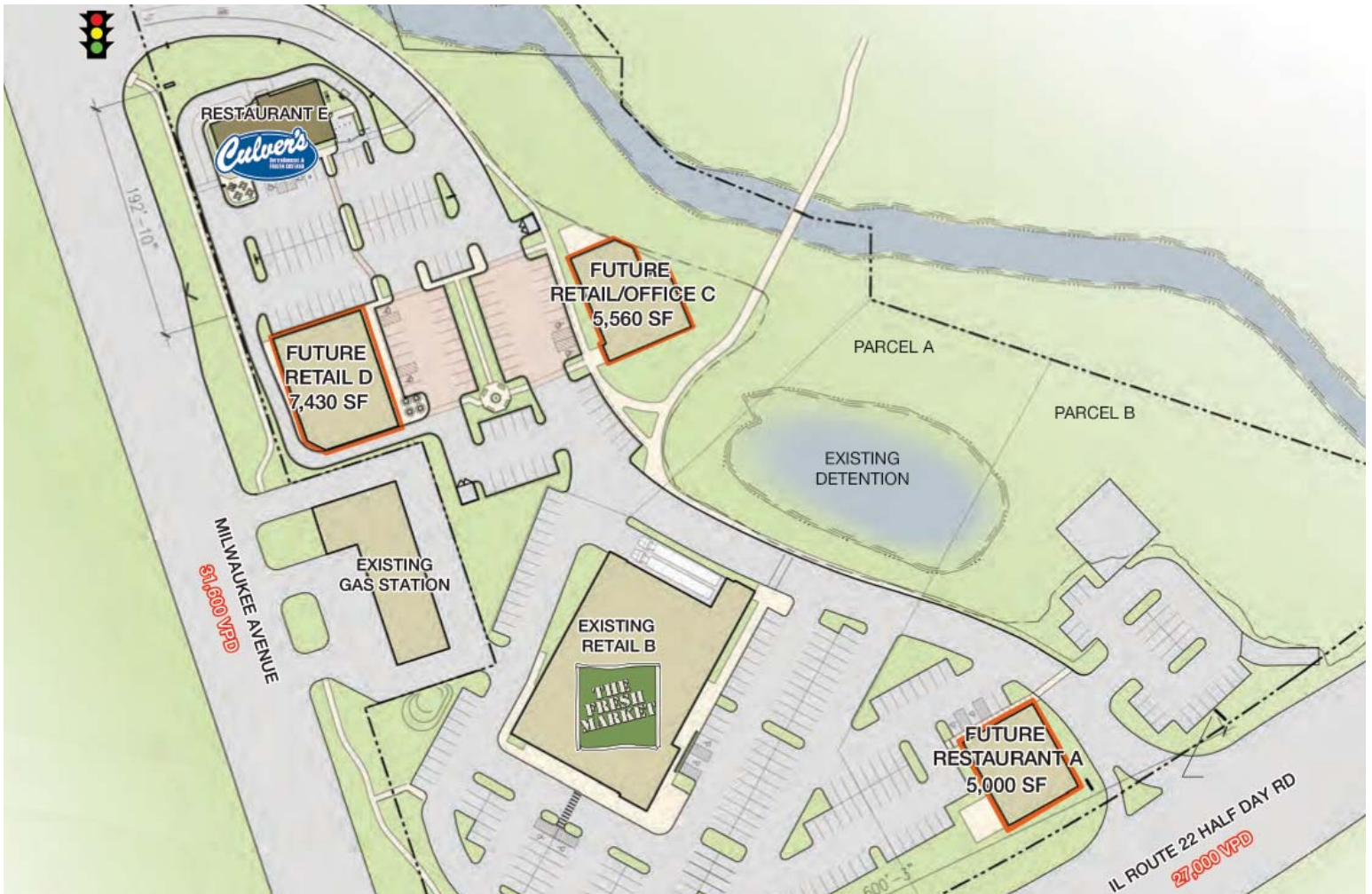


For Lease

Build-to-Suit Opportunities

Lincolnshire Marketplace

Lincolnshire, IL 60069 | NEC Milwaukee Ave & Rt 22



- 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
- High median income of \$119,178 in the surrounding mile
- In close proximity to Lincolnshire Marriott Resort, Commons at Town Center, Lincolnshire Commons, Trinity International University and Stevenson High School
- Nearby tenants include McDonald's, Starbucks, Tom & Eddie's, Egg Harbor Café, Walker Bros., Sullivan's Steakhouse, Eddie Merlot's and Half Day Brewing Company

DEMOGRAPHIC SUMMARY

	RADIUS		
	1 MILE	3 MILES	5 MILES
AVERAGE HHI	\$176,324	\$162,113	\$147,425
DAYTIME POPULATION	7,717	82,509	210,398
RESIDENTIAL POPULATION	3,760	44,718	154,777

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