

**475 MILWAUKEE AVENUE**  
*PART OF LINCOLNSHIRE MARKETPLACE*  
Lincolnshire, Illinois 60069

**FOR SALE OR LEASE**

**ASKING \$3,750,000**

**NEW PRICE**  
**\$3,475,000**

**LEASE RATES**  
**REDUCED TO**  
**\$13.50 PSF NNN**



**23,860 SF**

**PROPERTY HIGHLIGHTS**

- New Asking Price is \$3,475,000 and Lease Rates have been reduced to \$13.50 PSF NNN from \$15 PSF NNN.
- The building consists of 20,414 SF on the 1st floor with a 3,446 SF Mezzanine.
- This property is located at the signalized intersection of busy Milwaukee Ave and Half Day Road (Route 22) with four points of ingress/egress along the ring road and off of Route 22 (traffic light at Milwaukee & the ring road).
- 139 Parking Spaces with 5.8 spaces per 1,000 SF.
- The building was built in 2013 with a TPO roof on 4.17 acres.

- Zoning - Mixed-Use (R5) / Planned Unit Development (PUD)
- Monument signage on Milwaukee Ave & Route 22.
- This property is governed by an OEA with Village of Lincolnshire and Culvers to reimburse CAM expenses.
- Low Lake County property taxes (PIN: 15-15-404-176).
- This property is in excellent condition and location is a prime owner/user or lease up opportunity.
- Excellent demographics and high traffic counts with 29,368 VPD on Milwaukee Ave & 22,920 VPD on Route 22.



**CONTACT** **JEFFREY J. KOWAL**  
INFORMATION Direct: 630.572.5611 | Cell: 630.235.3319  
jkowal@edgemarkllc.com

**EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC**  
2215 York Road, Suite 210  
Oak Brook, IL 60523  
630.472.1010  
[www.edgemarkllc.com](http://www.edgemarkllc.com)





 **TRAFFIC COUNTS**

<b>Milwaukee Ave</b>	29,368 VPD
<b>Half Day Rd (Rt 22)</b>	22,920 VPD

**AREA HIGHLIGHTS**



The Village of Lincolnshire is located in southeast Lake County, Illinois, approximately 34 miles from downtown Chicago with a population of 7,940 per the 2020 census.

Lincolnshire, a progressive suburban community, is an ideal location for any business to find and grow its space. The Village is committed to serving the business community and providing essential elements for business growth and success. The Village prides itself on its diverse economic base, accessible location, enviable amenities within the region, and low taxes comparable with surrounding communities.

Lake County is situated in the northeastern corner of the U.S. state of Illinois, along the shores of Lake Michigan. As of the 2020 census, it has a population of 714,342, making it the third-most populous county in Illinois.

**DEMOGRAPHICS**

 **POPULATION**

<b>1 MILE</b>	4,492
<b>3 MILE</b>	51,548
<b>5 MILE</b>	164,533

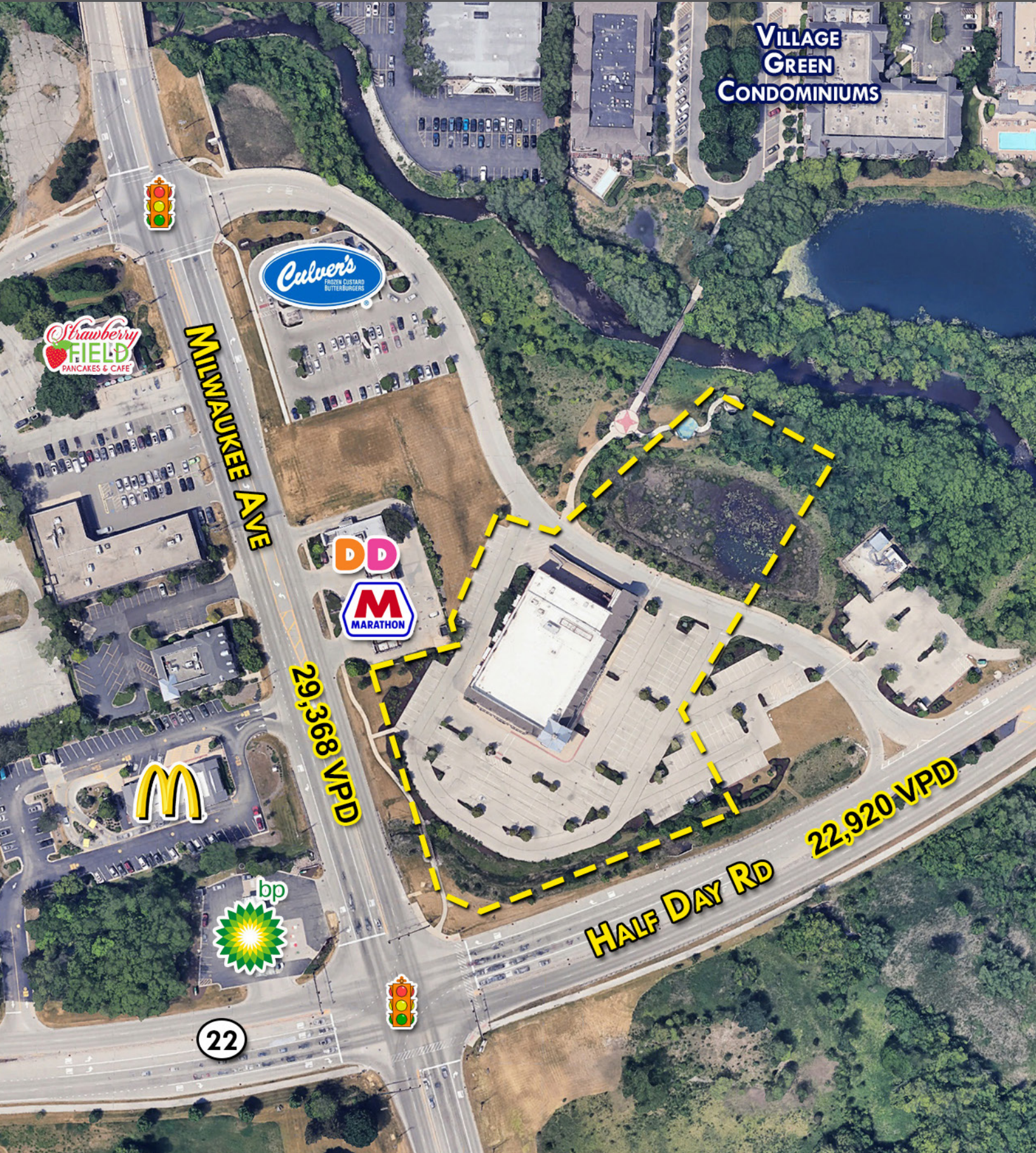
 **AVERAGE HH INCOME**

<b>1 MILE</b>	\$213,469
<b>3 MILE</b>	\$216,566
<b>5 MILE</b>	\$193,869

 **DAYTIME POPULATION**

<b>1 MILE</b>	13,091
<b>3 MILE</b>	54,028
<b>5 MILE</b>	132,350





VILLAGE  
GREEN  
CONDOMINIUMS

MILWAUKEE AVE

29,368 VPD

HALF DAY RD  
22,920 VPD

22



