



## Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$8.17
Available SF:	2,036 - 15,500 SF
Building Size:	78,286 SF
Year Built:	2001
Zoning:	B2-PUD: General Business District
Parking:	4.34 spaces/1,000 SF
Traffic Count:	35,000 VPD
Cross Streets:	Milwaukee Avenue & Aptakisic Road
Traffic Count:	41,400 VPD

## Property Overview

Up to 15,500 SF of retail space available for lease at City Park in Lincolnshire. The 78,286 SF multi-tenant center was constructed in 1998 and is situated at the southwest corner of Aptakisic Road and Milwaukee Avenue featuring visibility and exposure to approximately 41,400 VPD. City Park of Lincolnshire is home to national and local tenant's such as Advanced Dermatology, FedEx, Liquid Fusion, Roosters, Get it Straight, and Michal's Imports, among others. Adjacent tenants within the larger development include Regal Cinemas, Wildfire, and Big Bowl. The vacancies offer an excellent opportunity to join an affluent neighborhood adjacent to the new 300 unit multifamily development, known as 444 Social, and is just two (2) miles from Adlai E. Stevenson High School, the third largest high school in the state. The available units offer flexible interior layouts and sizes and many feature spaces with second generation kitchen equipment, walk-in refrigerators and coolers. There is also a drive-thru opportunity, outdoor patio seating, and excellent natural light throughout. Additionally, City Park offers tenants a chance to join a rapidly growing commercial corridor with new developments just south of the property including Woodman's Food Market, CubeSmart Self Storage and a multi-tenant retail center featuring tenants Starbuck's, Potbelly, Mod Pizza, Panera Bread and T-Mobile.

## Property Highlights

- Up to 15,500 VPD available for lease including second generation equipment
- One (1) existing drive-thru opportunity along the south end of the property
- Monument signage opportunities fronting Milwaukee Avenue and Aptakisic Road providing exposure to over 41,000 VPD.

