

RETAIL STRIP CENTER

Crossings Plaza
300 N. Milwaukee Ave.
Lake Villa, IL 60046



KURCHINA & ASSOCIATES INC.

5306 W. ELM ST. MCHENRY, IL 60050

WWW.ILREALTYINC.COM



Overview:

Crossings Plaza has great visibility, well maintained strip center with full ingress and egress. Eight (8) tenants in place, Three (3) vacant 1,200sf units. Unit A is an endcap unit. Unit C and J have office buildout. All units could be built out to fit your needs. New roof in 2001, new dumpster surrounds 2022.

PROPERTY SPECIFICATIONS

Building Size	20,509 SF
Total Retail Units	11
Units Available	3
Unit Square Footage	1200
Ingress / Egress	Full
Drive-Thru Capability	No
Parking Spaces	73
Lot Size	2.77 acres
Sewer & Water	Municipal
Fire Protection	Extinguishers
Taxes	\$62,350
Zoning	SB
Year Built	1990

Base Price: \$14.00sf/yr

CAM/TAX: \$ 4.65sf/yr

Demographics	1 mile	3 miles	5 miles
Average Household Income	\$125,610	\$130,783	\$126,930
Population	3,491	43,070	119,762
Traffic Count	11,800	21,200	24,200

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WAYNE KURCHINA,



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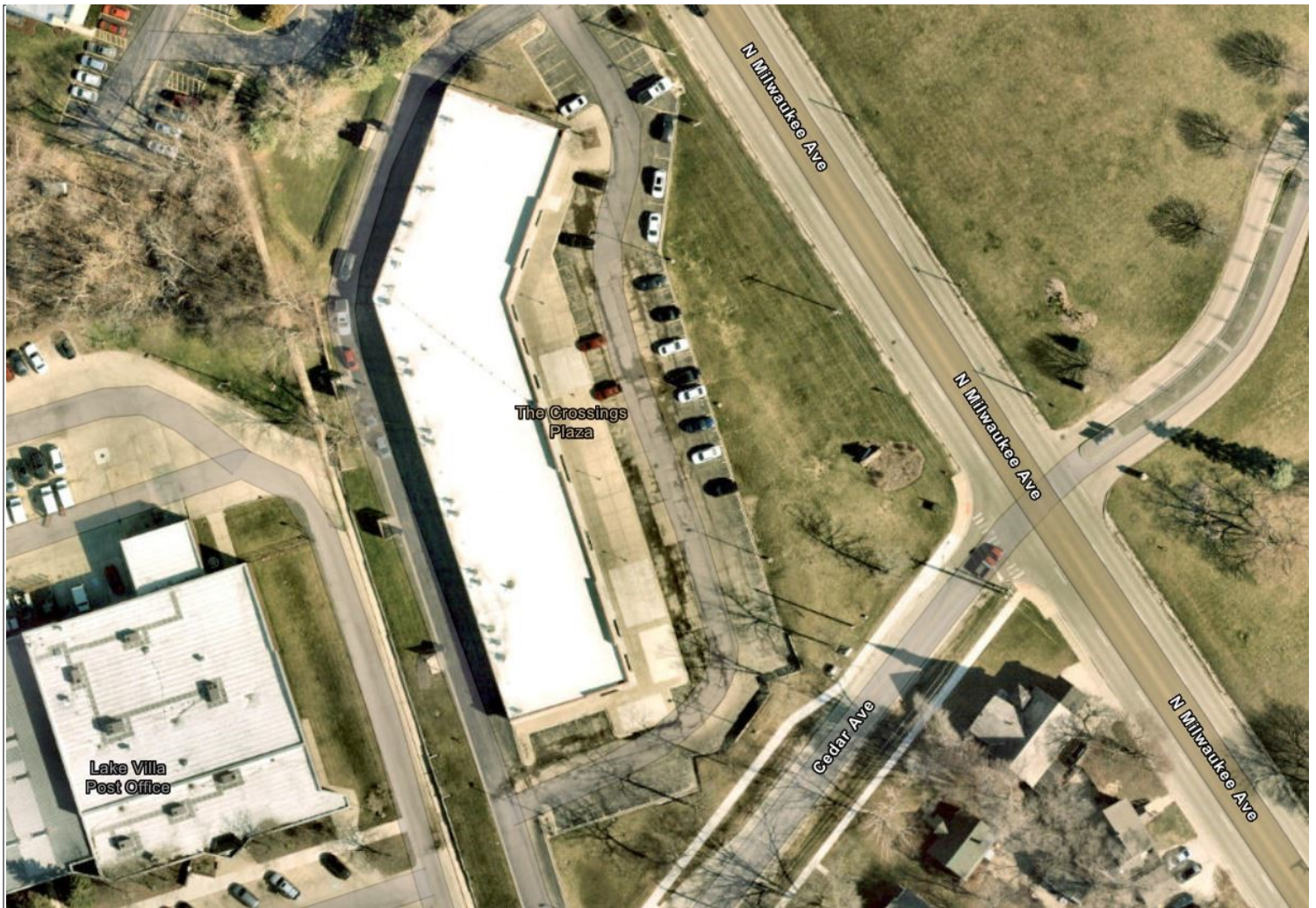
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Aerial



