

599 FALLING WATERS WAY | LINDENHURST, IL 60046



Photos © Michael W. Malloy

DETAILS

Available SF	10,258 SF
Lease Rate	\$22.00 PSF (NNN)
NNN's	TBD
Availability	Immediate
Lot Size	3.14 Acres
Building Size	10,258 SF
Year Built	2001
Zoning	BK
Traffic Count	12,300 VPD

PROPERTY OVERVIEW

Fully improved former KinderCare freestanding facility located in a medical/business park in Lindenhurst, IL, an affluent suburb. It is midway between Chicago O'Hare to the south and the Kenosha/Amazon area to the north. Access to Interstate 94 (I-94) and Gurnee Mills Mall are approximately 3.5 miles to the east. Large 3.14 acre site adjacent to Route 45, with highway visibility and signage rights. Professionally maintained 10,000+ square foot building with industrial kitchen, extensive plumbing and sprinkler systems, room-zoned HVAC and double insulated ceilings, high level security system, playground equipment, outdoor lighting, professional landscaping and a 38-vehicle parking lot. Zoning appears to allow additional parking and building square footage.

PROPERTY HIGHLIGHTS

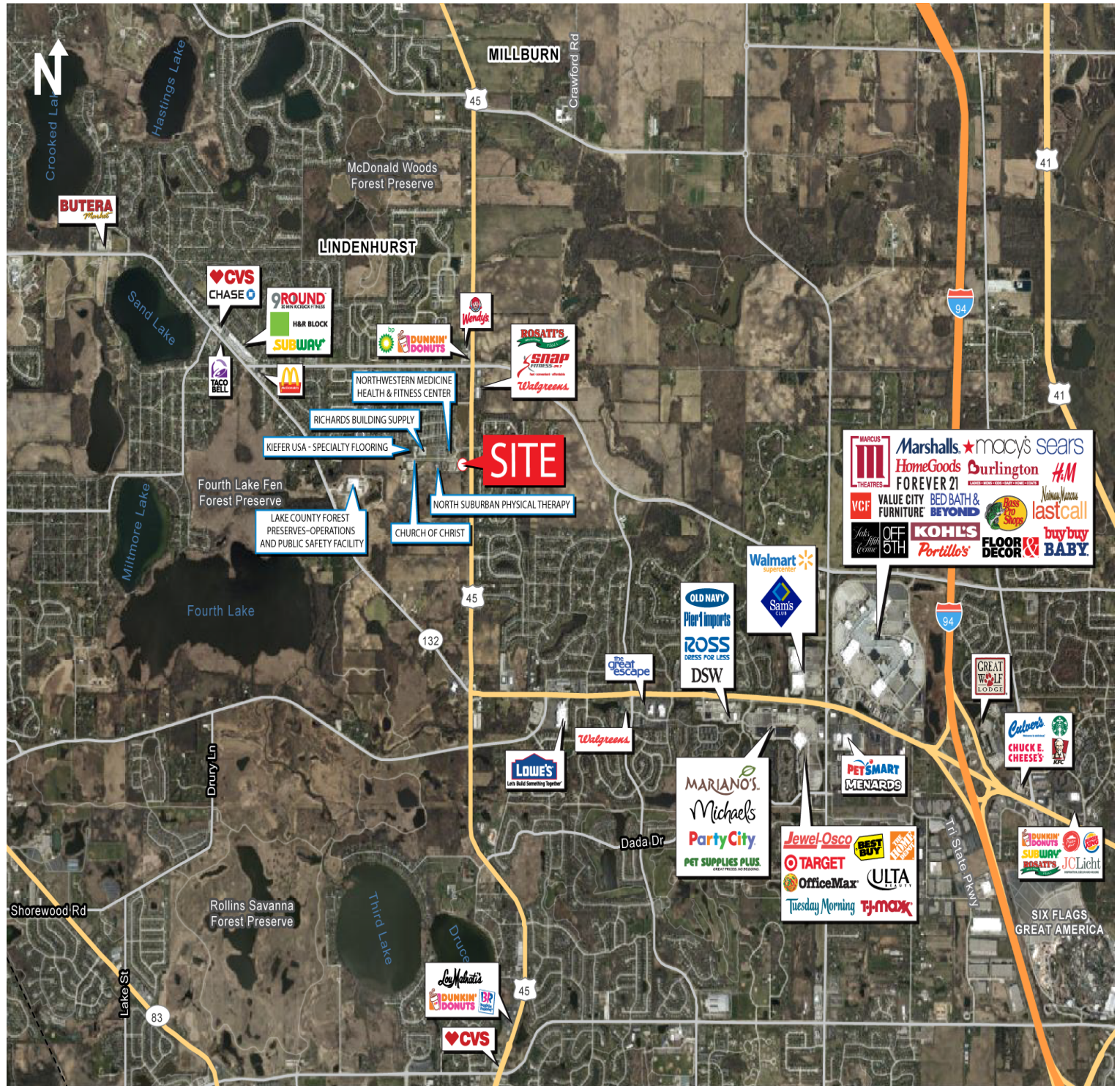
- Freestanding brick facade building located in affluent suburb with Route 45 visibility, frontage and signage rights, within 3.5 miles of Interstate 94.
- Flexible layout, move-in dates and uses. Zoning indicates property can have a variety of users including daycare, school, senior care, restaurant, office or medical
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FOR LEASE