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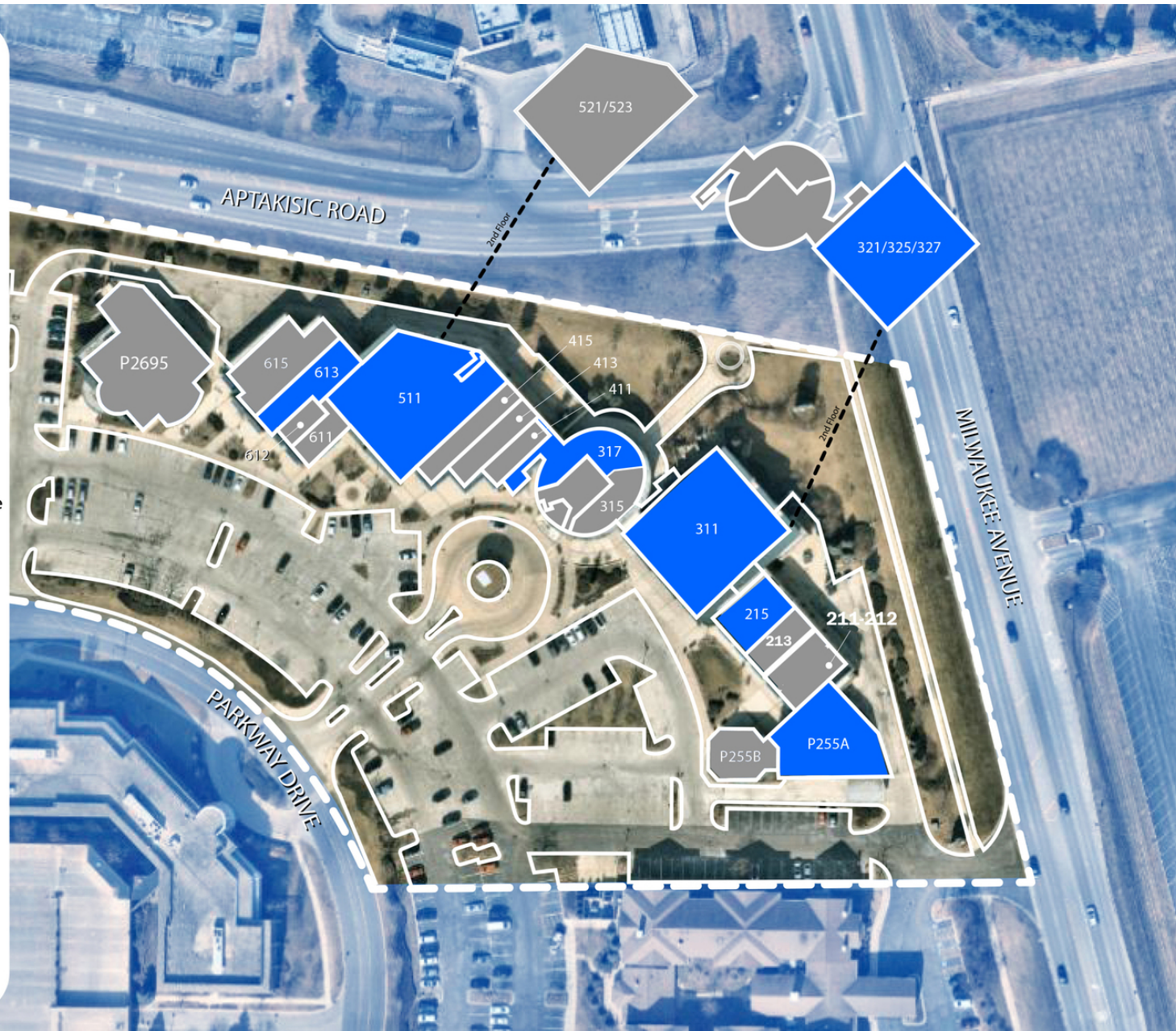
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Unit #	SF	ProRata	Tenant
211 & 212	2,420	3.09%	Adorned
213	1,380	1.76%	Get it Straight
215	2,036	2.60%	Vacant
311	9,800	12.52%	Vacant
315	2,000	2.55%	Liquid Fusion
317	2,350	3.00%	Vacant
321/325/327	15,500	19.80%	Vacant
411	1,300	1.66%	Roosters
413	1,750	2.24%	Chipy Cafe
415	1,950	2.49%	Eyesee Optical
511	8,890	11.36%	Vacant
521/523	9,319	11.90%	Advanced Dermatology
611	1,200	1.53%	LeBeau Nails & Spa
612	800	1.02%	SkinFo
613	2,300	2.94%	Vacant
615	3,634	4.64%	FedEx Branch #1058
P255A	3,500	4.47%	Vacant
P255B	1,629	2.08%	Good Sushi
P2695	6,528	8.34%	Tomahawk BBQ Steakhouse



