

Brookside

RETAIL/OFFICE SPACE FOR
LEASE

312-342 Peterson Road
Libertyville, IL 60048



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HIGHLIGHTS

- Available units from 1,700sf to 3,552sf
- Excellent exposure on Peterson Rd (Rte. 137)
- Traffic count = 30,200 VPD
- 212 parking spaces
- Excellent mix of tenants
- NNN's = \$4.36/SF/Yr
- Strong demographics



Suite	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
320	1	1700	\$15	NNN	
334	1	1800	\$15	NNN	Can be combined with Unit 336 to create a 3,552 sf unit
336	1	1752	\$15	NNN	Can be combined with Unit 334 to create a 3,552 sf unit



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,723	36,934	124,769



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$219,248	\$165,665	\$135,981



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,252	13,537	46,308

Property Overview

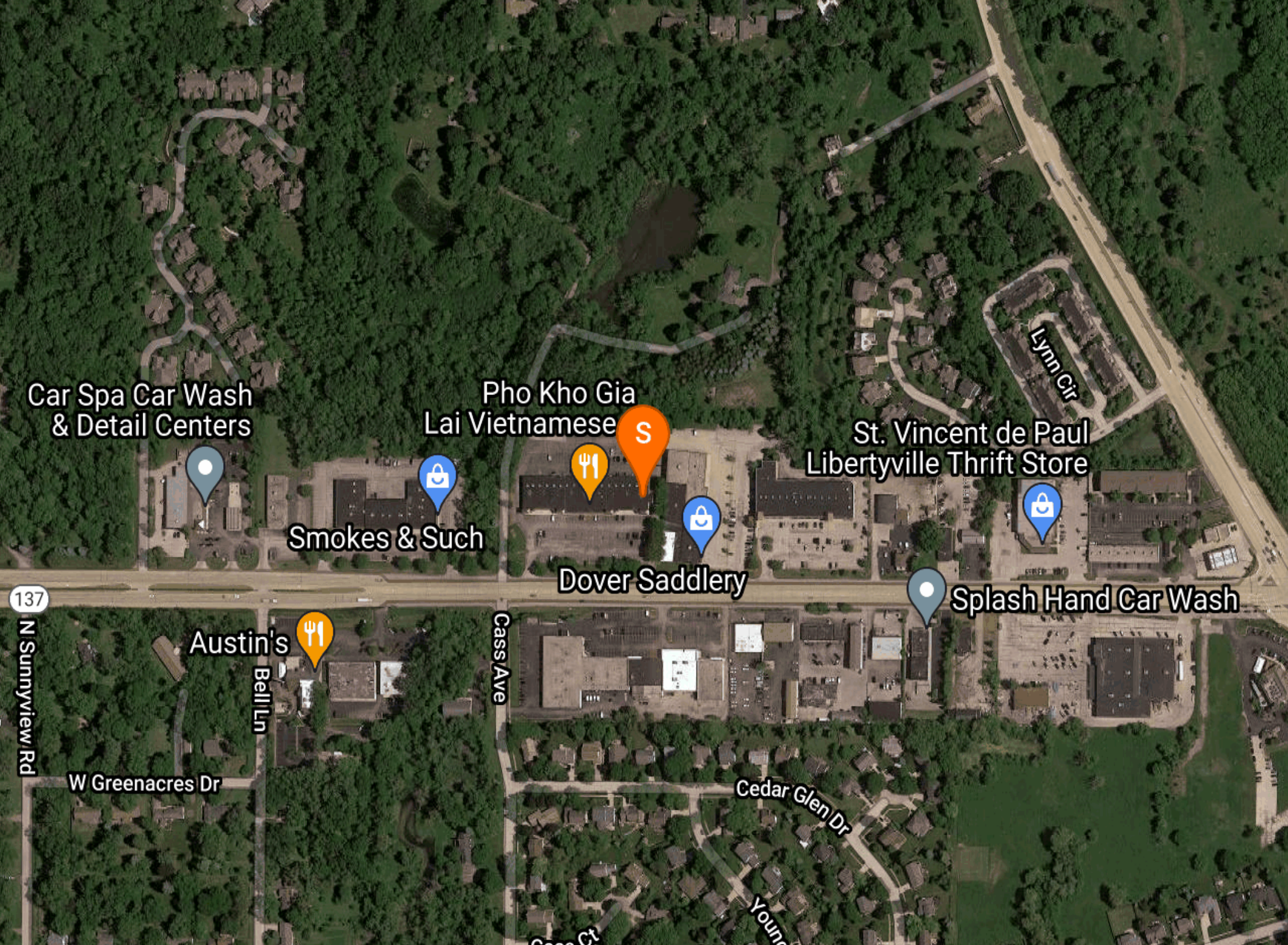
- Retail/Office suites available for lease in the attractive Brookside Shopping Center with excellent exposure on busy Peterson Rd (Rte. 137) with a traffic count of 30,200 cars/day. Available spaces range in size from 1,700sf -3,552sf. There is abundant parking with 212 parking spaces. C-3 zoning allows for a variety of retail/office uses. The location provides strong local demographics with a population of 124,575 (5 Miles) and average household income exceeding \$136,000.

