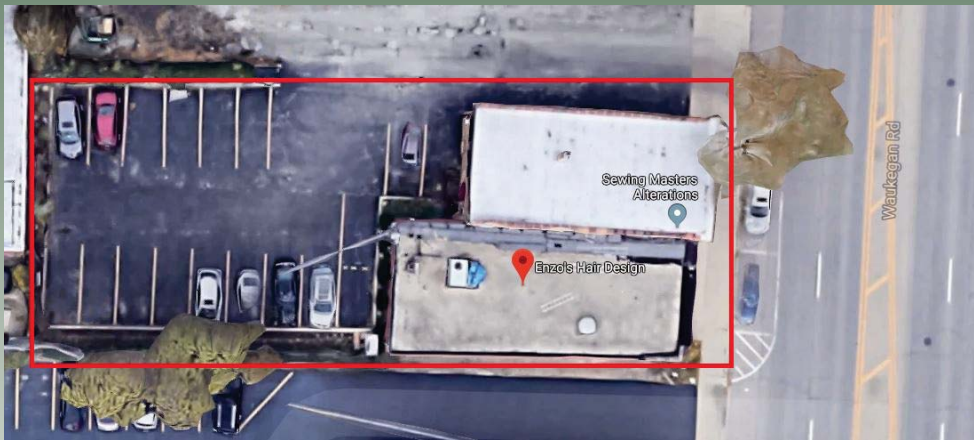


# Glenview - Chicago North Shore

## Rarely Available Mixed-Use Comprised of 2 Residential & 2 Retail Units w/ 17 Parking Spots

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	\$1,100,000 (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 property comprised of 2 residential and 2 retail units with 17 parking spaces on 10,837 SF of land.

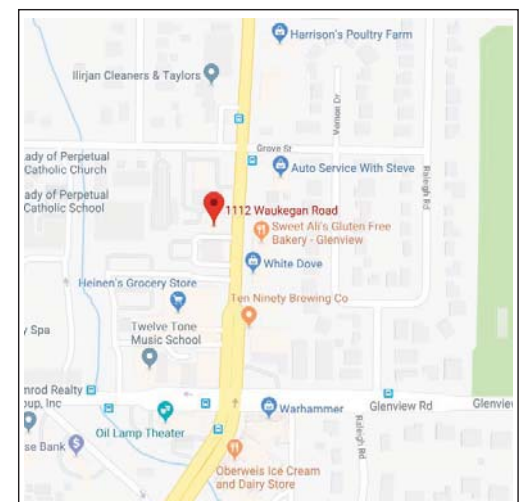
Two apartments (1-bed/1-bath) were remodeled in 2016.

Commercial units currently house tenants Enzo's Salon (est. 1998) and Sewing Masters (est. 2003).

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. M703 3-7-17

### 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 property comprised of 2 residential and 2 retail units with 17 parking spaces on 10,837 SF of land.
Address	1112-1114 Waukegan Rd.
City, Zip	Glenview, IL 60025
Sale Price	\$1,100,000 (Real Estate)
2018 Property Taxes	\$16,108
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 Mo
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/ Business Description	Retail Unit 1: Enzo's Salon Established 1998 Retail Unit 2: Sewing Masters Established 2003 Residential Unit 1: 1-bed/1-bath Apartment - Annual Lease Residential Unit 2: 1-bed/1-bath Apartment - Annual Lease

## Data Sheet

Location Description	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.
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04/07/16