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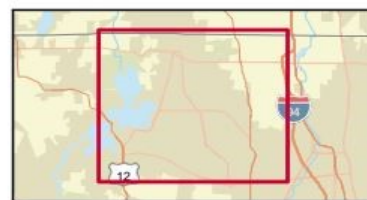
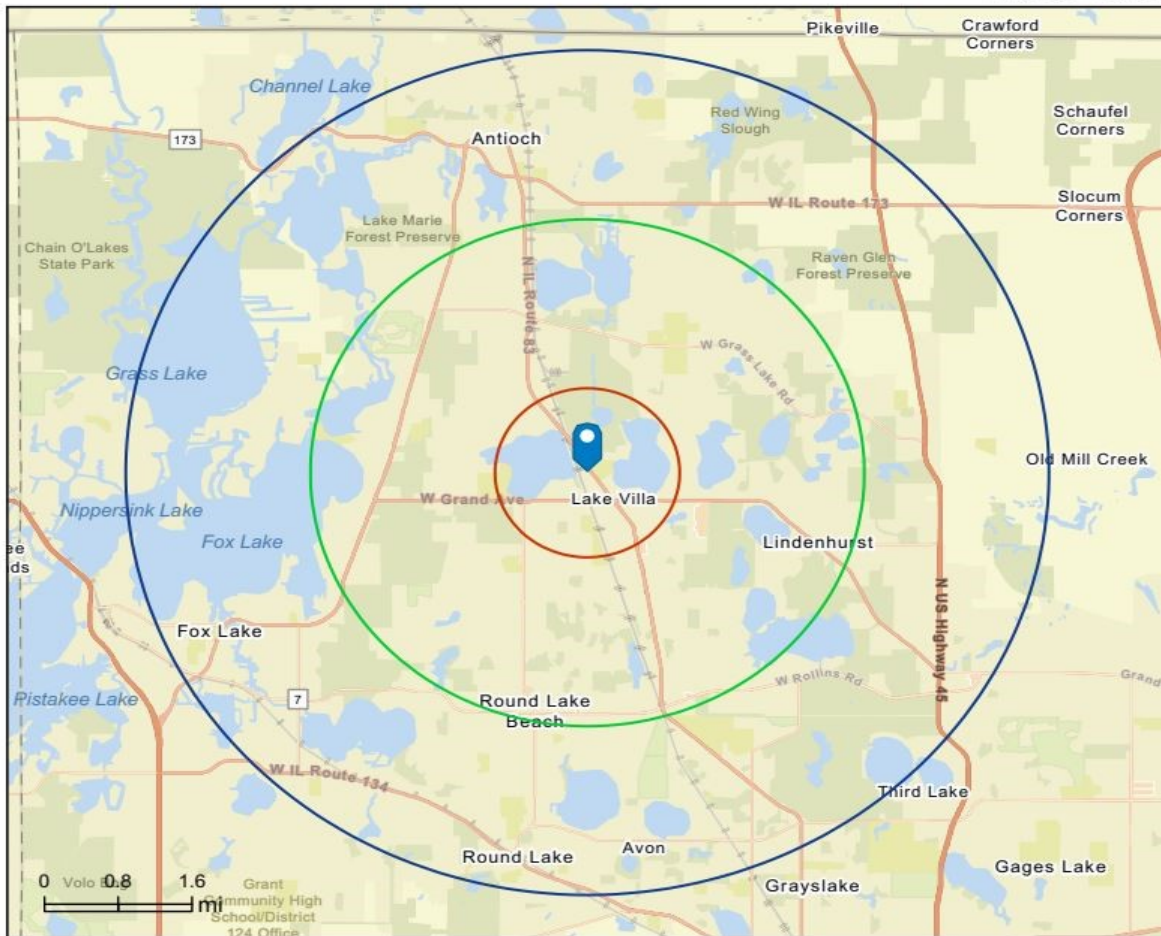
Ring Map



