

Country Court

MEDICAL/DENTAL SPACE FOR
LEASE

400-454 Peterson Road
Libertyville, IL 60048



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THE SPACE

Location	400-454 Peterson Road Libertyville, IL 60048
County	Lake
APN	1108200004
Traffic Count	28,800
Size	1,600 SF
Rent Per SF (Annual)	\$20.00 PSF (Yearly)
Lease Type	NNN

Notes Take advantage of this rare opportunity to lease a fully built-out 1,600 SF dental office in the heart of Libertyville. This highly functional end-cap suite is ideally configured for dental, orthodontic, or other healthcare-related uses, allowing a new operator to significantly reduce startup costs and accelerate occupancy.

The thoughtfully designed floor plan features a welcoming reception and waiting area, four fully equipped operatories (3 with dental chairs), a dedicated lab area, a private office, a break area, and two washrooms. The private office already includes plumbing and can easily be converted into a fifth operatory, providing flexibility for future growth.



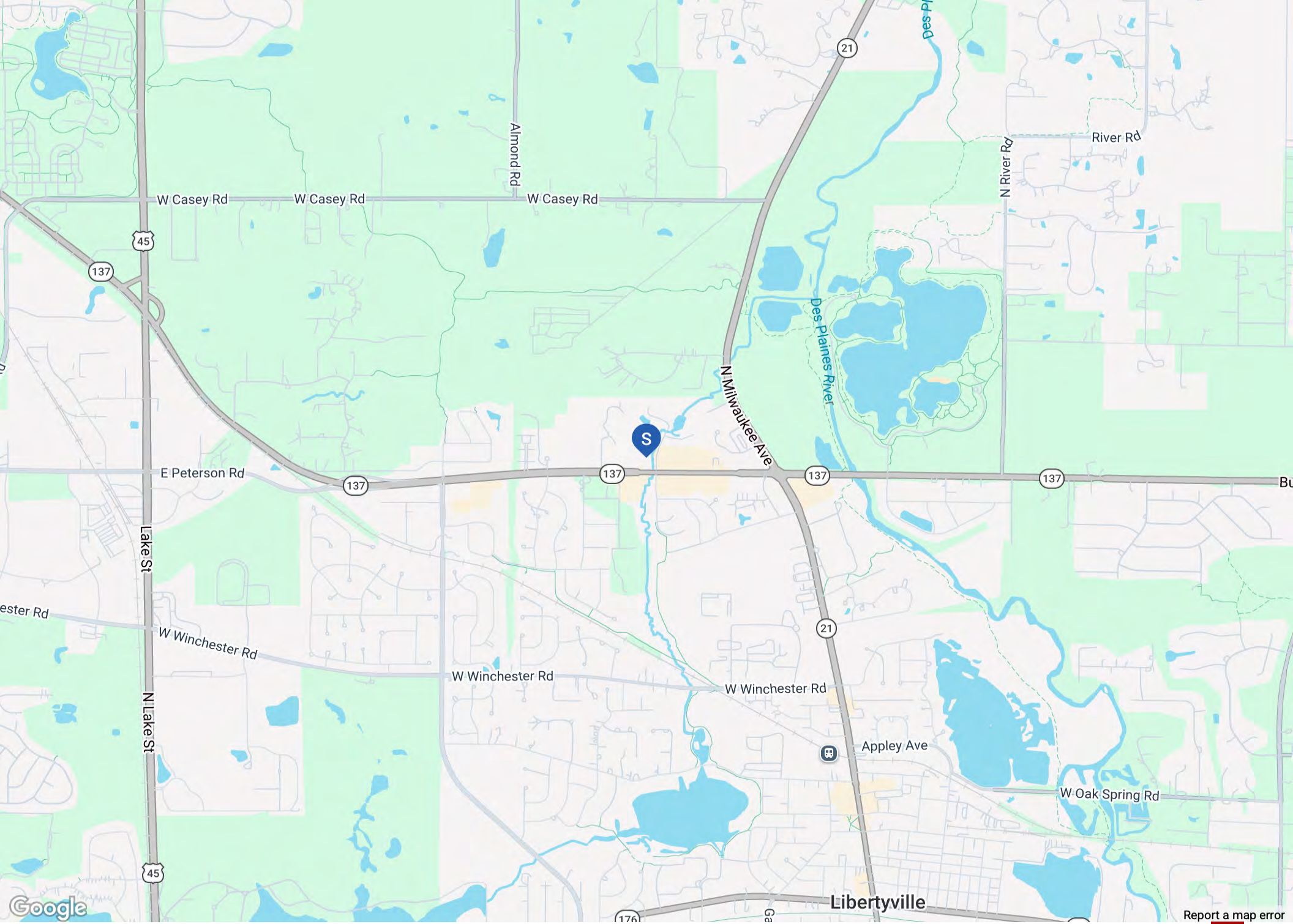
HIGHLIGHTS

- Excellent exposure on busy Peterson Rd (Rte 137)
- Traffic Count = 28,800 VPD
- Easy access to I-94
- Strong Demographics
- Ample parking
- NNN's = \$4.41/SF/Year

