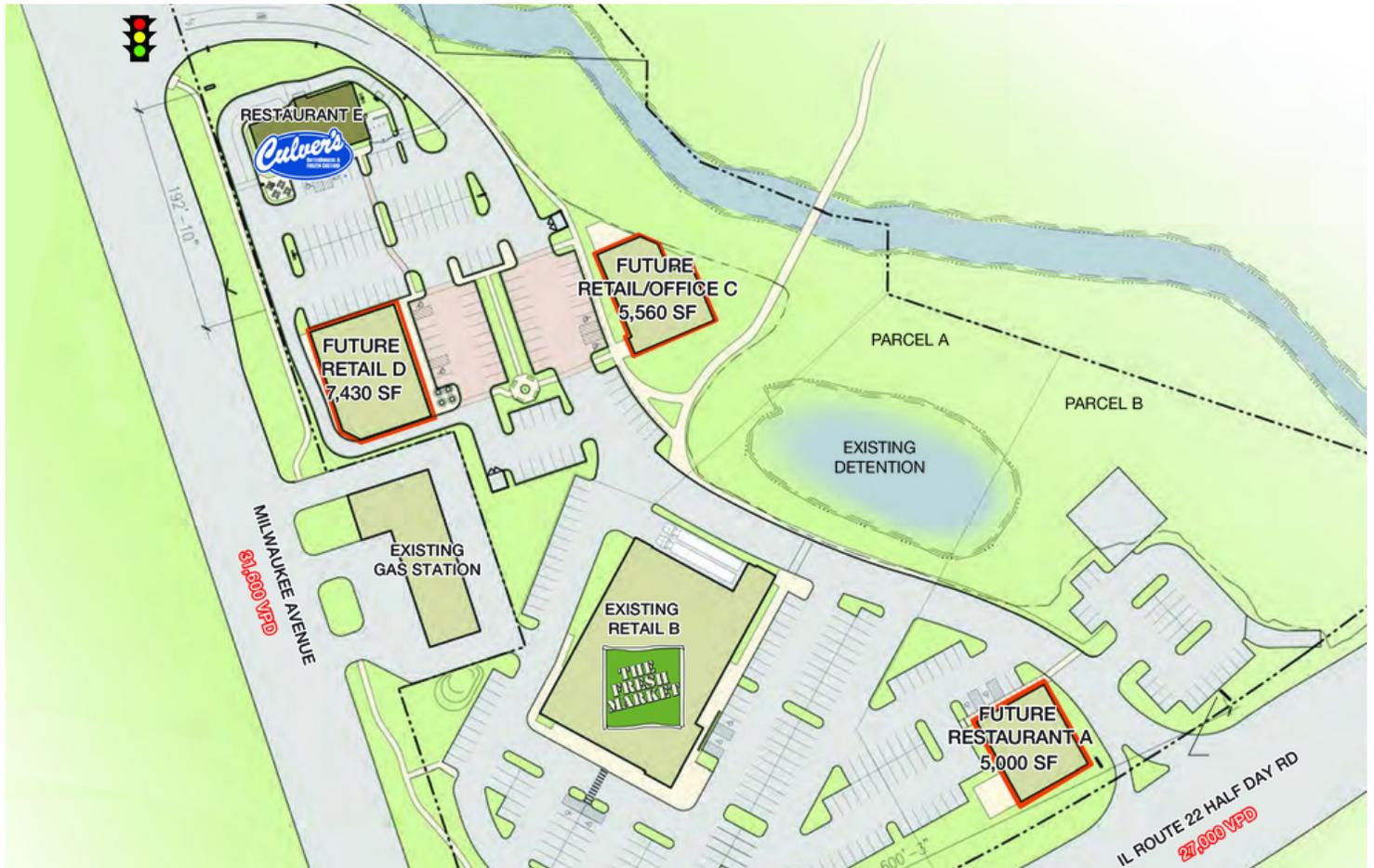


# 475 Milwaukee Avenue

Lincolnshire, IL 60069 | NEC Milwaukee Ave & RT 22

# For Sale Or Lease

Build-to-Suit Opportunities



- ▶ Join the new, recently opened Culver's
- ▶ Build-to-suit opportunities on the NEC of Milwaukee Avenue and Route 22
- ▶ Pad A: Up to 5,000 SF with outdoor seating
- ▶ Pad C: Up to 5,560 SF with outdoor terrace
- ▶ Pad D: Up to 7,430 SF for small shop tenants or restaurants
- ▶ Located on a strong retail corridor with high traffic counts on Milwaukee Avenue (31,600 VPD)
- ▶ Route 22 provides direct access to the Tri-State Tollway / Highway 94
- ▶ In close proximity to Lincolnshire Marriott Resort, Commons at Town Center, Lincolnshire Commons, Trinity International University and Stevenson High School

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	3,739	49,724	161,357
Adj. Daytime Demographics	12,703	88,475	225,058
Estimated Households	1,493	18,377	61,268
Estimated Average Household Income	\$170,454	\$172,547	\$147,574

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Lincolnshire, IL 60069



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