

210 N. Butterfield Rd., Libertyville, IL

~~\$395,000~~ \$299,000



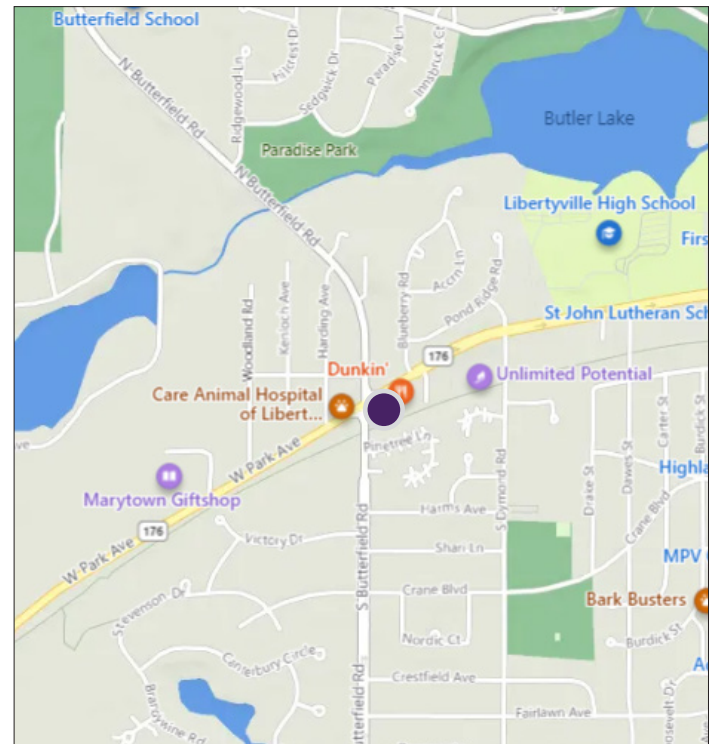
## Property Highlights

- 2,563 SF office building
- Built-out for a dental office
- Potential to sub-divide unit
- Ample parking in the rear
- Excellent visibility
- Just off corner of Butterfield and IL-176
- Perfect opportunity for user or investor
- Nearby businesses: Dunkin', McDonald's, Chipotle, Jimmy Johns, Chase Bank and more
- Traffic count: 16,714 vehicles daily
- Land area: 11,761 SF
- Zoning: O-1
- Taxes (2020): \$10,077

## Property Overview

Available for sale is a 2,563 square foot office building located on heavily-trafficked Butterfield Road in Libertyville, IL. This property is built-out for a dental office with ample administrative space. The improvements include four dental stations, a lab, three private offices and storage space. The flexible layout lends itself for a single user or can be divided into two separate units. Situated just north of a heavily trafficked commercial corridor, there is ample parking in the rear, excellent signage and visibility. Nearby retailers include Dunkin', McDonalds, Chipotle, Jimmy Johns, Chase Bank small shops and restaurants.

Libertyville, an affluent northern suburb of Chicago, has a thriving business community with a broad mix of retailers, offices, service providers and industrial companies.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,074	59,385	111,769
Households	2,595	21,174	40,460
Median Income	\$135,537	\$111,045	\$109,200

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