

Crossings Plaza

300 N Milwaukee AVE, Lake Villa, IL 60046

Executive Summary



OFFERING SUMMARY

Building Size:	20,509 SF
Sale Price:	\$2,200,000.00
Price / SF:	\$107.27
Lot Size:	2.77 Acres
Year Built:	1990
Zoning:	SB
PIN #:	02-33-302-006
Taxes:	\$55,427.00

PROPERTY OVERVIEW

Investment Opportunity! Crossings Plaza. Great visibility, Well Maintained Strip Center Full Ingress and Egress. Eleven (11) Tenants in Place with One 2,400 sf unit vacant and Two (2) 1,200 sf units vacant they can be combined for 2,400sf. Chicago Title in tenant mix. New Roof in 2001. Call broker for additional information

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
300 N. Milwaukee Ave. D	\$14.00 SF/yr	1,200 - 2,400 SF
300 N. Milwaukee Ave. E	\$14.00 SF/yr	1,200 - 2,400 SF
300 N. Milwaukee Ave. O-P	\$14.00 SF/yr	2,400 SF



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KURCHINA & ASSOCIATES INC.

5306 W. Elm St. McHenry, IL 60050

815.344.8900

www.ilrealtyinc.com

Property Details

SALE PRICE

\$2,200,000

LOCATION INFORMATION

Building Name	Crossings Plaza
Street Address	300 N Milwaukee AVE
City, State, Zip	Lake Villa, IL 60046
County/Township	Lake/Lake Villa
Cross Streets	Cedar Ave.
Side Of Street	West
Road Type	Highway

BUILDING INFORMATION

Building Size	20,509 SF
Occupancy %	70%
Tenancy	Multiple
Number Of Floors	1
Year Built	1990
Load Factor	Yes
Free Standing	No

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	SB
Lot Size	2.77 Acres
APN#	02-33-302-006
Lot Frontage	370
Lot Depth	378
Corner Property	No
Waterfront	No
MLS ID#	09129813

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number Of Spaces	73

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Freight Elevator	No
Centrix Equipped	No
Leed Certified	No

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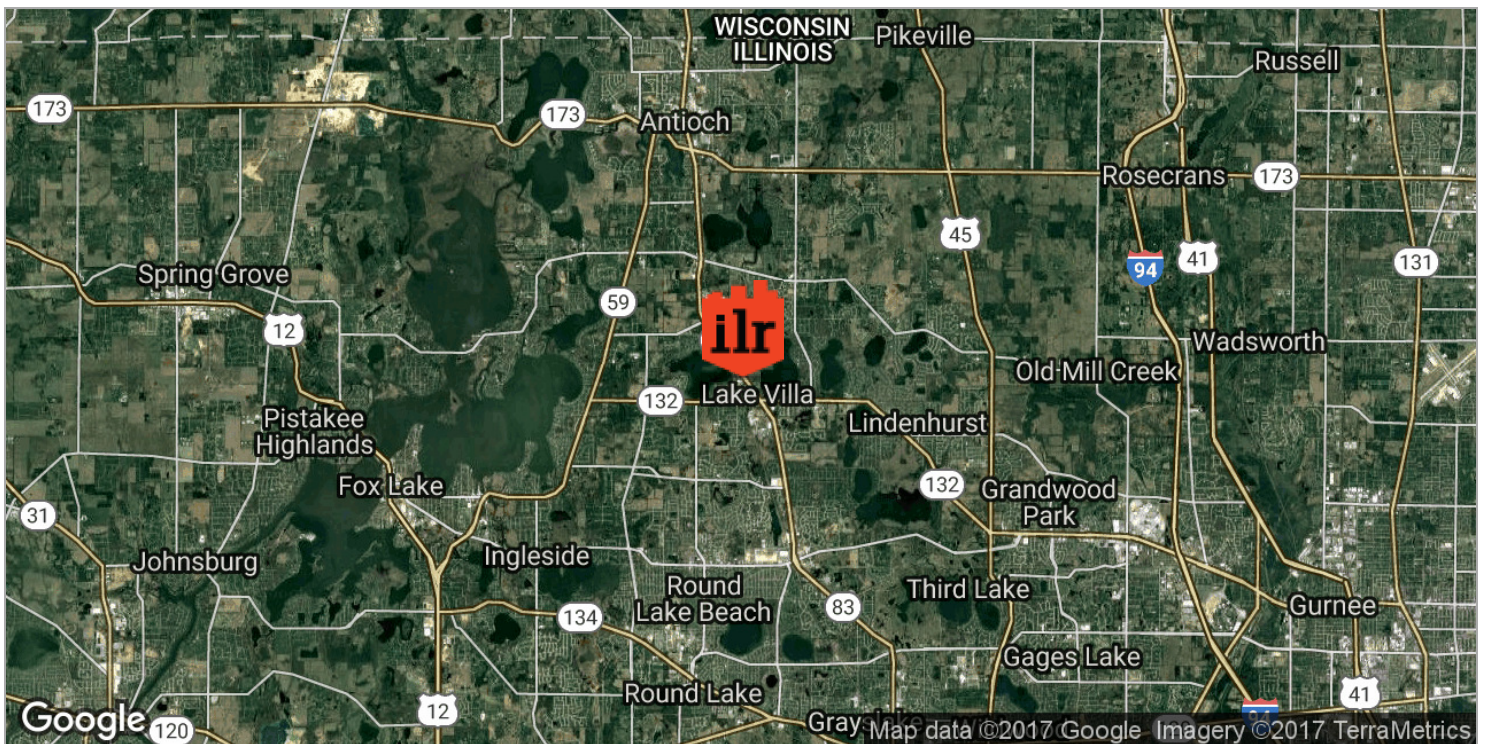
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Location Maps