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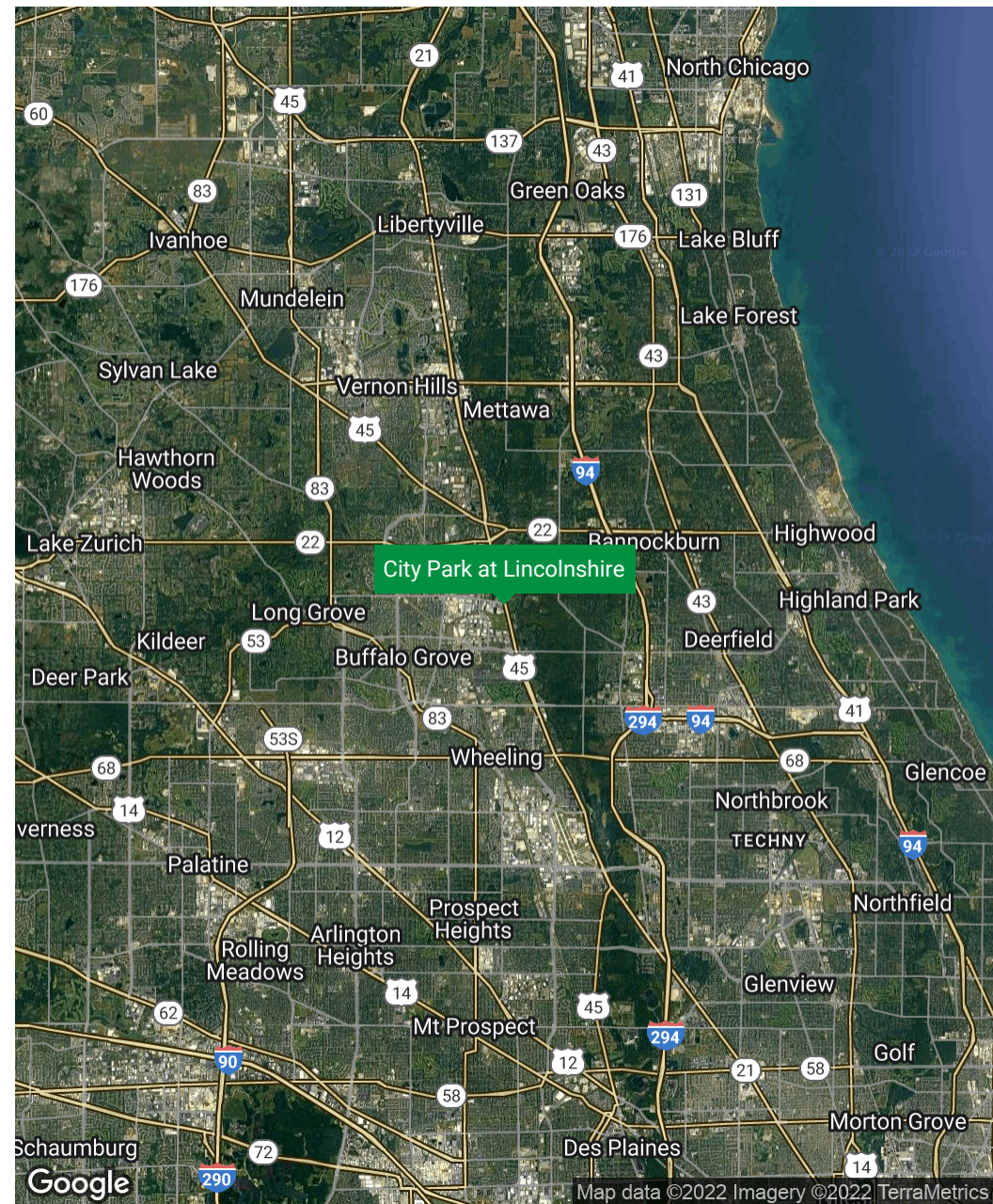
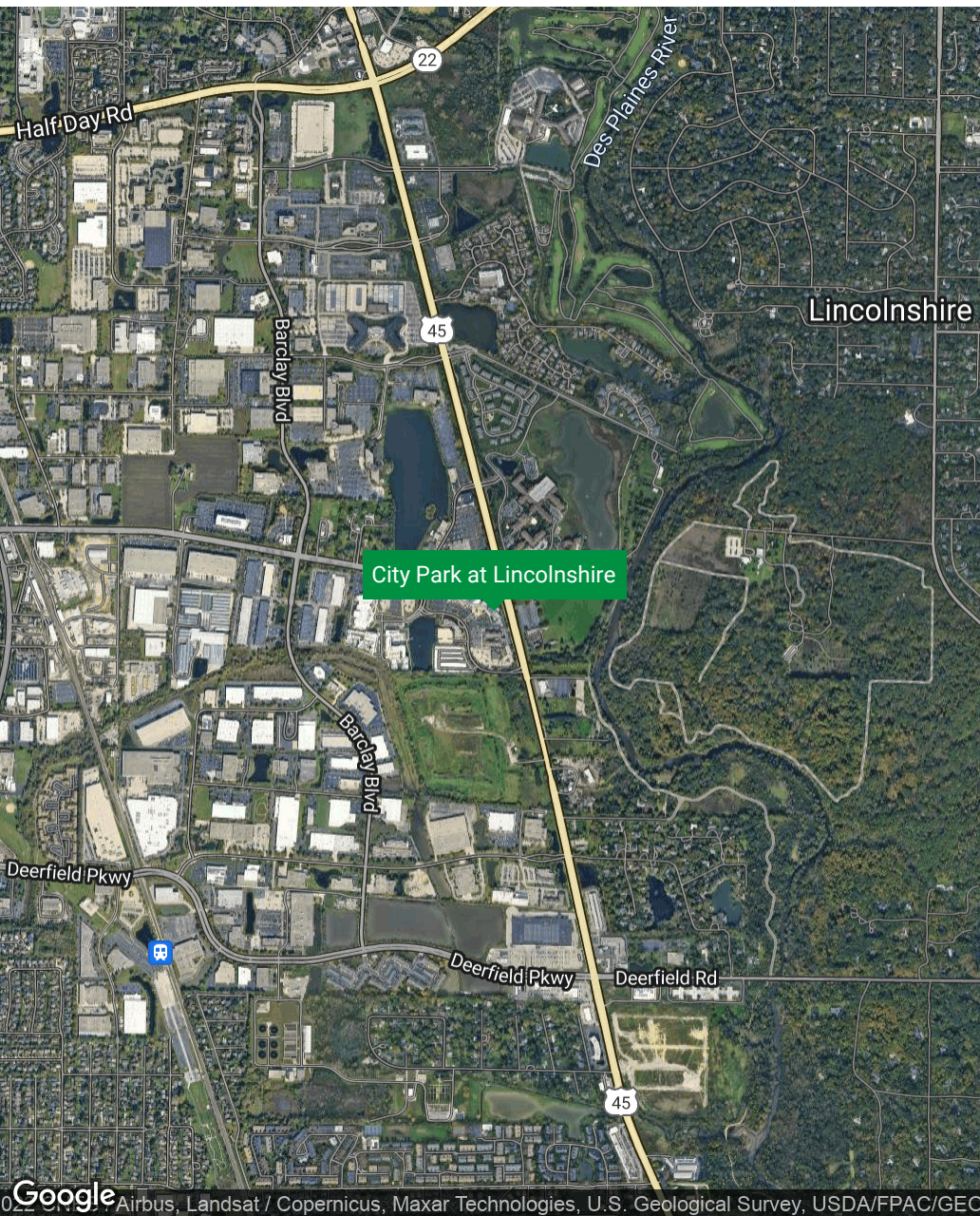
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# FOR LEASE | 255-295 PARKWAY DRIVE