Freestanding Fully Improved Former Children's Learning Center

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AERIAL



Frontline Real Estate Partners

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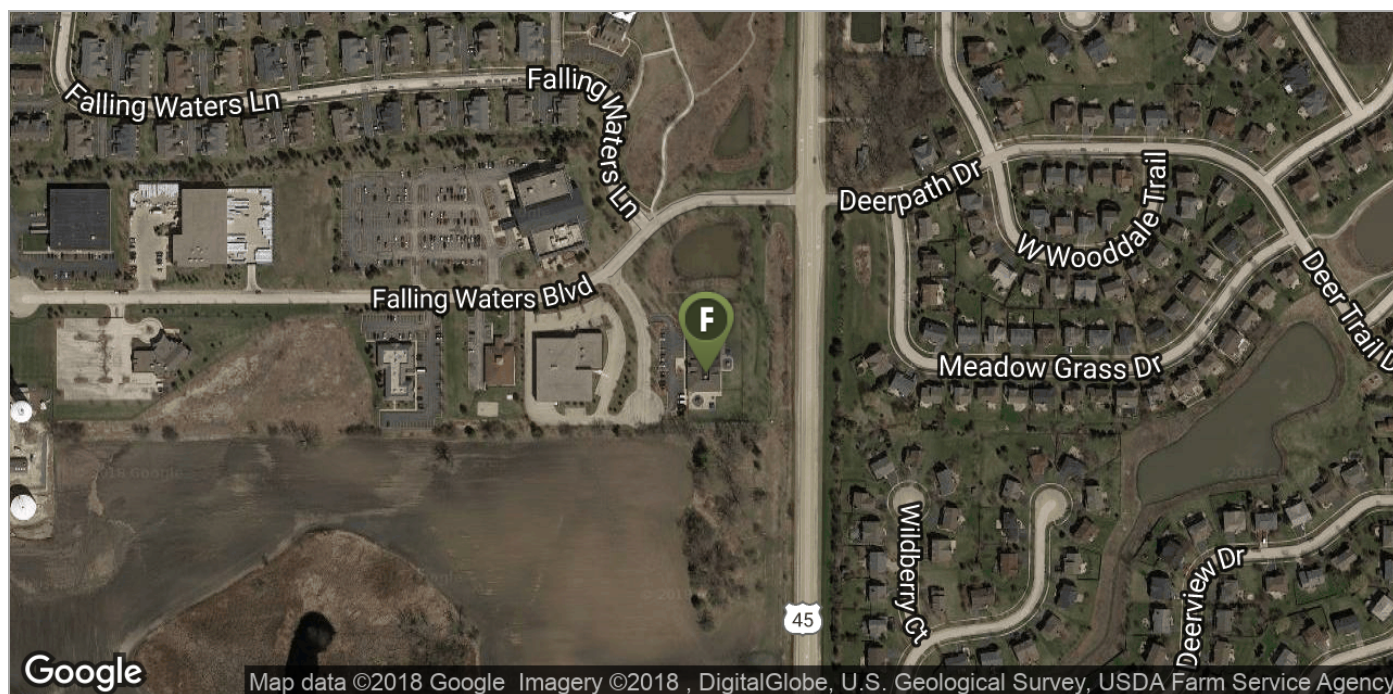
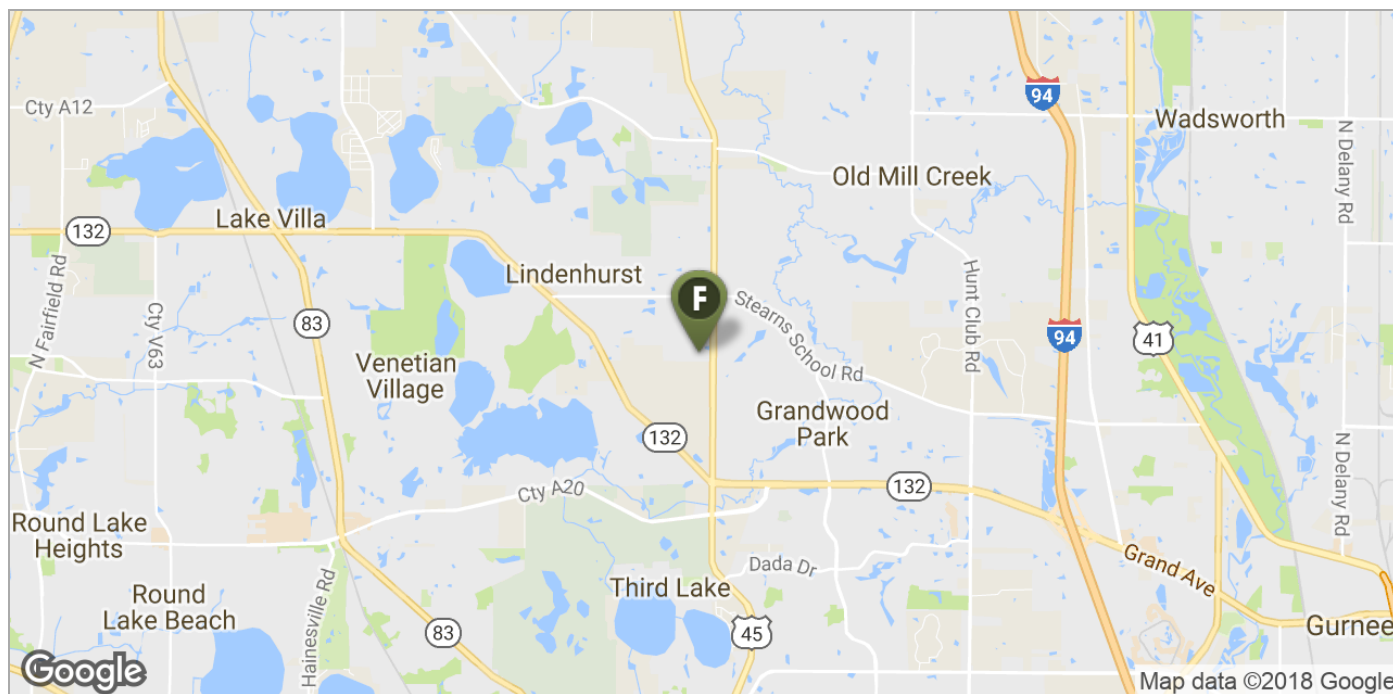
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LOCATION MAPS