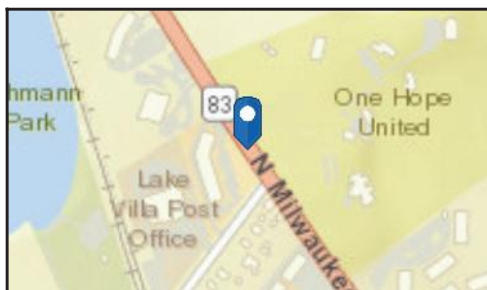
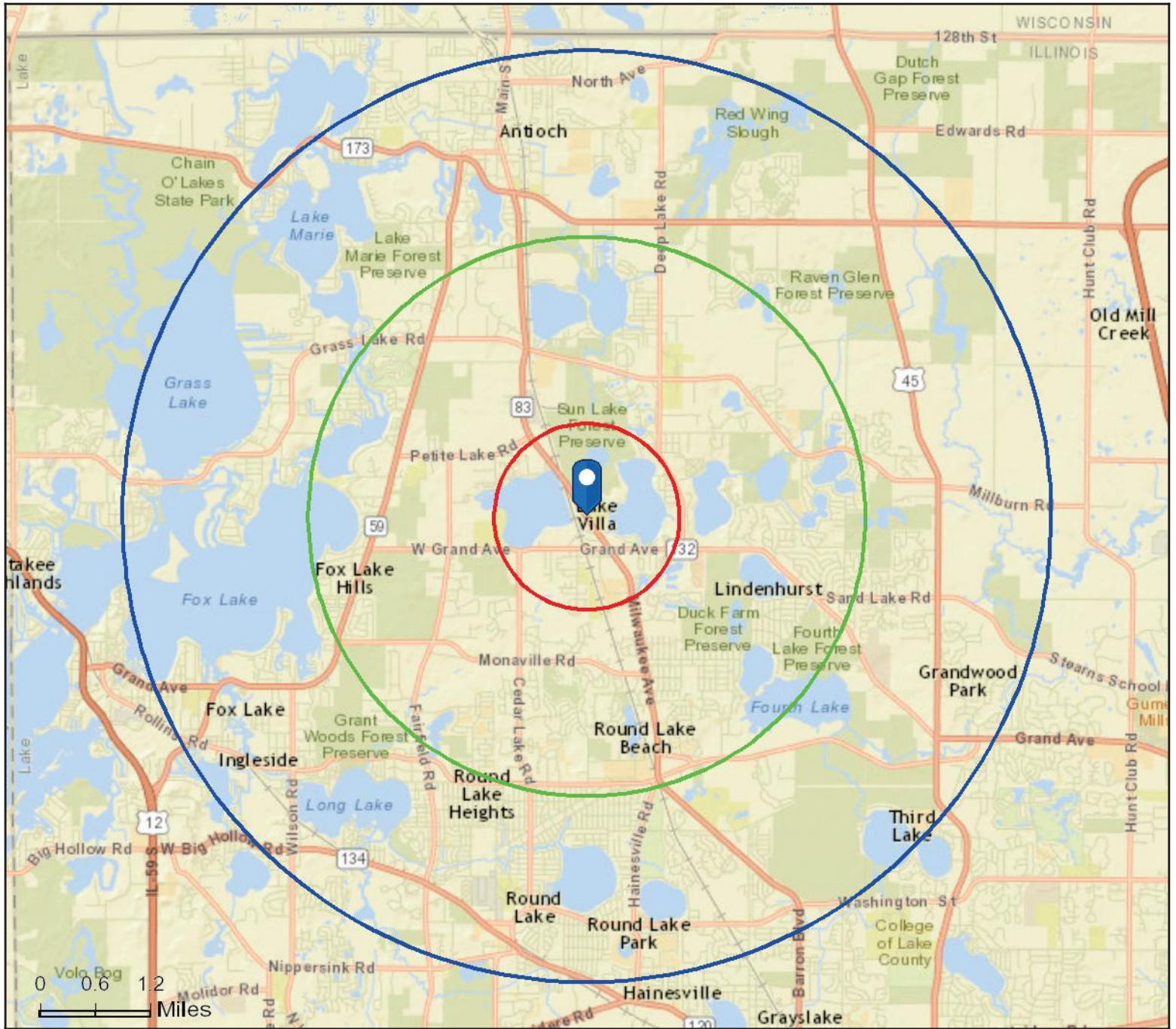




