



Offering Summary

Available Retail Space:	688 - 2,612 SF
Available Office Space:	1,568 - 3,381 SF
Retail Lease Rate:	Negotiable
Office Lease Rate:	Negotiable
NNN's:	Approx. \$8.28
Building Size:	47,863 SF
Lot Size:	0.89 Acres
Year Built:	1988
Parking:	62 Spaces
Zoning:	B-3: Traditional Business

Property Overview

Excellent opportunity to lease at a class A retail/office building located at the corner of Deerpath Road and Oakwood Avenue in downtown Lake Forest. Lake Forest, part of the North Shore, totals approximately 19,000 residents and is one of the top 50 wealthiest cities in the country with an average household income of approx. \$265,000. The multi-tenant retail/office building offers anywhere up to 3,381 SF of ground floor retail space and 1,568 - 3,381 SF of second floor office space. The property features an atrium, an elevator, underground parking totaling 62 spaces, and signage fronting Deerpath Road. Additionally, the property is conveniently located within a few blocks from the Lake Forest Metra Station and just over one (1) mile east of U.S. Route 41, which leads directly into Interstate-94. Neighboring retailers include Jewel-Osco, The Fresh Market, Walgreens, CVS/Pharmacy, Chase Bank, BMO Harris Bank, Bank of America, UPS Store, Lululemon, Egg Harbor Cafe, Rosati's Pizza, Starbucks and Dunkin', among many other national and local retailers.

Property Highlights

- Excellent opportunity to join a class A retail/office building in downtown Lake Forest
- Lake Forest, totaling 19,000 residents and is one of the top 50 wealthiest cities in the country with an average household income of approx. \$265,000
- Lake Forest College, totaling over 1,500 students, and Lake Forest Hospital, Lake Forest's largest employer, are both approximately one (1) mile from the property
- The Property features an atrium, an elevator, underground parking totaling 62 spaces, along with signage along Deerpath Rd.

