be independently verified.