Site Map

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

Prepared by Esri
Latitude: 42.42042
Longitude: -88.07792



November 09, 2017



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	1 mile	3 miles	5 miles
Population			
2000 Population	3,364	37,116	101,174
2010 Population	4,122	43,318	120,029
2017 Population	4,184	43,736	120,067
2022 Population	4,275	44,202	120,504
2000-2010 Annual Rate	2.05%	1.56%	1.72%
2010-2017 Annual Rate	0.21%	0.13%	0.00%
2017-2022 Annual Rate	0.43%	0.21%	0.07%
2017 Male Population	49.8%	49.7%	50.0%
2017 Female Population	50.1%	50.3%	50.0%
2017 Median Age	39.6	37.9	36.2

In the identified area, the current year population is 120,067. In 2010, the Census count in the area was 120,029. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 120,504 representing a change of 0.07% annually from 2017 to 2022. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	87.0%	81.5%	78.7%
2017 Black Alone	3.6%	3.8%	3.4%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.6%
2017 Asian Alone	4.2%	4.8%	4.6%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	3.0%	6.4%	9.7%
2017 Two or More Races	2.0%	3.0%	2.9%
2017 Hispanic Origin (Any Race)	9.0%	17.1%	24.5%

Persons of Hispanic origin represent 24.5% of the population in the identified area compared to 18.1% 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 60.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,356	12,561	33,587
2010 Households	1,673	14,755	40,297
2017 Total Households	1,709	14,975	40,462
2022 Total Households	1,743	15,157	40,671
2000-2010 Annual Rate	2.12%	1.62%	1.84%
2010-2017 Annual Rate	0.29%	0.20%	0.06%
2017-2022 Annual Rate	0.39%	0.24%	0.10%
2017 Average Household Size	2.41	2.90	2.96

The household count in this area has changed from 40,297 in 2010 to 40,462 in the current year, a change of 0.06% annually. The five-year projection of households is 40,671, a change of 0.10% annually from the current year total. Average household size is currently 2.96, compared to 2.97 in the year 2010. The number of families in the current year is 30,470 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$82,067	\$86,817	\$79,142
2022 Median Household Income	\$92,435	\$95,944	\$86,014
2017-2022 Annual Rate	2.41%	2.02%	1.68%
Average Household Income			
2017 Average Household Income	\$102,887	\$103,367	\$95,918
2022 Average Household Income	\$117,067	\$116,338	\$107,881
2017-2022 Annual Rate	2.62%	2.39%	2.38%
Per Capita Income			
2017 Per Capita Income	\$39,296	\$35,806	\$32,449
2022 Per Capita Income	\$44,518	\$40,316	\$36,533
2017-2022 Annual Rate	2.53%	2.40%	2.40%

Current median household income is \$79,142 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$86,014 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$95,918 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$107,881 in five years, compared to \$91,585 for all U.S. households