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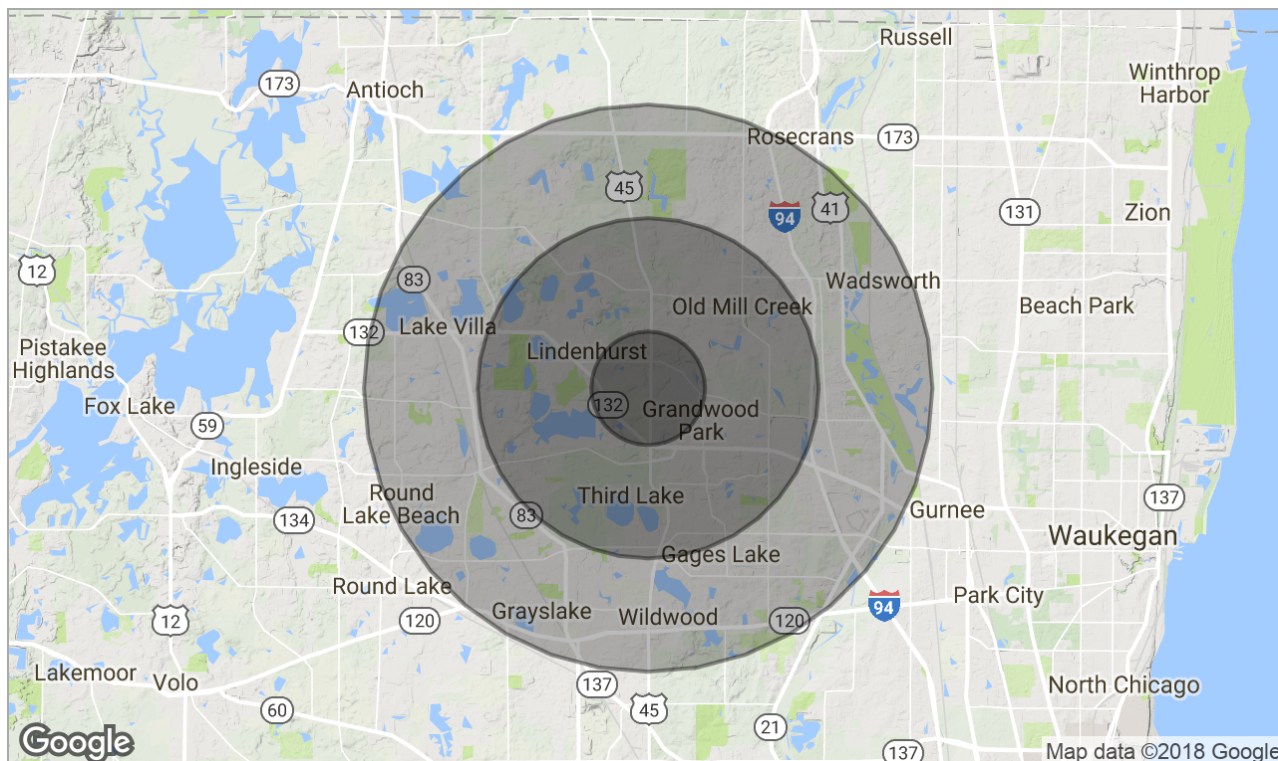
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,945	41,921	106,894
POPULATION DENSITY	4,945	41,921	106,894
MEDIAN AGE	35.1	36.7	36.5
MEDIAN AGE (MALE)	33.9	35.0	35.4
MEDIAN AGE (FEMALE)	35.8	37.4	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,693	14,285	36,665
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$112,381	\$112,197	\$108,443
AVERAGE HOUSE VALUE	\$355,262	\$313,888	\$306,669