Locator Map

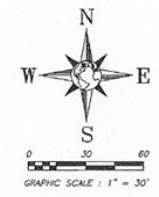


Regional Map

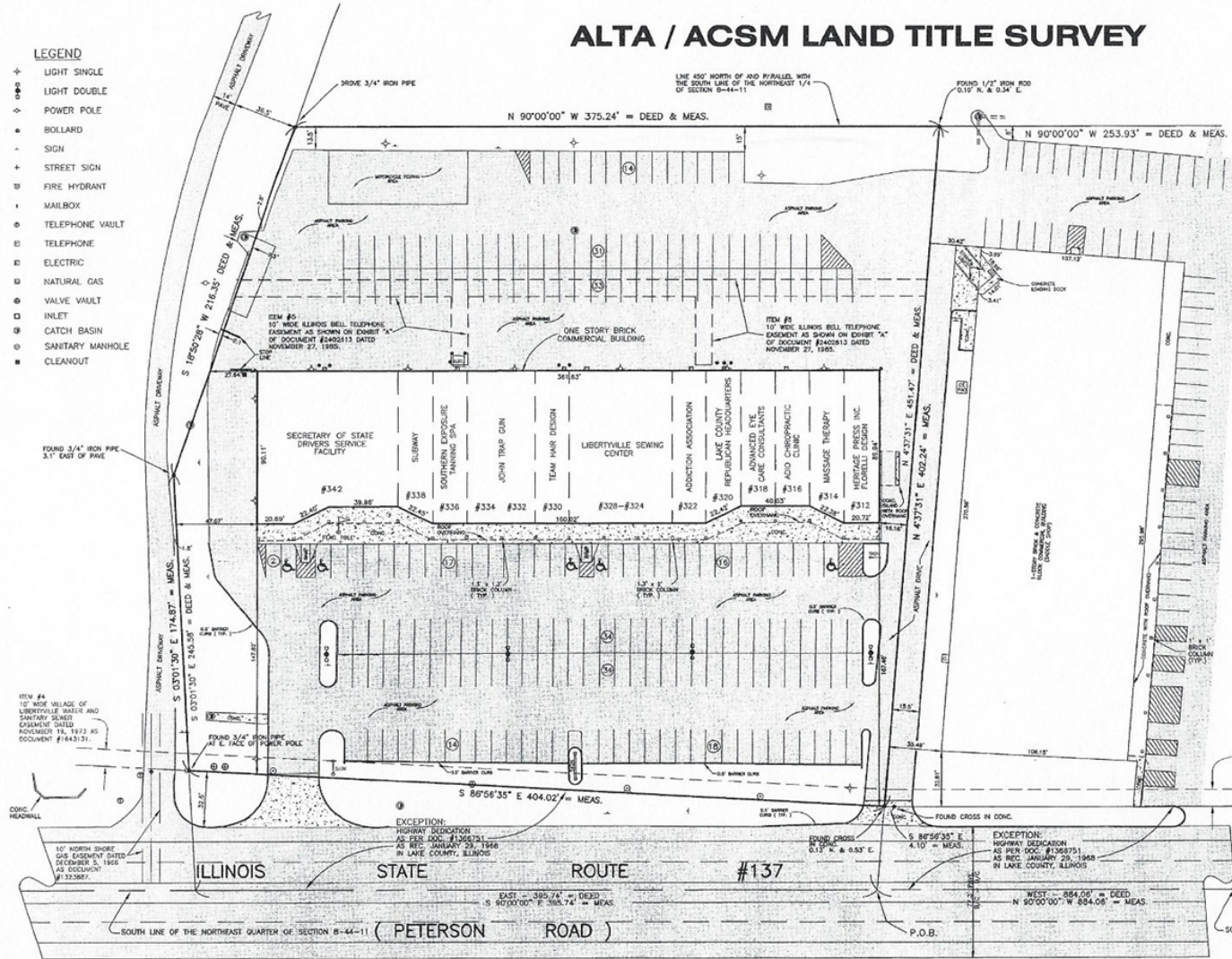




ALTA / ACSM LAND TITLE SURVEY



- LEGEND**
- LIGHT SINGLE
 - LIGHT DOUBLE
 - POWER POLE
 - BOLLARD
 - SIGN
 - STREET SIGN
 - FIRE HYDRANT
 - MAILBOX
 - TELEPHONE VAULT
 - TELEPHONE
 - ELECTRIC
 - NATURAL GAS
 - VALVE VAULT
 - INLET
 - CATCH BASIN
 - SANITARY MANHOLE
 - CLEANOUT



LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 884.06 FEET WEST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, FOR A POINT OF BEGINNING; THENCE NORTH 4° 37' 31\"/>

State of Illinois S.S.
 County of McHenry
 To: CITIBANK, F.S.B., ITS SUCCESSORS AND/OR ASSIGNS
 FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plot of the survey on which it is based was made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes the provisions of Table A hereof. Pursuant to the Assuror Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Position Accuracy of this survey meets or exceeds that which is specified therein.

Dated this 14th day of December, 2006 at McHenry, Illinois

[Signature]
 City of McHenry, Illinois
 Illinois Professional Land Surveyor No. 35-3055
 License renewal date: 11-30-2008

ILLINOIS PROFESSIONAL LAND SURVEYORS
 STATE OF ILLINOIS
 McHENRY, ILLINOIS

PARCEL AREA
 3.66 ACRES ±

- NOTES:**
