



## Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$5.58 PSF
Available SF:	1,050 - 3,292 SF
Building Size:	143,424 SF
Lot Size:	17.59 Acres
Year Built:	1976
Renovated:	1994
Zoning:	C-1: Neighborhood Commercial
Traffic Count:	Approx. 47,300 VPD

## Property Overview

1,050 - 3,292 SF available for lease at Townline Square, a grocery anchored center located at the northeast corner of the heavily trafficked signalized intersection at Lake Street & Townline Road (47,000+ VPD) in northwest suburban Mundelein. Along with Jewel-Osco, co-tenants include LA Fitness, Dollar Tree, Kids Empire, The PICKLR, Goldfish Swim School, H&R Block, Panera, Chipotle, O'Reilly Auto Parts and others. The center features a large on-site parking lot totaling 414 surface level spaces and dual-sided monument signage along both Townline Road and Lake Street. Townline Square, just two (2) miles west of Hawthorn Mall, is located at the western end of the heavily trafficked Route 60 commercial corridor, featuring retailers Target, Wal-Mart, Best Buy, Macy's, Sky Zone, AMC Theaters, Whole Foods, Home Goods, Five Below, Barnes & Noble, Uncle Julio's, Walgreens, Chase Bank, Portillos, Buffalo Wild Wings, Panera Bread, Starbucks, Taco Bell, McDonald's, Culvers, Popeye's., and Dunkin', among many others.

## Property Highlights

- Opportunity to join co-tenants Jewel Osco, LA Fitness, Kids Empire, The PICKLR, Dollar Tree, Chipotle, Panera, O'Reilly Auto Parts and more
- Conveniently located just two (2) miles west of Hawthorn Mall along Townline Road
- Townline Square features a large on-site parking lot totaling 414 surface level spaces and dual-sided monument signage along both Townline Road and Lake Street, providing visibility and exposure to over 47,000 VPD

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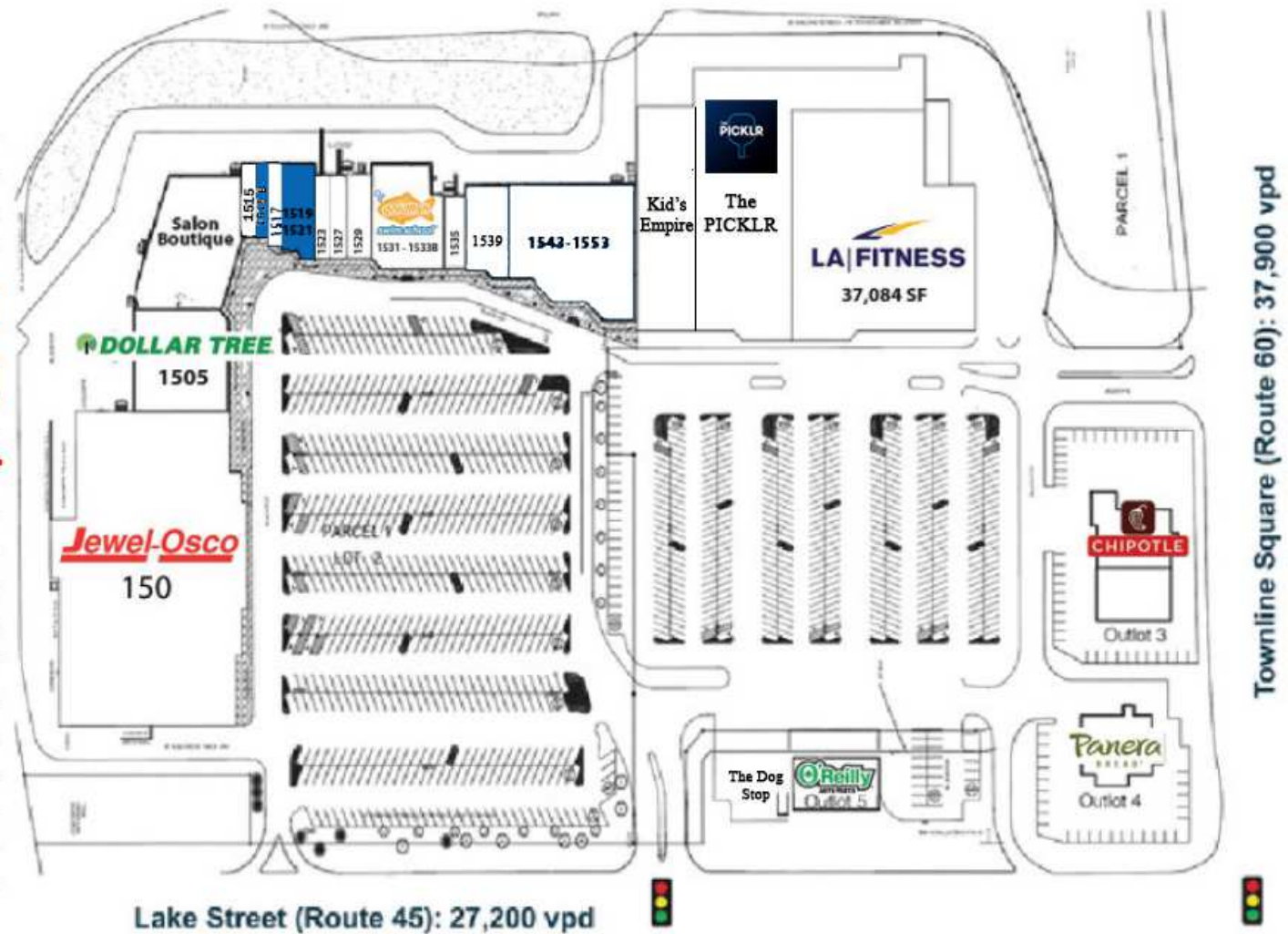
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## Site Plan

