

211 S Milwaukee Ave., Libertyville, IL

\$1,900,000



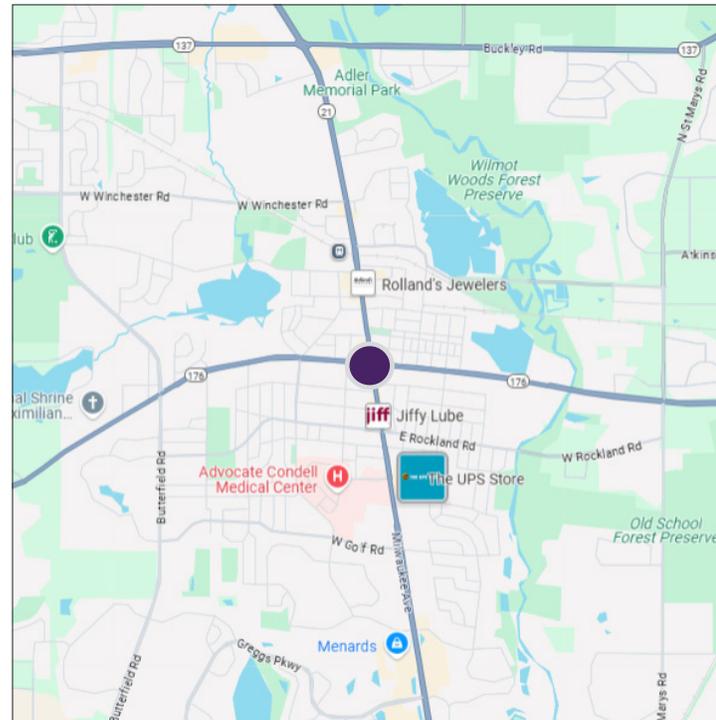
Property Highlights

- 17,620 SF single-story with partial second floor mezzanine space and two-story warehouse
- Month-to-month lease with repair shop
- Ample parking with 63 outdoor spaces and 15 +/- interior spaces
- Electric service: 800 amps, 120/208 volt, 3-phase
- Fully sprinklered
- Property has three curb cuts
- Excellent visibility with 300' frontage on Milwaukee Ave. (Rte 21)
- Milwaukee Avenue is a main artery
- Traffic count: 25,795 vehicles daily
- Land area: 47,511 SF
- Zoning: C-3: General Commercial
- Taxes (2024): \$34,720.40

Property Overview

Available for sale is a 17,620 square foot, multi-tenant retail building in Libertyville, IL. The property was formerly anchored by Advance Auto Parts with the balance of the property leased to a 40+ year auto repair business. The former Advanced Auto space is 7,384 square feet and the auto body shop is 7,862 square feet. There is approximately 1,995 square foot of storage space that is utilized by both tenants, plus a 3,770 square foot two-story warehouse space that is vacant. The building is situated on a 1.09 acre parcel and is strategically located just south of downtown Libertyville. This offering is an excellent opportunity for a user as a future redevelopment opportunity. Businesses in the area include Jewel, Trader Joes, Culvers, JiffyLube, multiple car dealerships and numerous neighborhood centers.

Located in Lake County, Libertyville is approximately 37 miles north of downtown Chicago. The village enjoys the benefits of suburban living with easy access to the city. The historic downtown is a vibrant shopping and dining destination. The community has a diverse economy with a mix of retail, professional services, health-care, and manufacturing. Libertyville residents are highly educated, as made evident by a high school graduation rate greater than 95% and the fact that over 74% of residents are college graduates.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,668	48,996	119,787
Households	4,103	17,912	44,554
Average Income	\$136,626	\$121,456	\$110,645

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