

# CROSSINGS PLAZA

300 N MILWAUKEE AVE, LAKE VILLA, IL



## FOR LEASE

Rate: \$14.00 SF/yr

Lease Type: (NNN)

C.A.M. : \$ 2.00 SF/yr

R.E. Tax: \$ 2.50 SF/yr

Property Type: Retail/Office

Building Size: 20,509 SF

Lot Size: 2.77 Acres

Year Built: 1990



## Contact:

**Wayne Kurchina, CCIM, CIPS**

Managing Broker/Owner

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IL #471.000538

### FEATURES

- Diverse Tenant Mix
- Professional Services
- Medical Office
- Retail Sales & Services
- Full Ingress & Egress

\*Each office Independently Owned and Operated

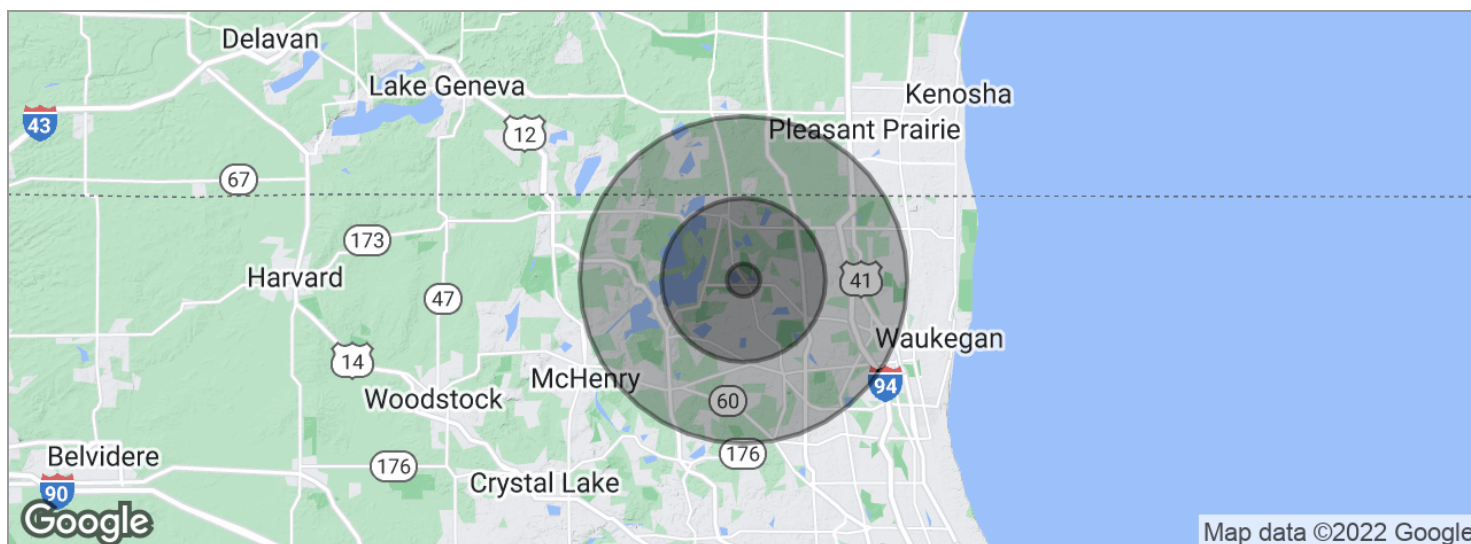
# AVAILABLE SPACES



**LEASE RATE:** \$14.00 SF/YR      **TOTAL SPACE:** 1,200 - 2,400 SF  
**LEASE TYPE:** NNN      **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
300 N. Milwaukee Ave. B	Strip Center	\$14.00 SF/yr	NNN	1,200 - 2,400 SF	Negotiable	Multiple Offices
300 N. Milwaukee Ave. C	Strip Center	\$14.00 SF/yr	NNN	1,200 - 2,400 SF	Negotiable	Open Space
300 N. Milwaukee Ave. H	Strip Center	\$14.00 SF/yr	NNN	1,200 SF	Negotiable	
300 N. Milwaukee Ave. K	Strip Center	\$14.00 SF/yr	NNN	1,200 SF	Negotiable	
300 N. Milwaukee Ave. O-P	Strip Center	\$14.00 SF/yr	NNN	2,400 SF	Negotiable	

# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	4,108	123,424	307,374
Median age	35.0	33.9	36.2
Median age (male)	33.9	33.2	35.2
Median age (Female)	34.5	34.1	36.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,367	41,062	108,710
# of persons per HH	3.0	3.0	2.8
Average HH income	\$96,688	\$85,884	\$91,478
Average house value	\$306,886	\$275,394	\$287,391

\* Demographic data derived from 2020 ACS - US Census