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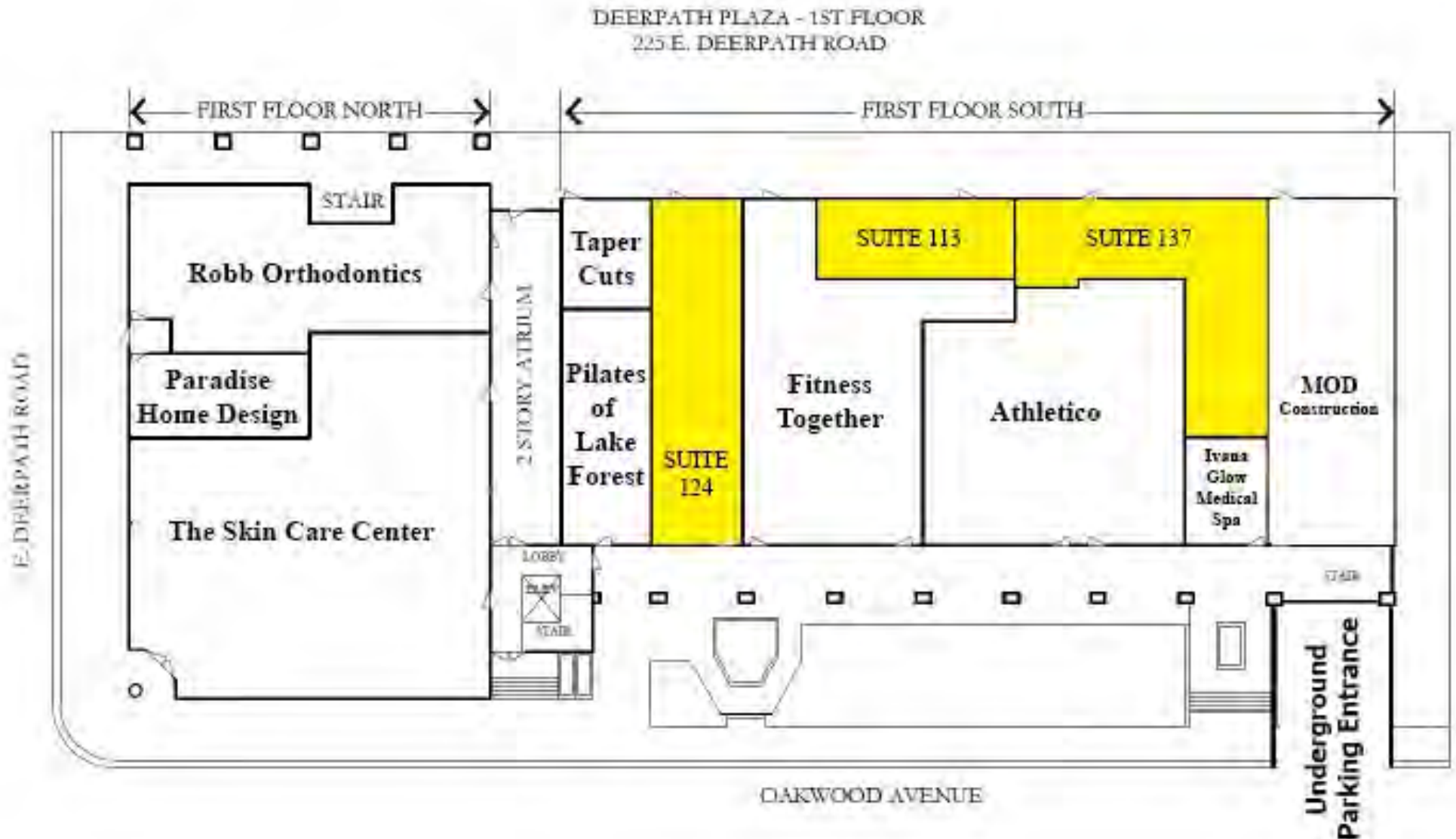
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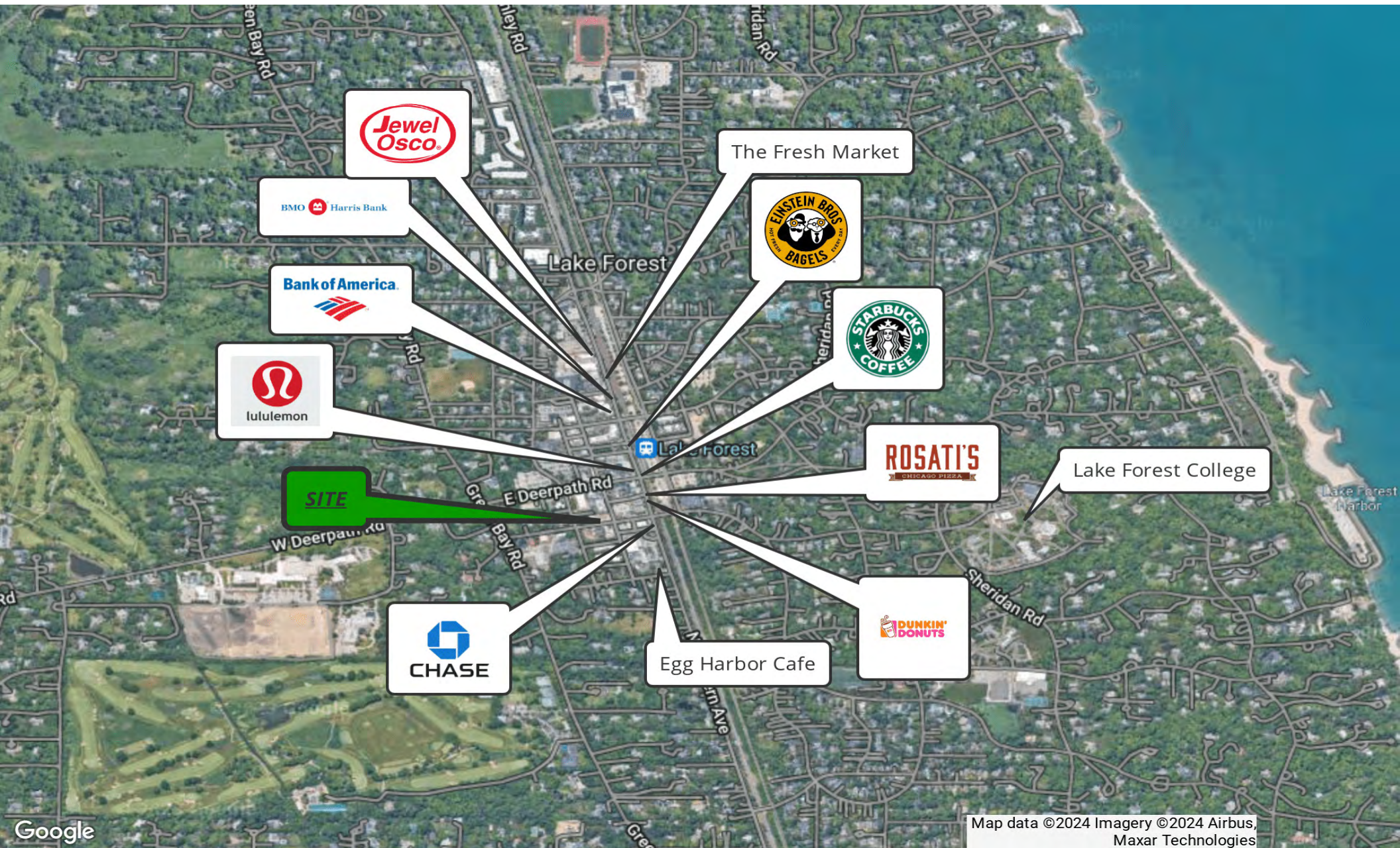
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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 113	Available	688 SF	NNN	Negotiable	-
Suite 124	Available	1,701 SF	NNN	Negotiable	-
Suite 137	Available	1,924 SF	NNN	Negotiable	-
Suite 208 (Office)	Available	2,060 SF	NNN	Negotiable	-
Suite 222 (Office)	Available	1,813 SF	NNN	Negotiable	-
Suite 223 (Office)	Available	1,568 SF	NNN	Negotiable	-