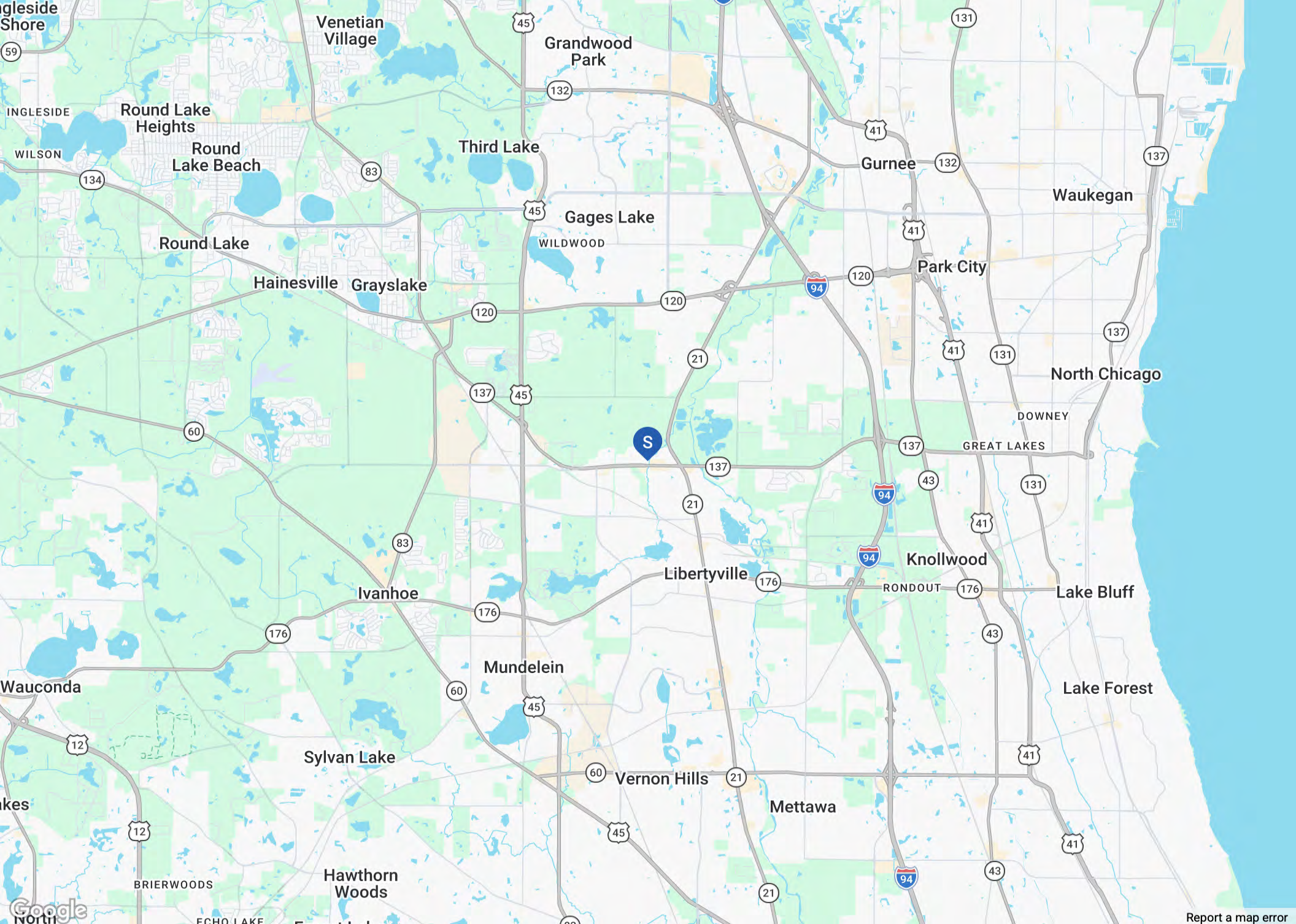
Property Overview

- Dental office space available for lease at the Country Court Shopping Center in Libertyville. Country Court is located on Peterson Rd. (Rte. 137) providing great visibility. The Center has excellent exposure with 510' of frontage on busy Peterson Rd that has an average traffic count of 28,800 cars/day, and there is abundant parking with 186 parking spaces. The location provides strong local demographics with a 2022 population of 126,351 (5 Miles) and average household income exceeding \$150,000.





