



Offering Memorandum

37763 N. Green Bay Road Beach Park IL

Eric Okleshen

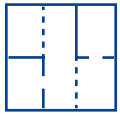
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Accelerating success.





Property Detail Profile

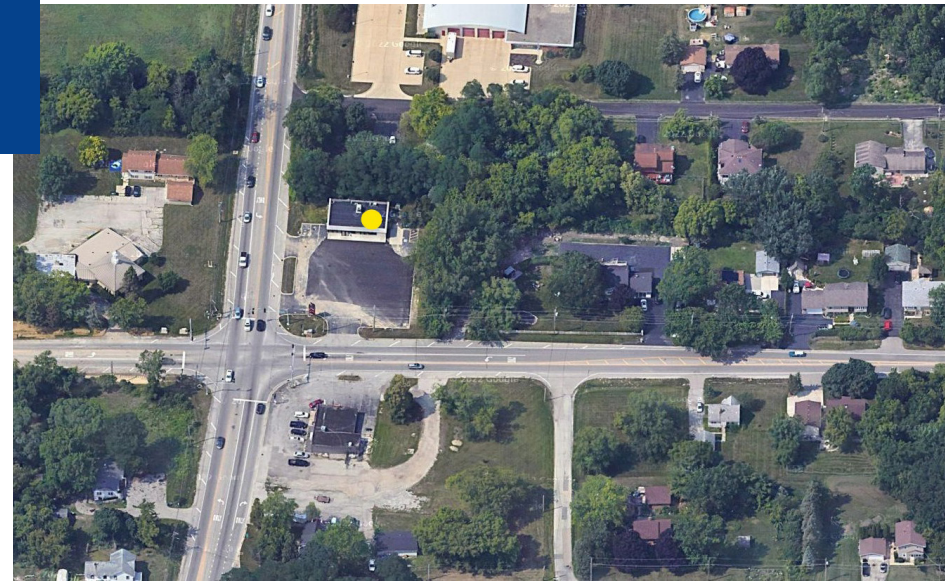
Property Description

PROPERTY ADDRESS:	37763 Green Bay Road
LAND SIZE:	0.69 Acres
BUILDING SIZE:	2,266 SF
YEAR BUILT:	2000
PARCEL 1	08-06-115-002
PARCEL 2	08-06-115-003
UTILITIES	On-site well and septic
ZONING	B-1