LOCATION MAP



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### Location Description

City Park at Lincolnshire is located at the SWC of the signalized intersection at Aptakisic Road & Milwaukee Avenue in Lincolnshire, Illinois. Lincolnshire is an affluent suburb located approximately 26-miles north of Chicago. Lincolnshire became incorporated in 1957 and experienced an aggressive era of expansion in the 90's leading to the construction of City Park at Lincolnshire along with the Lincolnshire Commons and Lincolnshire Corporate Center. Lincolnshire, a part of Lake County, is in an extremely dense area with a population of over 180,000 within a five (5) mile radius. Additionally, Lincolnshire is home to the award-winning public Adlai E. Stevenson High School. Many global corporations are in Lincolnshire including Aon Hewitt, Zebra Technologies, CDW, and Sysmex, generating a daytime population of over 20,000.

The Center is located along the west side of Milwaukee Avenue, providing visibility and exposure to over 35,000 VPD. Milwaukee Avenue is a major north/south thoroughfare in the Northern Suburbs and features a mix of both retail and higher end office space in the immediate area. In recent years, Milwaukee Avenue has undergone major development within close proximity to City Park, specifically at the corner of Deerfield Road & Milwaukee Avenue, including Woodman's Food Market, CubeSmart Self Storage, and a multi-tenant retail center featuring tenants Starbucks, Potbelly, Mod Pizza, Panera Bread and T-Mobile. Additionally, there has been recent development just steps away from City Park including 444 Social, a luxurious, high-end apartment complex built in 2019 with over 300 units.

Neighboring retailers to City Park include Regal Lincolnshire & IMAX, Par-King, DSW, USPS, AT&T, Orange Theory Fitness, Big Bowl, Wildfire, Walker Brothers, Fleming's, Naf Naf Grill, Chipotle, Cheesecake Factory, Noodles & Company, and Jimmy Johns, among many others.