Suite	Tenant	SF
150	Jewel-Osco	62,022
1505	Dollar Tree	10,366
1511A / 1511B	Salon Boutique	13,372
1515	Locks & Lace	1,081
1515 B	Available	1,050
1517	Best Brains	1,639
1519-1521	Available	3,292
1523	Lee Nails	1,198
1527	H&R Block	1,597
1529	Orthodontic Experts	2,396
1531-1533B	Goldfish Swim School	8,000
1535	Galleria Dental	1,746
1539	Play It Again Sports	4,231
1543-1553	CFX Mundelein	16,660
Outlot 1-2	LA Fitness	37,084
Outlot 3A	Chipotle	
Outlot 3B	Tenant	
Outlot 4	Panera	~0.75 Acres
Outlot 5	O'Reilly Auto Parts	5,000
Total GLA		128,095



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# FOR LEASE | 1501 SOUTH LAKE STREET

## RETAIL MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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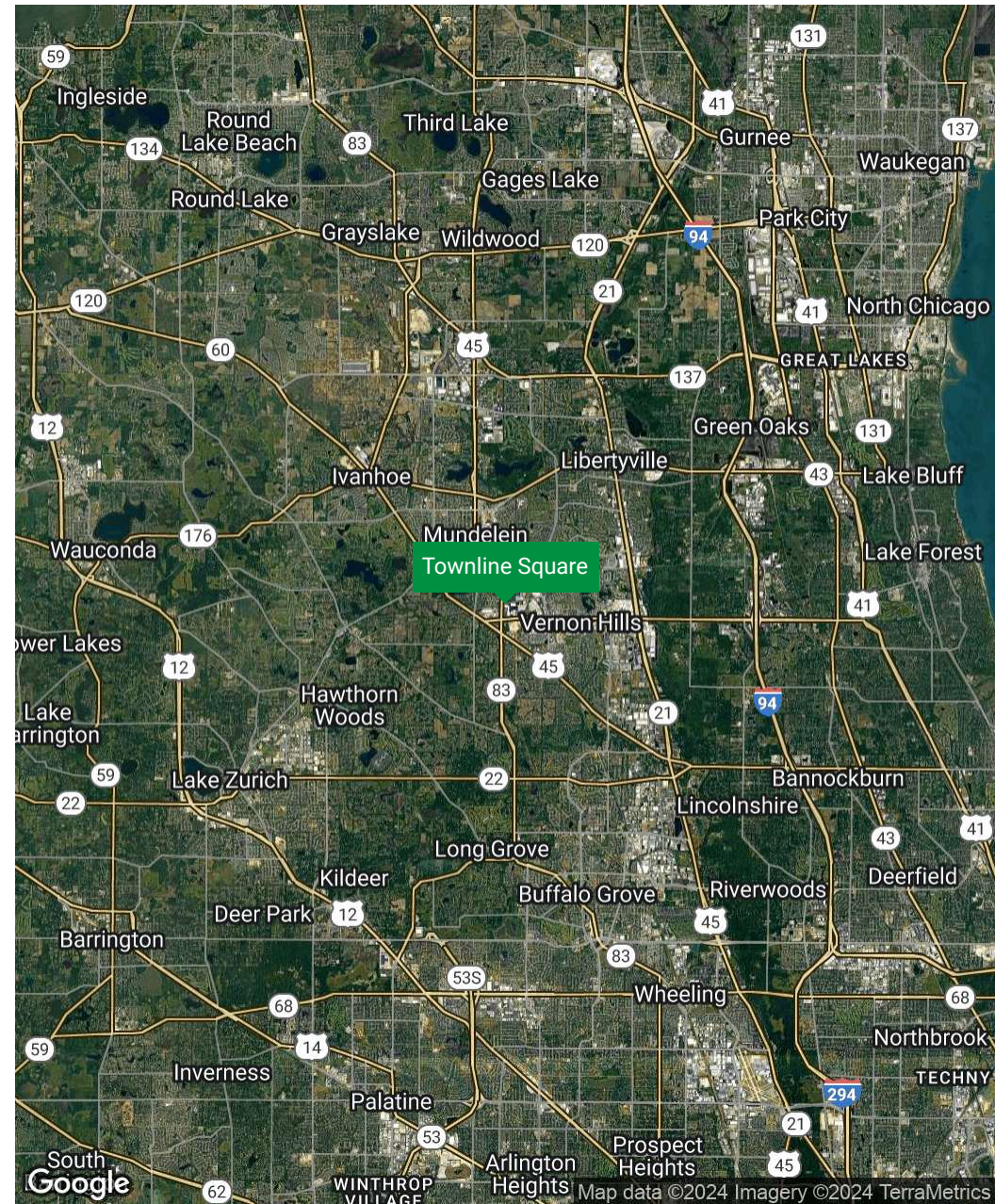
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LOCATION MAP