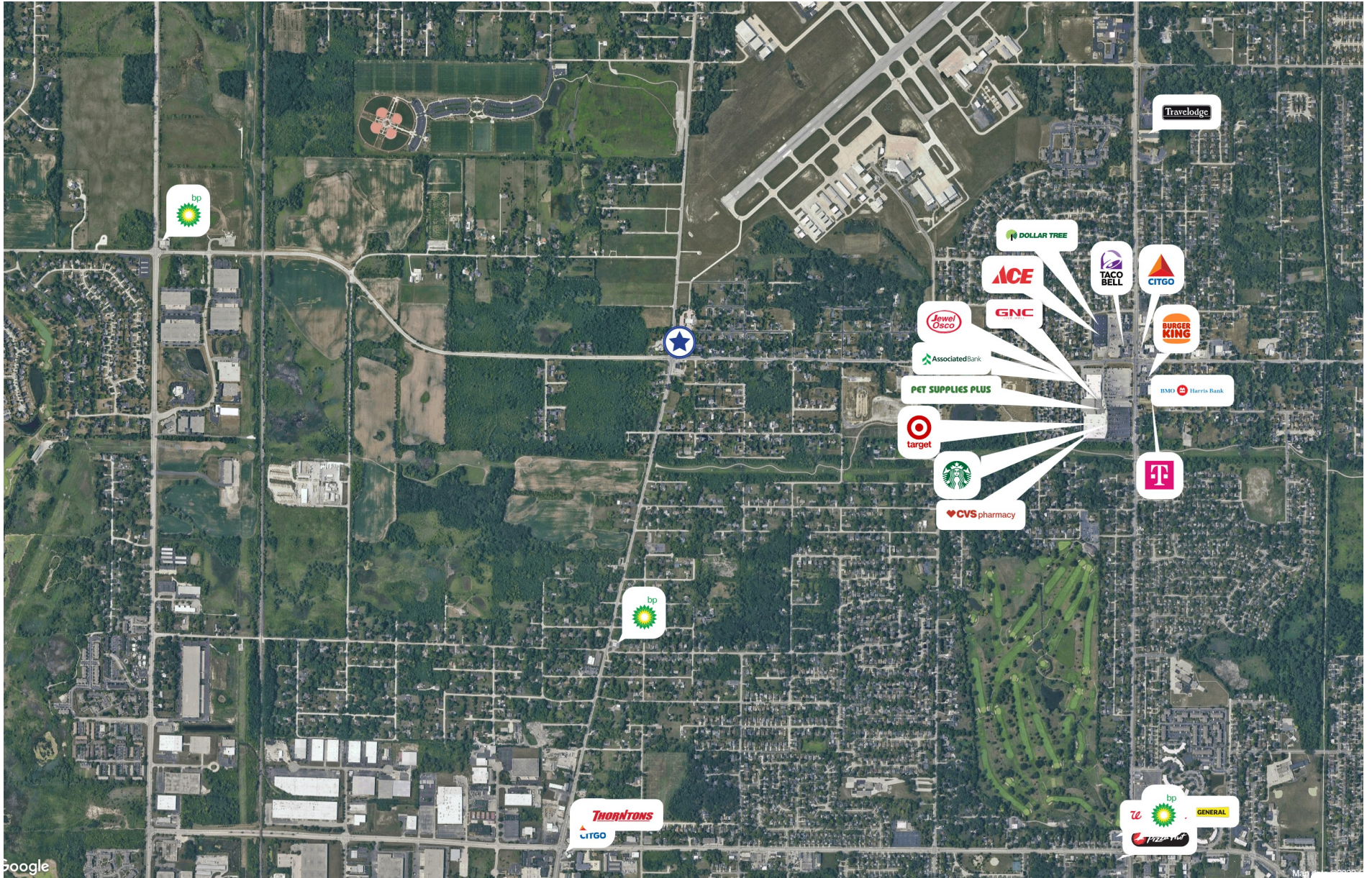
Strategic Location

- › Strategically located on a hard corner of a lighted intersection
- › Access from both N Green Bay Rd and York House Rd
- › Strong traffic counts
- › Close proximity to Waukegan National Airport
- › Pylon Sign available
- › Monument Sign available
- › 3 access points to site





Retail Map



Google

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Location Overview

Beach Park is an untapped, progressive, diverse suburban market, located halfway between Chicago and Milwaukee that is ripe with opportunity. The community is diverse and unique, but most importantly?

Beach Park is a profitable place to do business.

Over \$527 million in retail demand potential - current supply is only \$319 million (within 3 miles) -- retail sales leakage of \$208 million per year.

Young and mobile primary and secondary trade area residents.

No municipal real estate taxes.

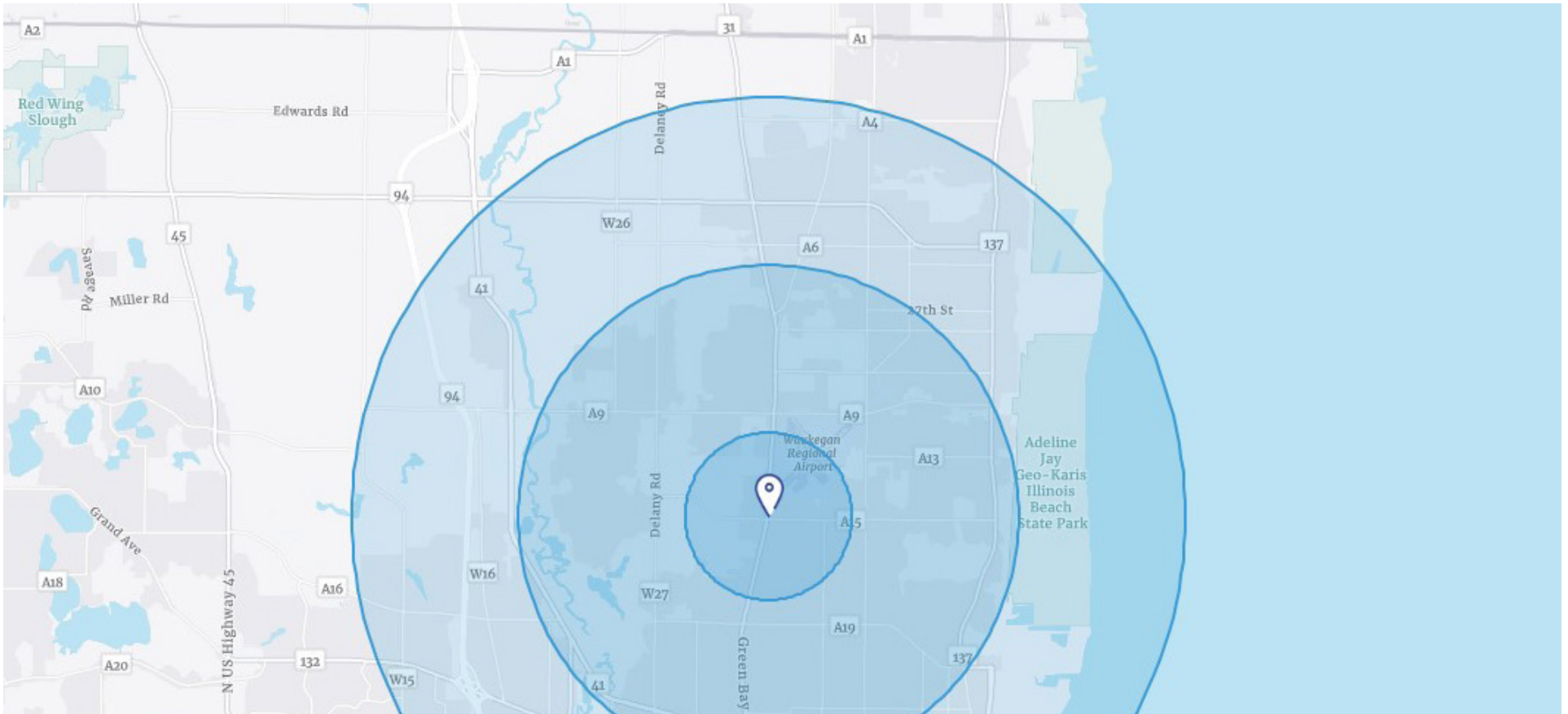




Additional Pictures



Demographics



1 mile

3 mile

5 mile



3,334
People



65,686
People



150,426
People



1,110
Households



23,450
Households



52,397
Households



\$95,795
Average HHI



\$88,574
Average HHI



\$86,462
Average

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 37763 N. Green Bay Road Beach Park, IL. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 37763 N. Green Bay Road Beach Park, IL . or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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