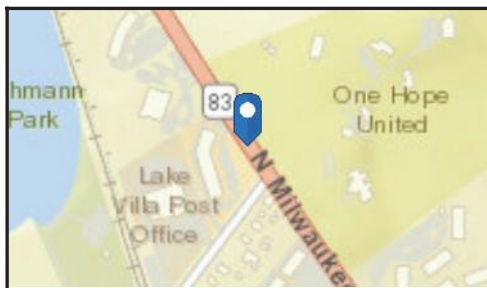
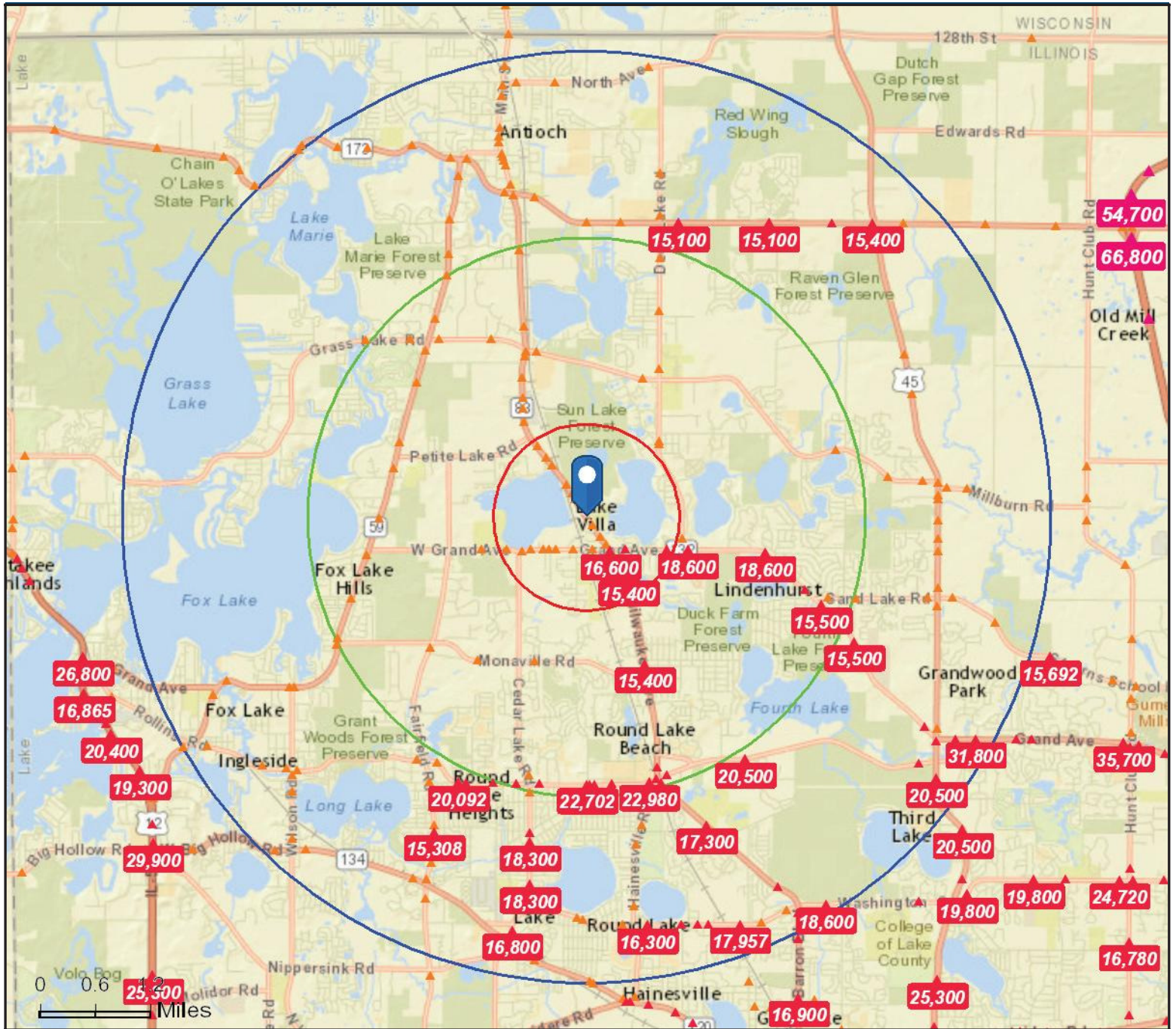
Current per capita income is \$32,449 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$36,533 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,449	13,126	35,381
2000 Owner Occupied Housing Units	1,011	10,815	28,184
2000 Renter Occupied Housing Units	345	1,746	5,403
2000 Vacant Housing Units	93	565	1,794
2010 Total Housing Units	1,830	15,771	43,638
2010 Owner Occupied Housing Units	1,190	12,364	32,973
2010 Renter Occupied Housing Units	483	2,391	7,324
2010 Vacant Housing Units	157	1,016	3,341
2017 Total Housing Units	1,872	16,099	44,118
2017 Owner Occupied Housing Units	1,170	12,243	32,191
2017 Renter Occupied Housing Units	539	2,732	8,271
2017 Vacant Housing Units	163	1,124	3,656
2022 Total Housing Units	1,937	16,435	44,692
2022 Owner Occupied Housing Units	1,194	12,340	32,231
2022 Renter Occupied Housing Units	550	2,817	8,439
2022 Vacant Housing Units	194	1,278	4,021

Currently, 73.0% of the 44,118 housing units in the area are owner occupied; 18.7%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 43,638 housing units in the area - 75.6% owner occupied, 16.8% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 0.49%. Median home value in the area is \$204,364, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.42% annually to \$230,319.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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

