THE MARKETPLACE

5035-5075 Shoreline Rd., Lake Barrington, IL 60010

Phil Brand
Associate
847.640.1500
phil@brianproperties.com

Mark Meskauskas
President
847.640.1500
mark@brianproperties.com

BRIAN PROPERTIES, INC.

Property Summary

For Lease

The Marketplace | 5035-5075 Shoreline Rd. | Lake Barrington, IL | 60010

PROPERTY HIGHLIGHTS

- Strategic location with excellent visibility and accessibility
- Versatile space for retail, office, or other commercial uses
- Ample parking for tenants and customers
- Modern amenities to accommodate diverse business needs
- Well-maintained facade and professional landscaping

OFFERING SUMMARY

Building Size:	31,824 SF
Available SF:	1,080 - 1,720 SF
Rental Rate:	$15.00 SF/yr (NNN)
CAM:	$8.13 / SF
Real Estate Taxes:	$2.57 / SF
Traffic Count:	16,580
Parking Ratio:	5.27 per 1,000
Zoning:	Planned Unit Development (PUD)

PROPERTY DESCRIPTION

Discover the perfect opportunity to elevate your business at this prime commercial property in Lake Barrington. Boasting a strategic location with excellent visibility and accessibility, this property offers a versatile space ideal for retail, office, or other commercial uses. With ample parking and modern amenities, it presents an inviting environment for both tenants and customers. The well-maintained facade and surrounding landscaping enhance the property's appeal, providing a professional and welcoming image. Take advantage of this dynamic space to showcase your brand and support your business operations.

LOCATION DESCRIPTION

Discover the perfect location for your retail business in the vibrant Chicago market. Situated in the Lake Barrington area, The Marketplace offers excellent visibility and access, ideal for attracting foot traffic and enhancing your brand presence. Surrounding the area, residents and visitors enjoy the beautiful Lake Barrington, the renowned Arboretum of South Barrington, and the Deer Park Town Center with an eclectic mix of retail, dining, and entertainment options.

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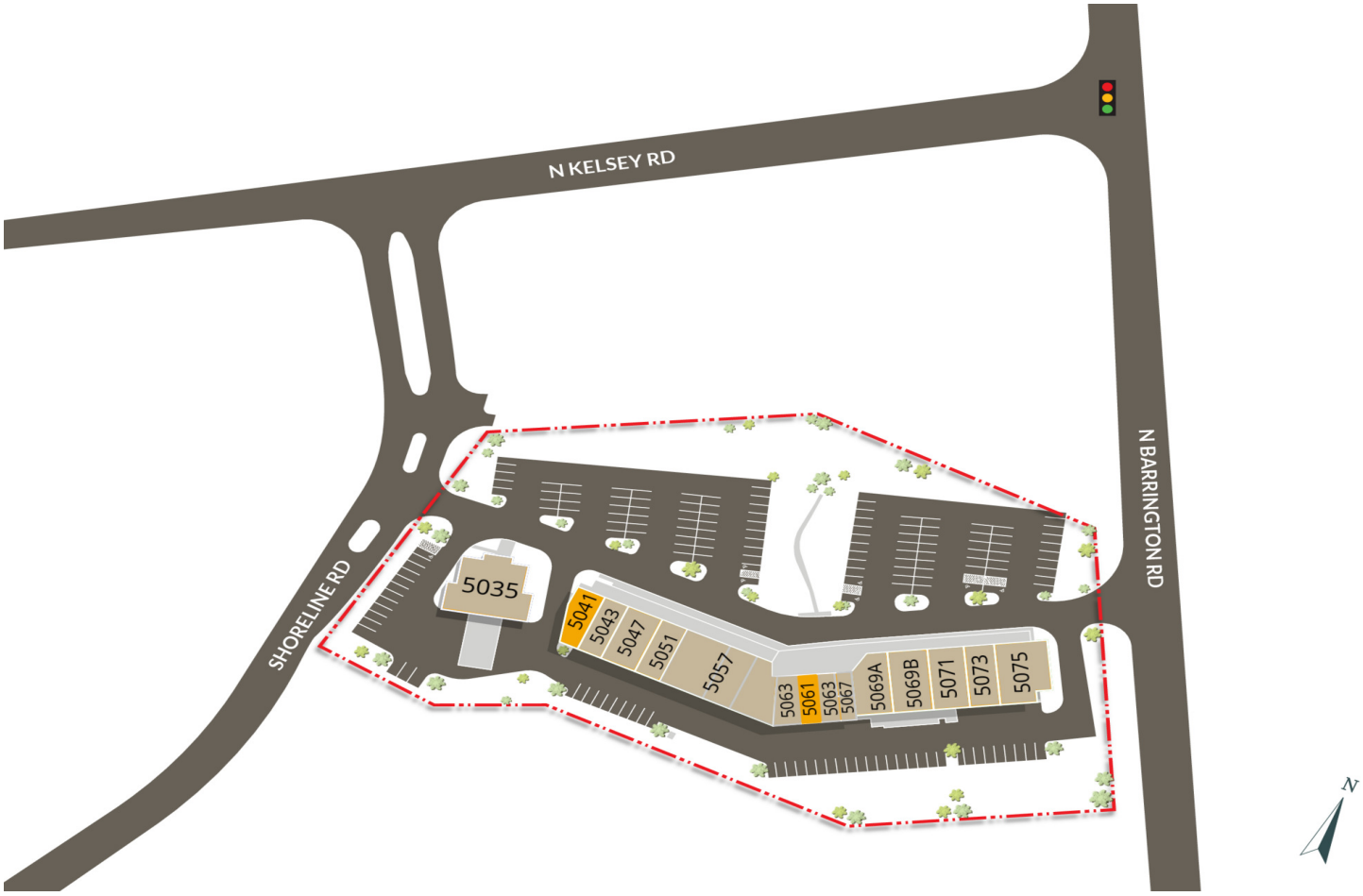