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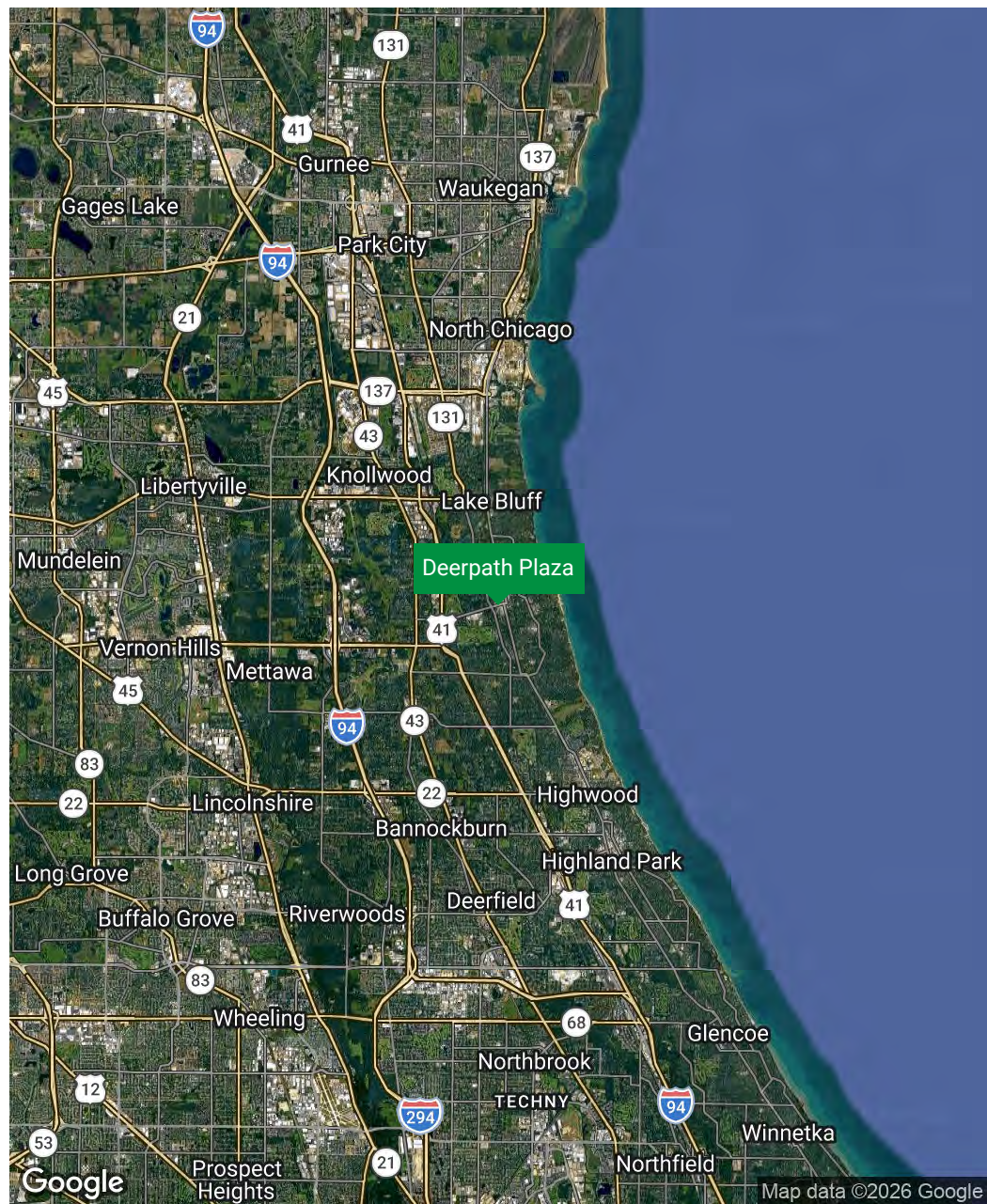
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LOCATION MAP