Site Map

300 N Milwaukee Ave, Lake Villa, Illinois, 60046
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.42020
Longitude: -88.07864



September 18, 2024

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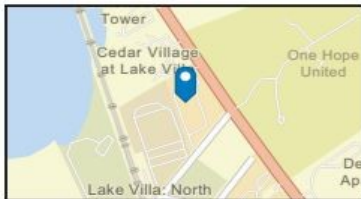
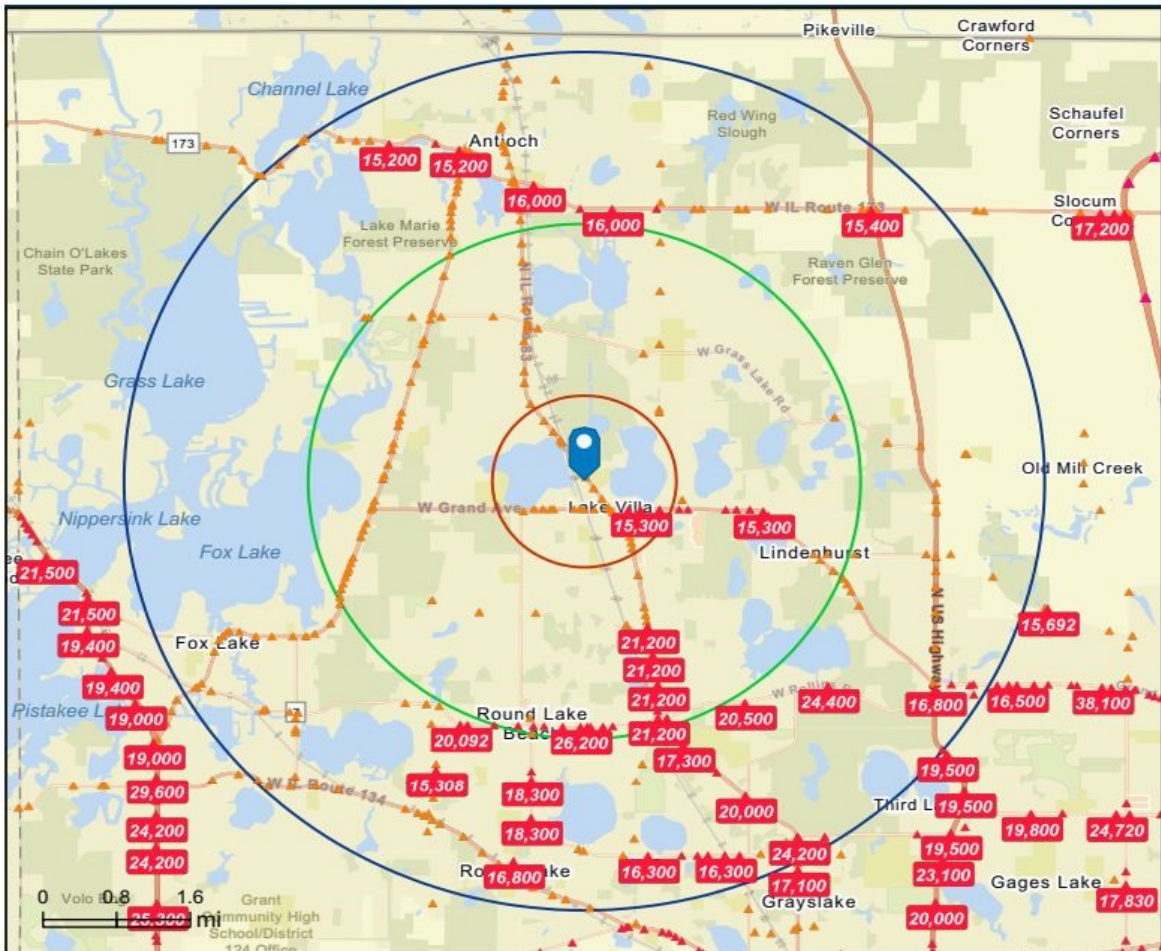
Traffic Count Map



Traffic Count Map

300 N Milwaukee Ave, Lake Villa, Illinois, 60046
Rings: 1, 3, 5 mile radii

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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Executive Summary