AVAILABLE SPACES

	SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
■	5041	1,720 SF	$15.00 SF/yr	$2.57 SF/yr	$8.13 SF/yr	$3,683	NNN	-
■	5061	1,080 SF	$15.00 SF/yr	$2.57 SF/yr	$8.13 SF/yr	$2,313	NNN	-

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Regional Map

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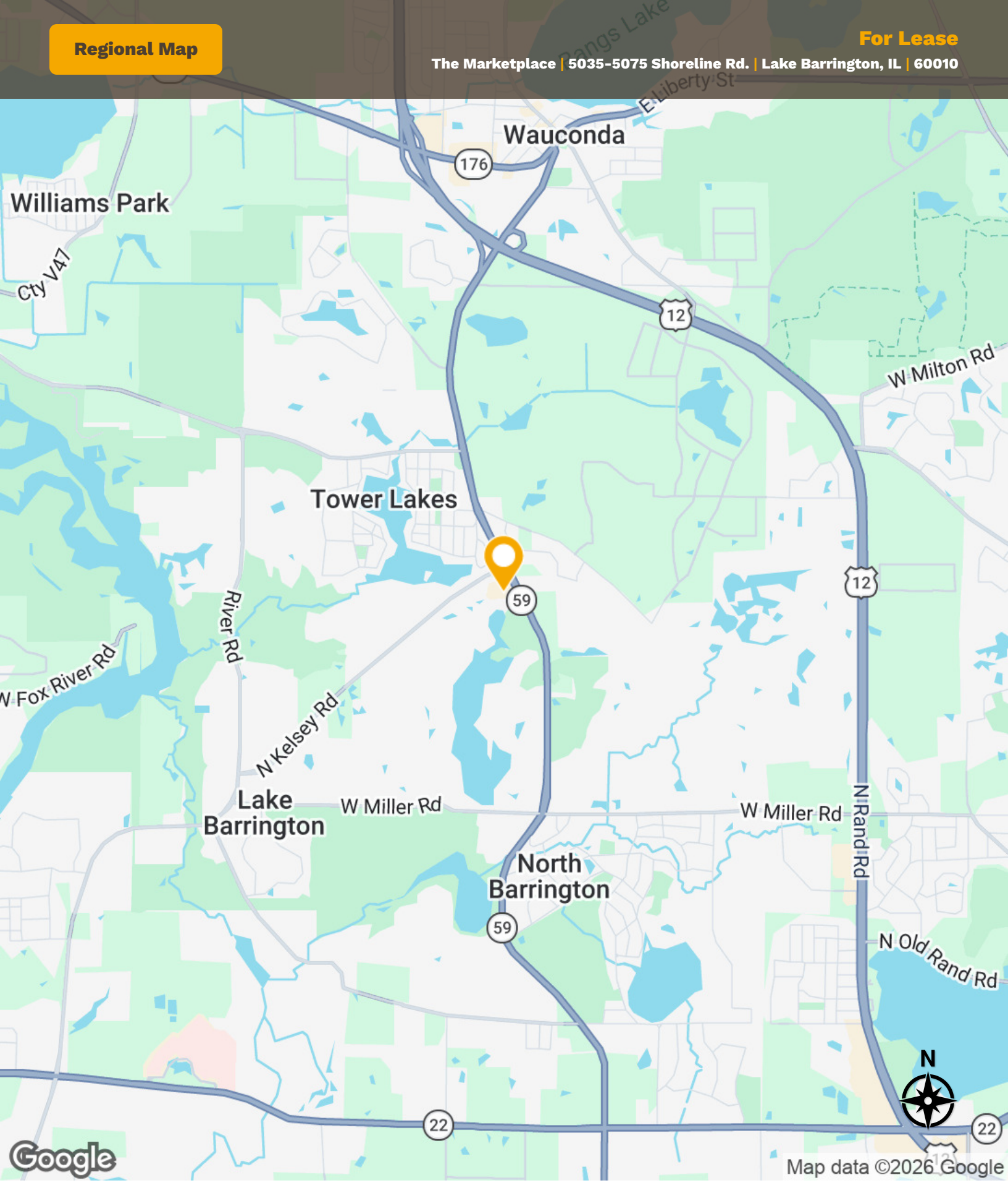