- ENCUMBRANCE IN FAVOR OF CHICAGO TELEPHONE COMPANY DATED JULY 15, 1914 AS DOCUMENT #184243 AFFECTS AREA ADJOINING HIGHWAY IN NORTH HALF OF SECTION 8-44-11.
 - ENCUMBRANCE IN FAVOR OF CHICAGO TELEPHONE COMPANY DATED NOVEMBER 6, 1914 AS DOCUMENT #150899 AFFECTS AREA ADJOINING HIGHWAY IN NORTH HALF OF SECTION 8-44-11.
 - HIGHWAY DEDICATION FOR PUBLIC ROAD PURPOSES DATED JULY 5, 1922 AS DOCUMENT #213006 LYING 30' NORTH OF THE CENTERLINE OF CONSTRUCTION OF ROUTE 21 (PETERSON ROAD).
 - ENCUMBRANCE IN FAVOR OF NORTH SHORE GAS COMPANY DATED FEBRUARY 21, 1989 AS DOCUMENT #141899 AFFECTS AREA IN PETERSON ROAD.
 - ITEM #1, ENCUMBRANCE IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY DATED NOVEMBER 12, 1957 AS DOCUMENT #191793 AFFECTS THE NORTH 1/2 OF STATE ROUTE #21 (PETERSON ROAD).
 - ITEM #2, 10' ENCUMBRANCE IN FAVOR OF NORTH SHORE GAS THE SOUTH 85 ROOS (14021') OF THE NORTHEAST 1/4, DATED FEBRUARY 5, 1966 AS DOCUMENT #133287 APPEARING TO BE RECORDED WEST OF SUBJECT PROPERTY AS PER EXHIBIT 'A' OF SAID DOCUMENT. A FIELD CHECK WILL BE NECESSARY FOR AN ACCURATE DETERMINATION.
 - ITEM #3, PACE ACCESS AGREEMENT RECORDED JULY 8, 1974 AS DOCUMENT #598740 IN LAKE COUNTY, ILLINOIS.
 - ITEM #4, VILLAGE ORDINANCE 76-2-11 RECORDED APRIL 5, 1974 REGARDING SANITARY SEWER & WATER MAIN AS BOUNDARY #177740 IN LAKE COUNTY, ILLINOIS.