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PHOTOS



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ADDITIONAL PHOTOS



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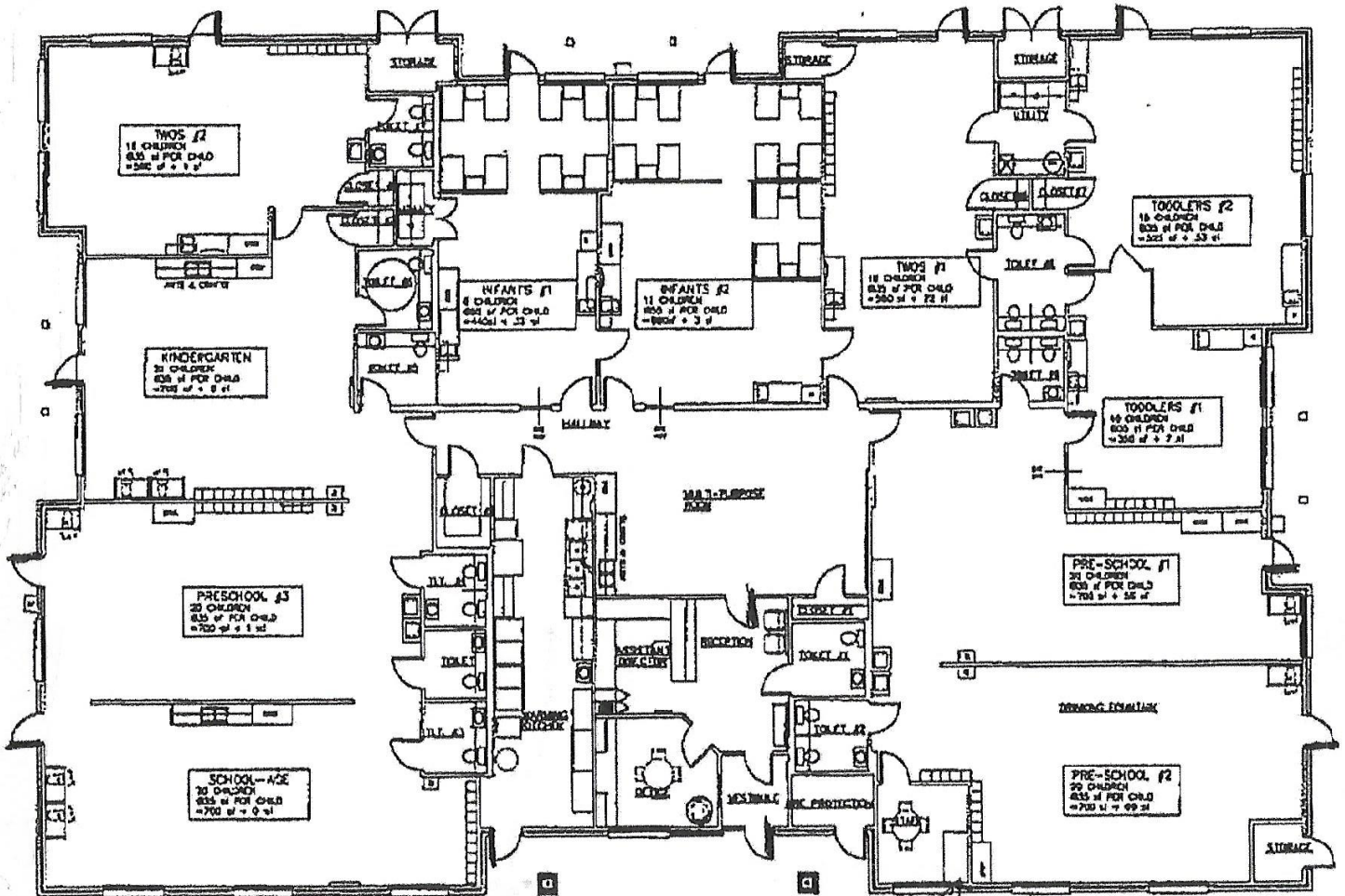
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FLOOR PLANS



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