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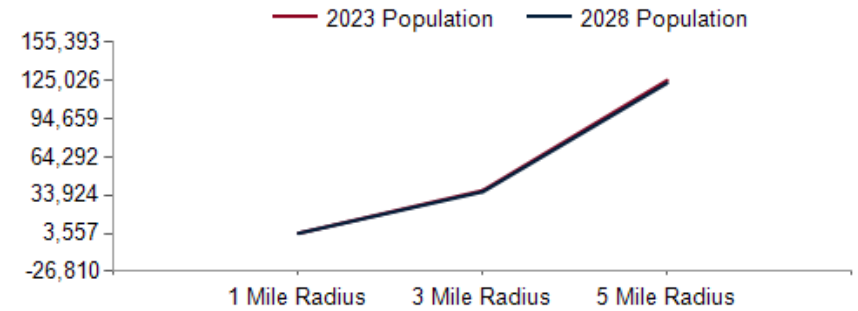


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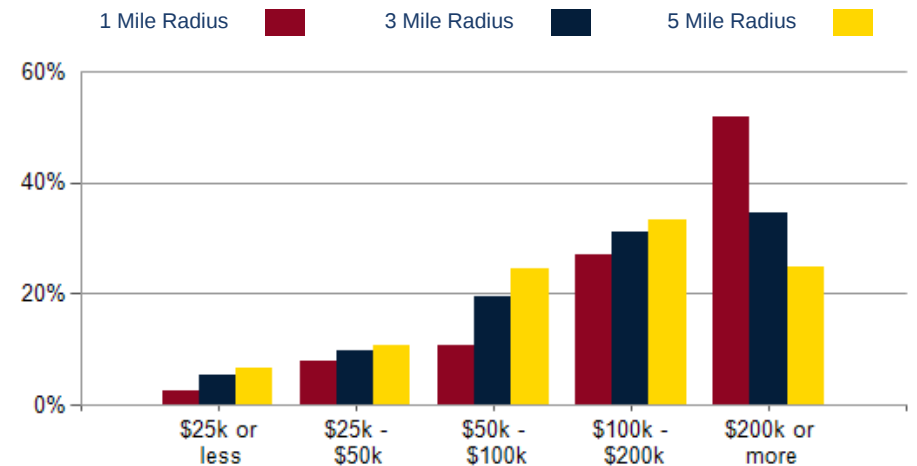


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,728	37,279	115,220
2010 Population	3,730	37,626	123,903
2023 Population	3,604	37,560	125,026
2028 Population	3,557	36,588	122,882
2023 African American	63	756	4,802
2023 American Indian	6	144	883
2023 Asian	318	2,935	15,064
2023 Hispanic	194	4,555	24,284
2023 Other Race	62	1,846	11,335
2023 White	2,917	28,636	80,109
2023 Multiracial	238	3,229	12,776

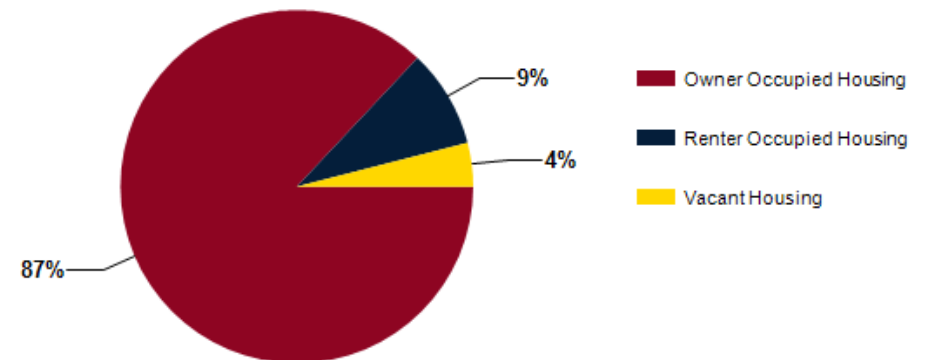
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	334	1,640
\$15,000-\$24,999	22	408	1,550
\$25,000-\$34,999	42	436	1,628
\$35,000-\$49,999	57	927	3,528
\$50,000-\$74,999	64	1,274	5,864
\$75,000-\$99,999	70	1,433	5,929
\$100,000-\$149,999	156	2,523	9,440
\$150,000-\$199,999	182	1,833	6,539
\$200,000 or greater	649	4,837	11,900
Median HH Income	\$200,001	\$141,055	\$115,786
Average HH Income	\$262,671	\$195,328	\$161,429