- ABBREVIATIONS ON SURVEY**
- B = DISTANCE ON RECORDED PLAN OF SUBDIVISION
 - REL = DISTANCE ON RECORDED PLAN OF SUBDIVISION
 - M = MEASURED OR CALCULATED DISTANCE
 - MEAS = MEASURED OR CALCULATED DISTANCE
 - PL = PLAT
 - ARC LENGTH = ARC LENGTH
 - CHORD LENGTH = CHORD LENGTH
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT

ALTA / ACSM LAND TITLE SURVEY		REVISIONS
BROOKSIDE SHOPPING CENTER		
SCALE: 1" = 30'	DATE: 12-14-2006	
DATE OF FIELD WORK: 12-13-2006	DATE OF PLOTTING: 12-13-2006	
BOOK: 0311	FILE NO.: 0311-3	
PREPARED FOR: CITIBANK, F.S.B.	ADDRESS: #312-#342 PETERSON ROAD, LIBERTYVILLE, ILLINOIS	
NORTH BROOK BANK & TRUST COMPANY	LIBERTYVILLE, ILLINOIS	
DRAWN BY: DHP	CHECKED BY: TWA	JOB NO. 2006-434 ALTA

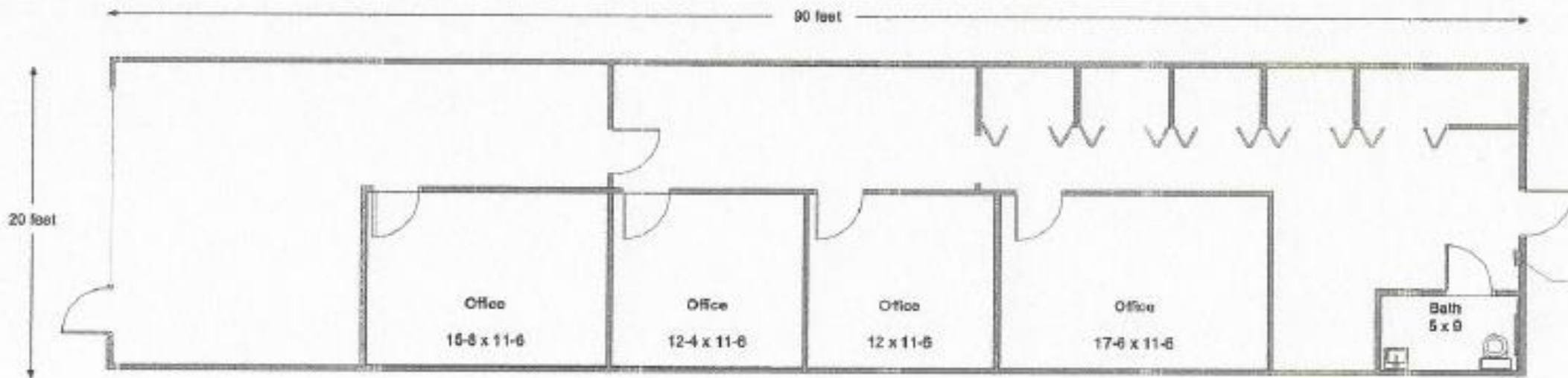
THIS PLAN OF SURVEY HAS BEEN PREPARED UNDER FIRST AMERICAN TITLE INSURANCE COMPANY POLICY #413-285289-042 WITH AN EFFECTIVE DATE OF OCTOBER 28, 2006. BOUNDARY SURVEYS ARE BASED UPON THE RECORDS SUBMITTED PURSUANT TO A COPY OF A REGULAR SUBDIVISION (LESS BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION) AND SAID SURVEY INFORMATION PROVIDED BY THE PARTY REQUESTING THE SAID BOUNDARY SURVEY. THIS PLAN REFLECTS INFORMATION DISCOVERED BY THE SURVEYOR IN THE RECORDS, COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY, BOUNDARIES, SERVICES, EASEMENTS, ENCUMBRANCES, AND OTHER LOCAL CONDITIONS, ANY LEGAL ENCUMBRANCES ATTACHED TO ANY PROPERTY.