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	1 mile	3 miles	5 miles
Population			
2010 Population	3,491	43,070	119,762
2020 Population	3,363	42,569	117,528
2024 Population	3,343	42,078	115,907
2029 Population	3,317	41,060	112,942
2010-2020 Annual Rate	-0.37%	-0.12%	-0.19%
2020-2024 Annual Rate	-0.14%	-0.27%	-0.33%
2024-2029 Annual Rate	-0.16%	-0.49%	-0.52%
2020 Male Population	48.6%	49.7%	50.1%
2020 Female Population	51.4%	50.3%	49.9%
2020 Median Age	41.9	39.7	38.2
2024 Male Population	49.6%	50.5%	51.0%
2024 Female Population	50.4%	49.5%	49.0%
2024 Median Age	42.0	40.2	39.0

In the identified area, the current year population is 115,907. In 2020, the Census count in the area was 117,528. The rate of change since 2020 was -0.33% annually. The five-year projection for the population in the area is 112,942 representing a change of -0.52% annually from 2024 to 2029. Currently, the population is 51.0% male and 49.0% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 39.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2024 White Alone	77.1%	68.7%	63.6%
2024 Black Alone	3.7%	4.0%	3.9%
2024 American Indian/Alaska Native Alone	0.2%	0.6%	1.0%
2024 Asian Alone	4.3%	4.5%	4.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	4.2%	9.8%	13.7%
2024 Two or More Races	10.4%	12.3%	13.7%
2024 Hispanic Origin (Any Race)	12.8%	22.9%	29.6%

Persons of Hispanic origin represent 29.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2024 Wealth Index	116	124	120
2010 Households	1,552	14,716	40,169
2020 Households	1,557	15,124	41,164
2024 Households	1,546	15,190	41,406
2029 Households	1,569	15,241	41,493
2010-2020 Annual Rate	0.03%	0.27%	0.24%
2020-2024 Annual Rate	-0.17%	0.10%	0.14%
2024-2029 Annual Rate	0.30%	0.07%	0.04%
2024 Average Household Size	2.13	2.75	2.79

The household count in this area has changed from 41,164 in 2020 to 41,406 in the current year, a change of 0.14% annually. The five-year projection of households is 41,493, a change of 0.04% annually from the current year total. Average household size is currently 2.79, compared to 2.85 in the year 2020. The number of families in the current year is 29,825 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	18.2%	15.6%	15.8%
Median Household Income			
2024 Median Household Income	\$102,214	\$106,700	\$102,173
2029 Median Household Income	\$116,531	\$118,021	\$112,331
2024-2029 Annual Rate	2.66%	2.04%	1.91%
Average Household Income			
2024 Average Household Income	\$125,610	\$130,783	\$126,930
2029 Average Household Income	\$146,513	\$150,479	\$145,939
2024-2029 Annual Rate	3.13%	2.85%	2.83%
Per Capita Income			
2024 Per Capita Income	\$49,854	\$47,553	\$45,364
2029 Per Capita Income	\$59,550	\$56,275	\$53,643
2024-2029 Annual Rate	3.62%	3.43%	3.41%
GINI Index			
2024 Gini Index	35.1	32.6	34.6
Households by Income			

Current median household income is \$102,173 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$112,331 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$126,930 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,939 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,364 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,643 in five years, compared to \$51,203 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2024 Housing Affordability Index	112	130	128
2010 Total Housing Units	1,691	15,742	43,529
2010 Owner Occupied Housing Units	1,103	12,300	32,859
2010 Renter Occupied Housing Units	450	2,416	7,310
2010 Vacant Housing Units	139	1,026	3,360
2020 Total Housing Units	1,662	15,938	43,744
2020 Owner Occupied Housing Units	1,078	12,217	32,019
2020 Renter Occupied Housing Units	479	2,907	9,145
2020 Vacant Housing Units	87	829	2,570
2024 Total Housing Units	1,663	16,067	44,152
2024 Owner Occupied Housing Units	1,095	12,451	32,753
2024 Renter Occupied Housing Units	451	2,739	8,653
2024 Vacant Housing Units	117	877	2,746
2029 Total Housing Units	1,681	16,137	44,322
2029 Owner Occupied Housing Units	1,149	12,730	33,546
2029 Renter Occupied Housing Units	420	2,510	7,947
2029 Vacant Housing Units	112	896	2,829
Socioeconomic Status Index			
2024 Socioeconomic Status Index	58.0	52.8	49.4

Currently, 74.2% of the 44,152 housing units in the area are owner occupied; 19.6% are renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 43,744 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.22%. Median home value in the area is \$258,371, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.38% annually to \$305,064.

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