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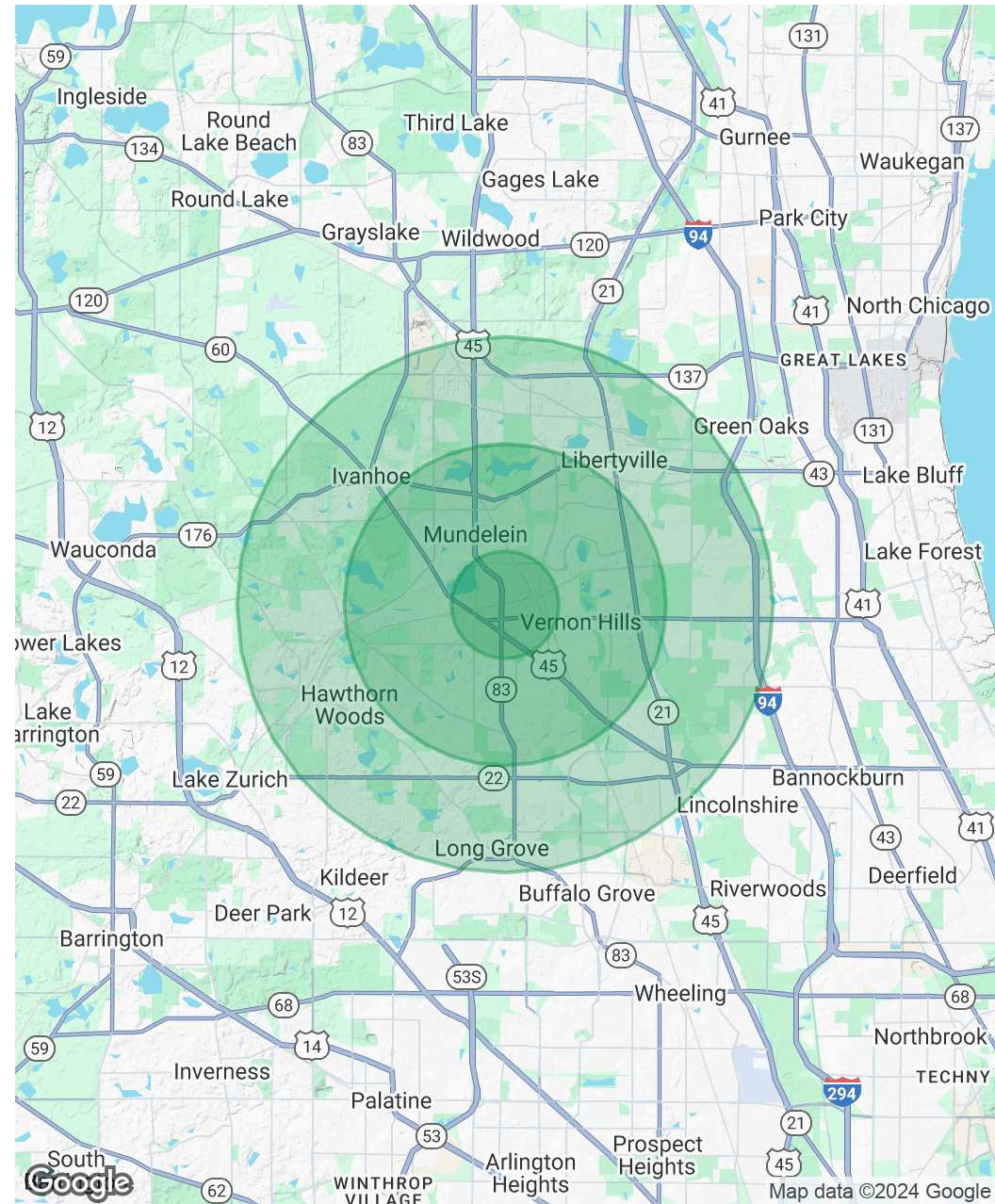
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## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,109	67,081	120,583
Average Age	35.8	40.8	42.5
Average Age (Male)	35.0	39.9	41.6
Average Age (Female)	35.6	41.2	43.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,302	24,901	45,213
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$94,715	\$128,765	\$150,143
Average House Value	\$237,620	\$331,657	\$399,137

2020 American Community Survey (ACS)



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