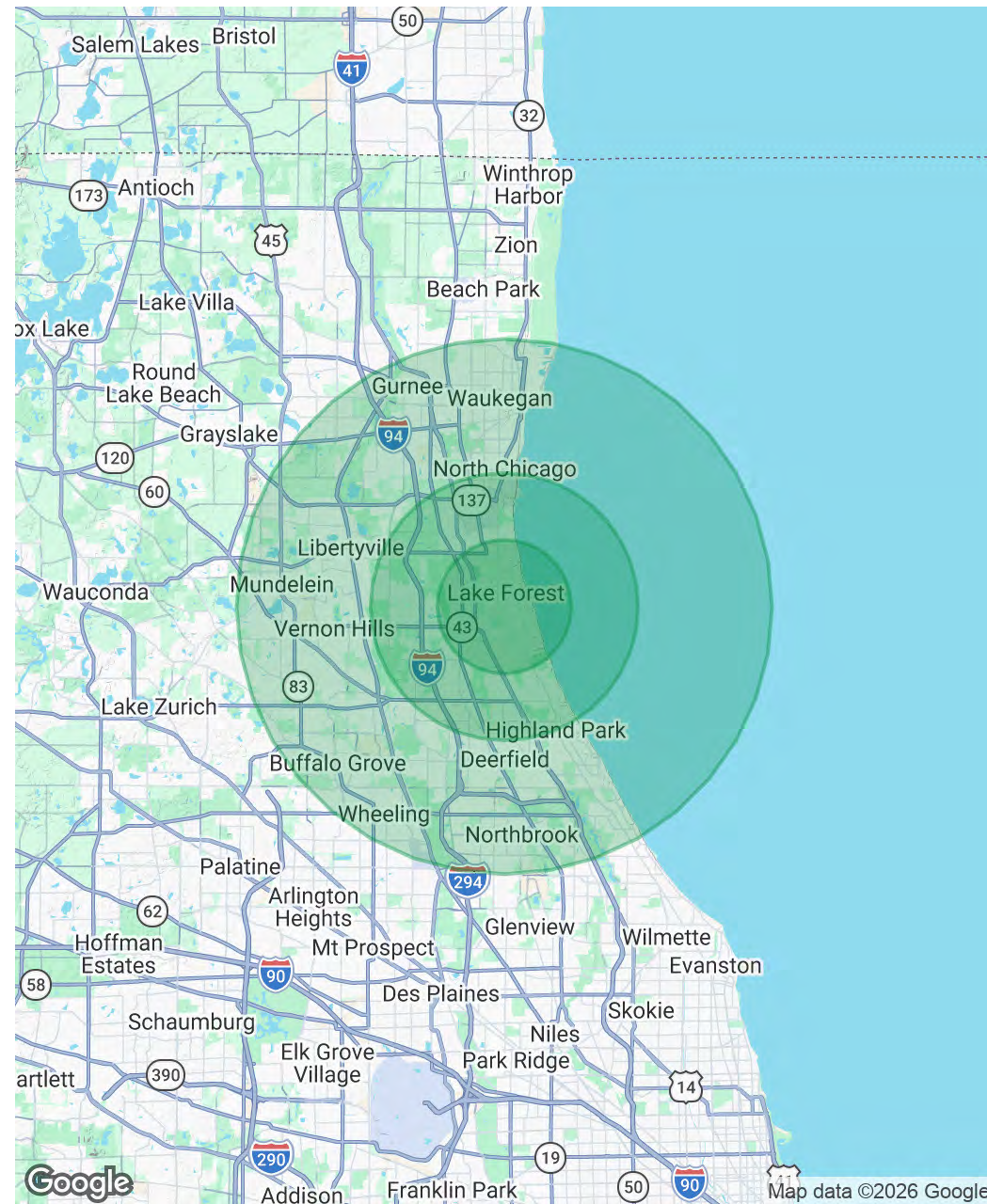
FOR LEASE | 225 E DEERPATH ROAD

DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	18,697	77,895	440,437
Average Age	45.1	40.2	41.1
Average Age (Male)	43.3	39.1	40.1
Average Age (Female)	47.0	41.3	41.9

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	6,757	25,270	159,313
# of Persons per HH	2.8	3.1	2.8
Average HH Income	\$301,617	\$220,436	\$171,616
Average House Value	\$973,061	\$751,888	\$519,611

* Demographic data derived from 2020 ACS - US Census



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