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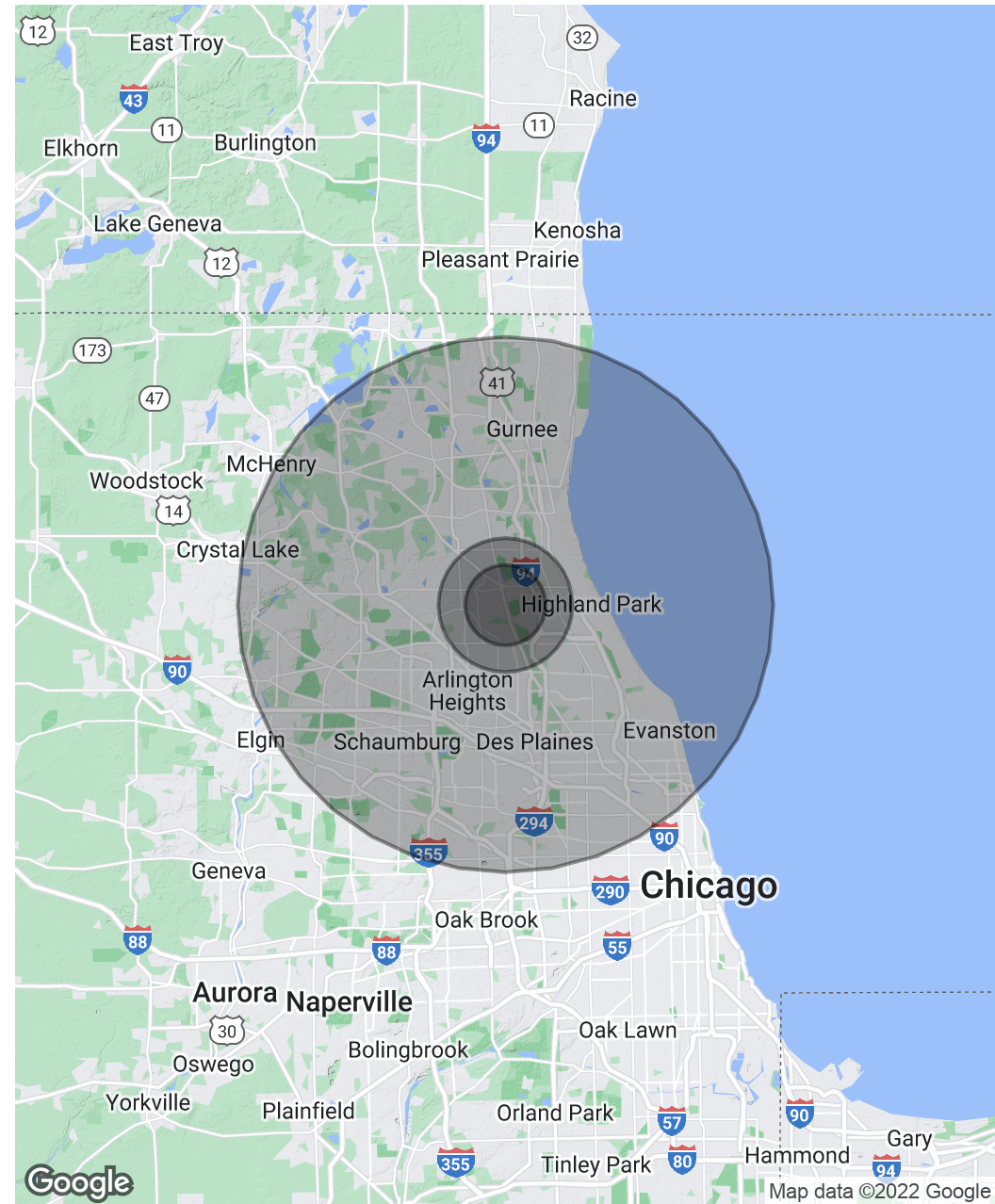


Population	3 Miles	5 Miles	20 Miles
Total Population	60,000	182,703	2,902,672
Average Age	41.4	40.7	38.7
Average Age (Male)	39.9	39.1	37.3
Average Age (Female)	42.6	42.0	40.0

Households & Income	3 Miles	5 Miles	20 Miles
Total Households	22,954	68,741	1,055,998
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$115,607	\$115,971	\$96,298
Average House Value	\$449,739	\$448,440	\$388,781

Race	3 Miles	5 Miles	20 Miles
% White	77.8%	81.5%	75.8%
% Black	1.1%	1.2%	4.0%
% Asian	14.4%	11.4%	9.7%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.3%	0.2%	0.2%
% Other	4.6%	4.2%	8.3%

\* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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