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Location Map

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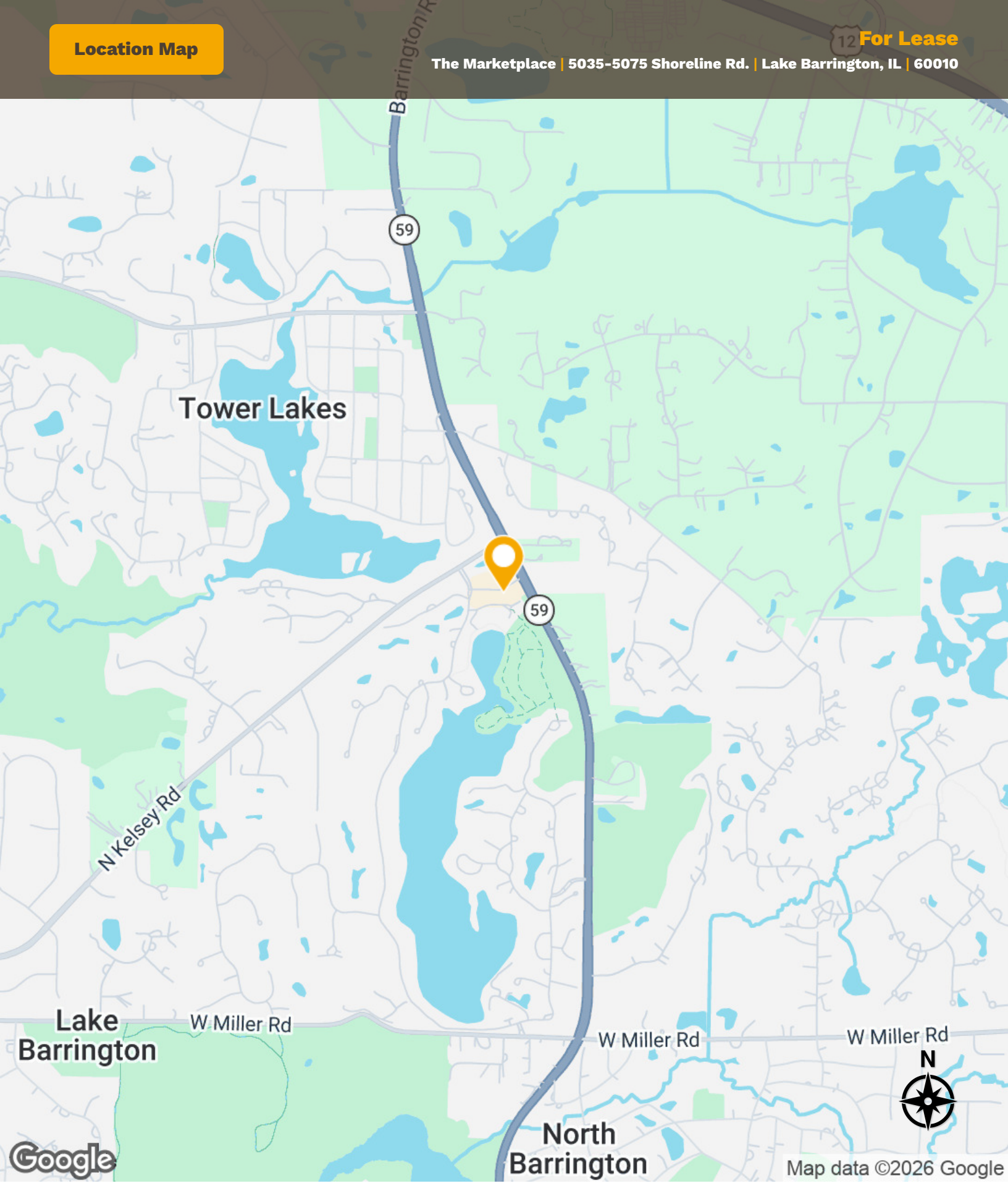