REFERS TO DEED OR CONVEYANCE WHICH ARE LOCAL CONVEYANCES FOR BUILDING LOTS AND ENCUMBRANCES NOT SHOWN HEREON. CONTACT YOUR OCCUPATION AND POINTS WITH THIS PLAN AND AT ONCE REPORT ANY APPARENT DIFFERENCES TO THE SURVEYOR. BUILDING THE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS. ILLINOIS PROFESSIONAL LAND SURVEY AND PROF. ENG. DESIGN FIRM CORPORATION LICENSE NO. 184-001051 EXPIRES 12/31/2007



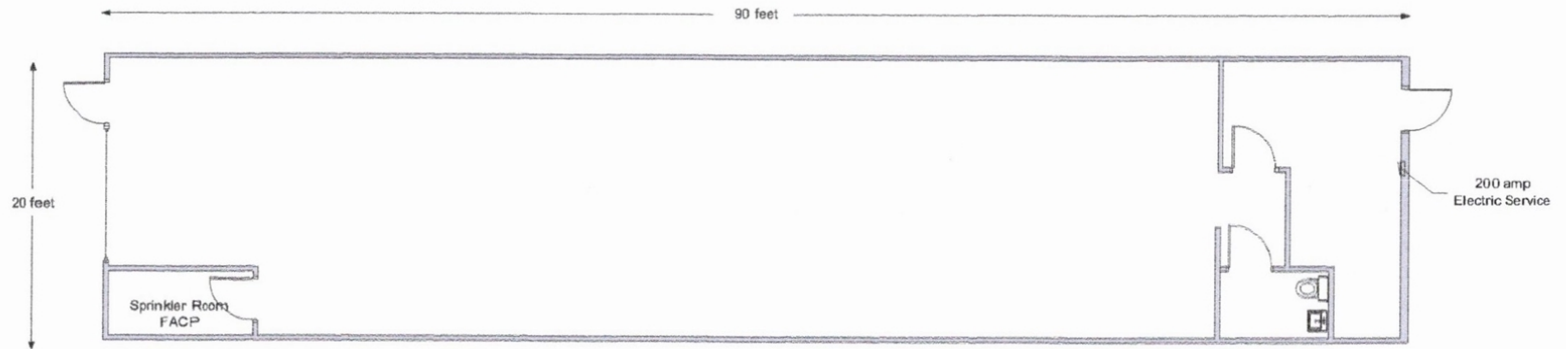


Unit 320 Floor Plan



334 Peterson Road
Brookside Center
1,800 sq. ft.

Unit 334 Floor Plan



336 Peterson Road
Brookside Center
1,752 sq. ft.
(Not to scale)

Unit 336 Floor Plan

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,773	36,842	115,941
2010 Population	3,781	37,198	124,178
2020 Population	3,723	36,934	124,769
2025 Population	3,689	36,889	124,226
2020-2025: Population: Growth Rate	-0.90 %	-0.10 %	-0.45 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	10	441	2,252
\$15,000-\$24,999	49	521	1,945
\$25,000-\$34,999	31	476	1,886
\$35,000-\$49,999	61	1,003	4,007
\$50,000-\$74,999	88	1,476	6,257
\$75,000-\$99,999	102	1,546	5,847
\$100,000-\$149,999	199	2,437	9,547
\$150,000-\$199,999	159	1,699	5,727
\$200,000 or greater	553	3,937	8,841
Median HH Income	\$173,673	\$122,012	\$103,324
Average HH Income	\$219,248	\$165,665	\$135,981