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius

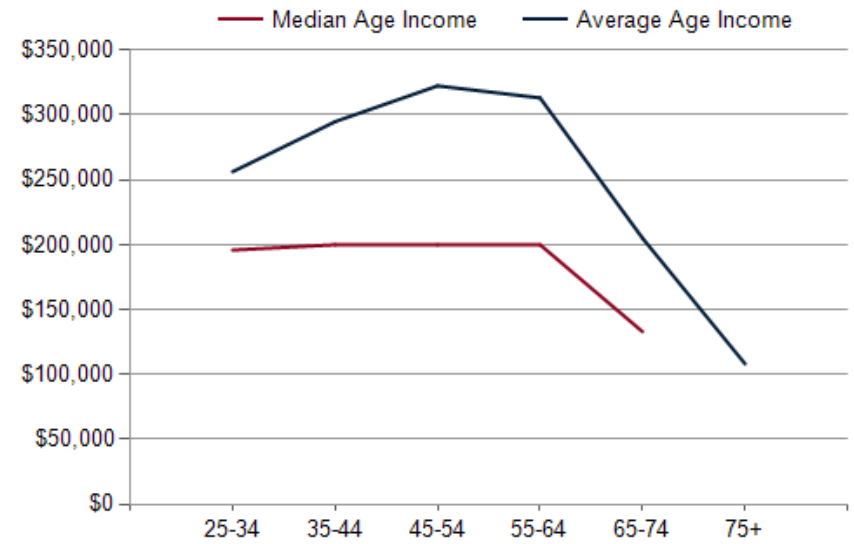
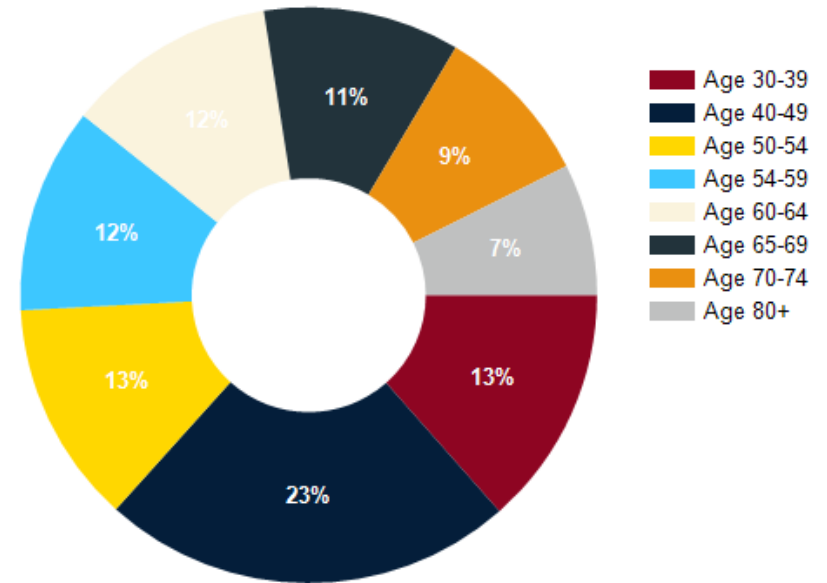


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	110	1,868	7,222
2023 Population Age 35-39	189	2,185	7,952
2023 Population Age 40-44	253	2,582	8,672
2023 Population Age 45-49	260	2,560	8,330
2023 Population Age 50-54	277	2,693	8,812
2023 Population Age 55-59	256	2,773	8,764
2023 Population Age 60-64	261	2,789	8,860
2023 Population Age 65-69	244	2,365	7,630
2023 Population Age 70-74	201	1,849	5,856
2023 Population Age 75-79	164	1,318	4,217
2023 Population Age 80-84	92	825	2,601
2023 Population Age 85+	113	760	2,474
2023 Population Age 18+	2,846	29,412	98,341
2023 Median Age	46	43	42
2028 Median Age	47	44	43

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$195,862	\$124,259	\$108,776
Average Household Income 25-34	\$256,293	\$176,554	\$145,492
Median Household Income 35-44	\$200,001	\$166,620	\$137,782
Average Household Income 35-44	\$294,854	\$220,034	\$180,200
Median Household Income 45-54	\$200,001	\$200,001	\$157,264
Average Household Income 45-54	\$322,442	\$252,416	\$203,761
Median Household Income 55-64	\$200,001	\$177,607	\$145,192
Average Household Income 55-64	\$313,234	\$228,761	\$189,307
Median Household Income 65-74	\$132,935	\$102,231	\$89,732
Average Household Income 65-74	\$205,055	\$150,491	\$128,676
Average Household Income 75+	\$108,205	\$97,225	\$88,507

Population By Age



Country Court

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