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Aerial Map

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Demographics Map & Report

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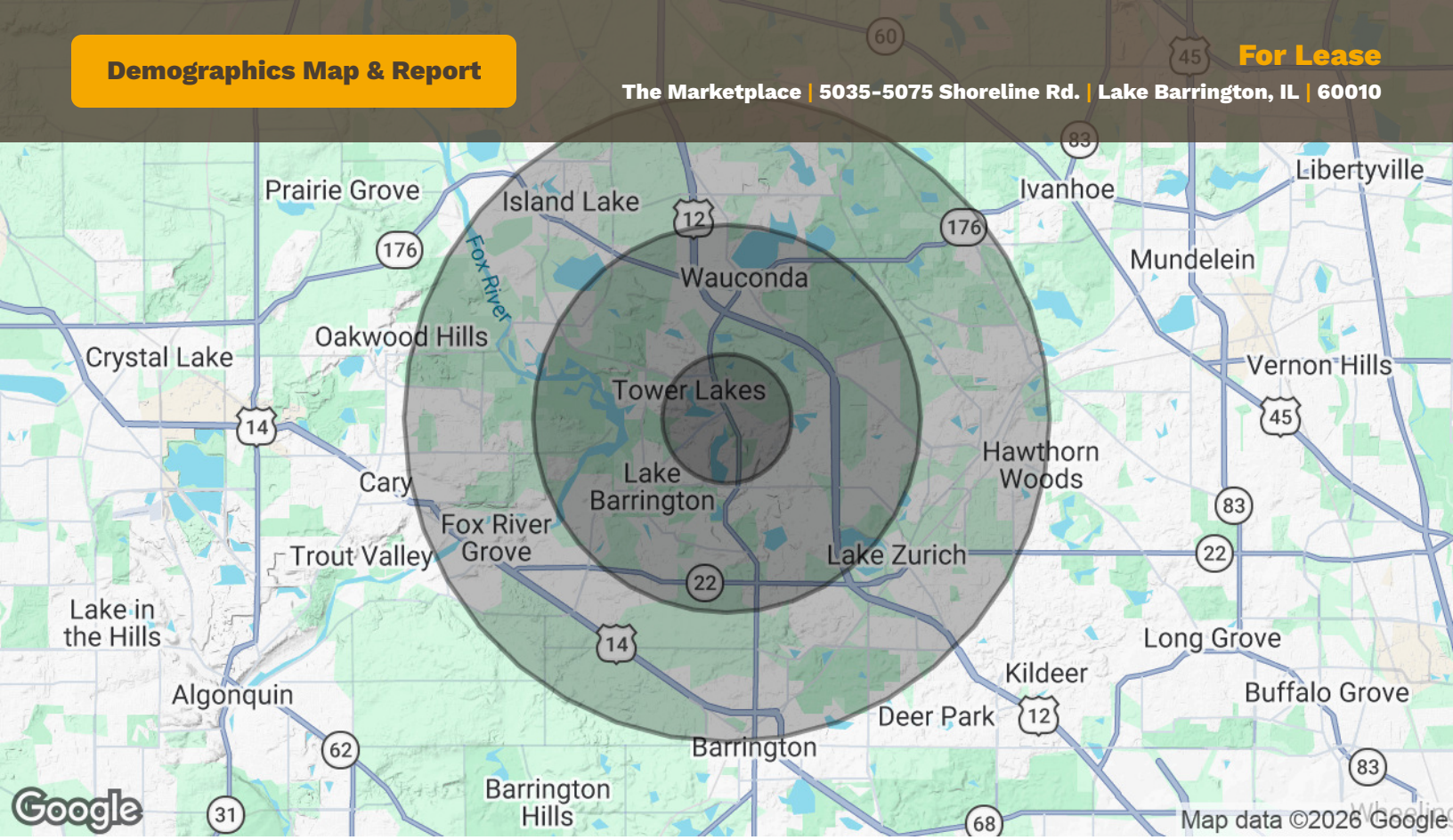

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,853	28,097	81,616
Average Age	52	45	43
Average Age (Male)	51	44	42
Average Age (Female)	53	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,705	10,941	30,414
# of Persons per HH	2.3	2.6	2.7
Average HH Income	$166,348	$166,762	$167,391
Average House Value	$558,718	$499,025	$476,422

Demographics data derived from AlphaMap

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