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,069	13,018	42,441
2010 Total Households	1,226	13,347	45,215
2020 Total Households	1,252	13,537	46,308
2025 Total Households	1,247	13,582	46,332
2020 Average Household Size	2.79	2.69	2.67
2000 Owner Occupied Housing	969	10,527	32,817
2000 Renter Occupied Housing	87	2,155	8,433
2020 Owner Occupied Housing	1,104	10,890	34,727
2020 Renter Occupied Housing	148	2,647	11,582
2020 Vacant Housing	133	875	2,510
2020 Total Housing	1,385	14,412	48,818
2025 Owner Occupied Housing	1,107	11,050	35,201
2025 Renter Occupied Housing	140	2,532	11,131
2025 Vacant Housing	157	1,173	3,513
2025 Total Housing	1,404	14,755	49,845
2020-2025: Households: Growth Rate	-0.40 %	0.35 %	0.05 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	173	1,817	7,408
2020 Population Age 35-39	216	2,039	8,083
2020 Population Age 40-44	170	2,054	8,040
2020 Population Age 45-49	216	2,356	8,224
2020 Population Age 50-54	277	2,753	8,768
2020 Population Age 55-59	344	3,146	9,595
2020 Population Age 60-64	321	2,977	8,772
2020 Population Age 65-69	281	2,375	6,866
2020 Population Age 70-74	224	1,828	5,056
2020 Population Age 75-79	124	1,213	3,272
2020 Population Age 80-84	94	779	1,965
2020 Population Age 85+	151	779	2,073
2020 Population Age 18+	3,021	28,905	96,038
2020 Median Age	49	44	40

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,030	\$94,447	\$84,893
Average Household Income 25-34	\$150,671	\$130,445	\$111,649
Median Household Income 35-44	\$200,001	\$155,829	\$115,649
Average Household Income 35-44	\$258,543	\$187,158	\$147,232
Median Household Income 45-54	\$200,001	\$169,442	\$131,169
Average Household Income 45-54	\$283,096	\$209,752	\$166,955
Median Household Income 55-64	\$200,001	\$156,697	\$122,562
Average Household Income 55-64	\$256,452	\$194,822	\$158,001
Median Household Income 65-74	\$117,603	\$96,152	\$84,349
Average Household Income 65-74	\$162,628	\$138,534	\$117,883
Average Household Income 75+	\$87,316	\$85,226	\$76,585

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	233	2,434	9,133
2025 Population Age 35-39	232	2,216	8,554
2025 Population Age 40-44	245	2,301	8,371
2025 Population Age 45-49	204	2,167	7,802
2025 Population Age 50-54	217	2,286	7,701
2025 Population Age 55-59	261	2,641	8,134
2025 Population Age 60-64	315	2,860	8,464
2025 Population Age 65-69	312	2,746	7,802
2025 Population Age 70-74	247	2,134	6,036
2025 Population Age 75-79	187	1,596	4,344
2025 Population Age 80-84	131	991	2,561
2025 Population Age 85+	156	895	2,311
2025 Population Age 18+	3,041	29,383	96,899
2025 Median Age	50	45	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,324	\$110,589	\$99,534
Average Household Income 25-34	\$175,653	\$153,894	\$128,566
Median Household Income 35-44	\$200,001	\$167,533	\$129,952
Average Household Income 35-44	\$283,052	\$209,667	\$167,425
Median Household Income 45-54	\$200,001	\$181,151	\$140,729
Average Household Income 45-54	\$312,767	\$227,580	\$181,040
Median Household Income 55-64	\$200,001	\$172,888	\$137,564
Average Household Income 55-64	\$287,864	\$219,282	\$177,355
Median Household Income 65-74	\$136,512	\$114,675	\$99,335
Average Household Income 65-74	\$191,050	\$165,900	\$139,947
Average Household Income 75+	\$110,118	\$107,373	\$94,597

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DISCLAIMER:

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Apex Commercial Realty LLC. Price subject to change and this listing may be withdrawn without notice.

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Exclusively Marketed by:

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