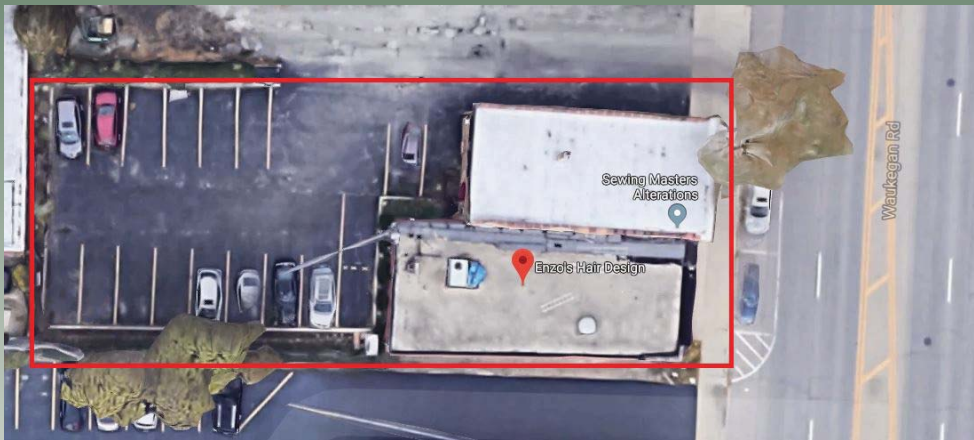


# Glenview - Chicago North Shore

## Rarely Available Mixed-Use Double Building w/ 17 Parking Spaces and Room to Expand

1112-14 Waukegan Rd.



### Glenview, IL

Glenview is an affluent suburb ideally located on Chicago's North shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of major U.S. corporations and their offices including Anixter, Aon, Avon, and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. 2018 Population approx. 48,000.

### 1112-14 Waukegan Rd. Glenview, IL

Size (Approx.)	5,960 SF Total Buildings on 10,837 SF Lot
Lot Dimensions	+/- 155.12 ft. by +/- 69.05 frontage on Waukegan Rd.
Zoning	DDD (Downtown Development District)
Price	\$950,000 (Real Estate)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	3,200	49,062	143,751
2015 Female Population	3,391	51,823	152,842
2015 Total Population	6,591	100,885	296,593
2015 Total Households	2,563	38,016	112,256

### Income

2015 Median Household Income	\$64,200	\$69,535	\$70,218
2015 Per Capita Income	\$38,386	\$38,983	\$38,767
2015 Average Household Income	\$96,602	\$102,433	\$101,216

### Nearby Businesses

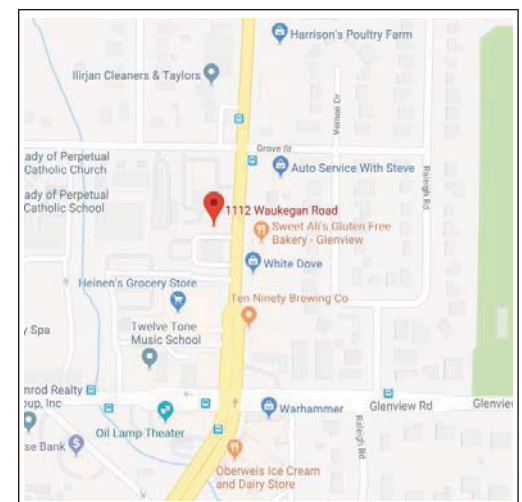
Heinen's Grocery  
Trader Joe's  
Harrison's Poultry  
Ten-Ninety Brewery

### Description

Rarely available mixed-use double building comprised of 2 retail & 2 residential units with 17 parking spaces and room to expand. This is the only available mixed-use opportunity on Waukegan Road in Glenview's retail and entertainment district! Units are 100% occupied with annual leases, and can be delivered occupied or vacant. Commercial units currently house tenants Enzo's Salon (est.1998) and Sewing Masters (est.2003). Residential units are comprised of one 1 bedroom/1.5 bathroom and one 2 bedroom/1.5 bathroom apartment. Both remodeled in 2018; including flooring, cabinets, appliances, updated Roof and Tuck. Low tax rates!

### Map

Waukegan Rd. & Grove St.



## Data Sheet

Agent Responsible	Jarrett Fradin
Transaction Type	Mixed Use Real Estate Sale- Development Opportunity
Property Type	Rarely available mixed-use double building comprised of 2 retail and 2 residential units with 17 parking spaces and room to expand.
Location Description	The only mixed-use opportunity available on Waukegan Rd. in Glenview. Located in the epicenter of Glenview's retail and entertainment district.
Address	1112-1114 Waukegan Rd.
City, Zip	Glenview, IL 60025
Sale Price	\$950,000 (Real Estate)
Property Taxes	\$16,108 (2018) Significantly low tax rate!
Land Size	+/- 10,837 SF
Building Size	+/- 5,960 SF
Retail	+/- 2,360 SF
Parking	17 Parking Spaces
Property Index Number's	04-35-206-030-0000 04-35-206-035-0000
Zoning	DDD (Downtown Development District)
Rent Roll	Commercial \$4,400 Monthly Net Residential \$2,500 Monthly Net
Lot Dimensions	+/- 69.05 X 155.12
Construction Type	Brick, Concrete
Roof Type	Flat, Silver Top
Year Built	Single Story Approx 40 Years Old, Two Story Approx 85
Recent Improvements	2018 Tuck Pointing and Roof Update
Property Make Up	2 Commercial Spaces 2- 3 Room 1 Bed 1 Ba Apt Units, Remodeled
Acres	0.1176
Electrical	+/- 200/400 Between Residential and Retail
Basement	Finished Basement on both
Cross Streets	On Waukegan Between Grove and Raleigh
Nearby Businesses	Heinen's Grocery, Trader Joe's, Harrison's Poultry, Ten-Ninety Brewery, Smith-Corcoran Funeral Home
Commercial Description	Retail Unit 1: Enzo's Salon Established 1998 Retail Unit 2: Sewing Masters Established 2003

## Data Sheet

Residential Description	<p>Residential Unit 1: 1 Bedroom, 1.5 Bathrooms - Annual Lease</p> <p>Residential Unit 2: 2 Bedrooms, 1.5 Bathrooms)- Annual Lease</p> <p>Both apartments remodeled in 2018 including flooring, cabinets, appliances, and an updated roof and tuck.</p>
Location Description	<p>Glenview is an affluent suburb ideally located on Chicago's North shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of major U.S. corporations and their offices including Anixter, Aon, Avon, and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. 2018 Population Approx 48,000.</p>

No representation is made to the accuracy of this information and it is subject to errors, omissions, prior sale or withdrawal without notice.  
04/07/16