

Country Court

OFFICE/RETAIL SPACE FOR
LEASE

444 Peterson Road
Libertyville, IL 60048

Andrew Prunty

Managing Broker

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THE SPACE

| | |
|-----------------|--|
| Location | 444 Peterson Road, Libertyville, IL, 60048 |
| COUNTY | Lake |
| APN | 1108200004 |
| Traffic Count | 30200 |
| Square Feet | 1600 |
| Annual Rent PSF | \$15.00 |
| Lease Type | NNN |

Notes End-cap unit with 2 sides of large windows that provide abundant natural light. Suitable for office or retail use.



HIGHLIGHTS

- 1,600 SF end-cap unit
- Excellent exposure on busy Peterson Rd (Rte 137)
- Easy access to I-94
- Strong Demographics
- Traffic Count = 30,200 VPD
- Ample parking
- NNN's = \$4.01/SF/Year



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 3,842 | 37,824 | 124,575 |



AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$222,928 | \$163,343 | \$136,134 |

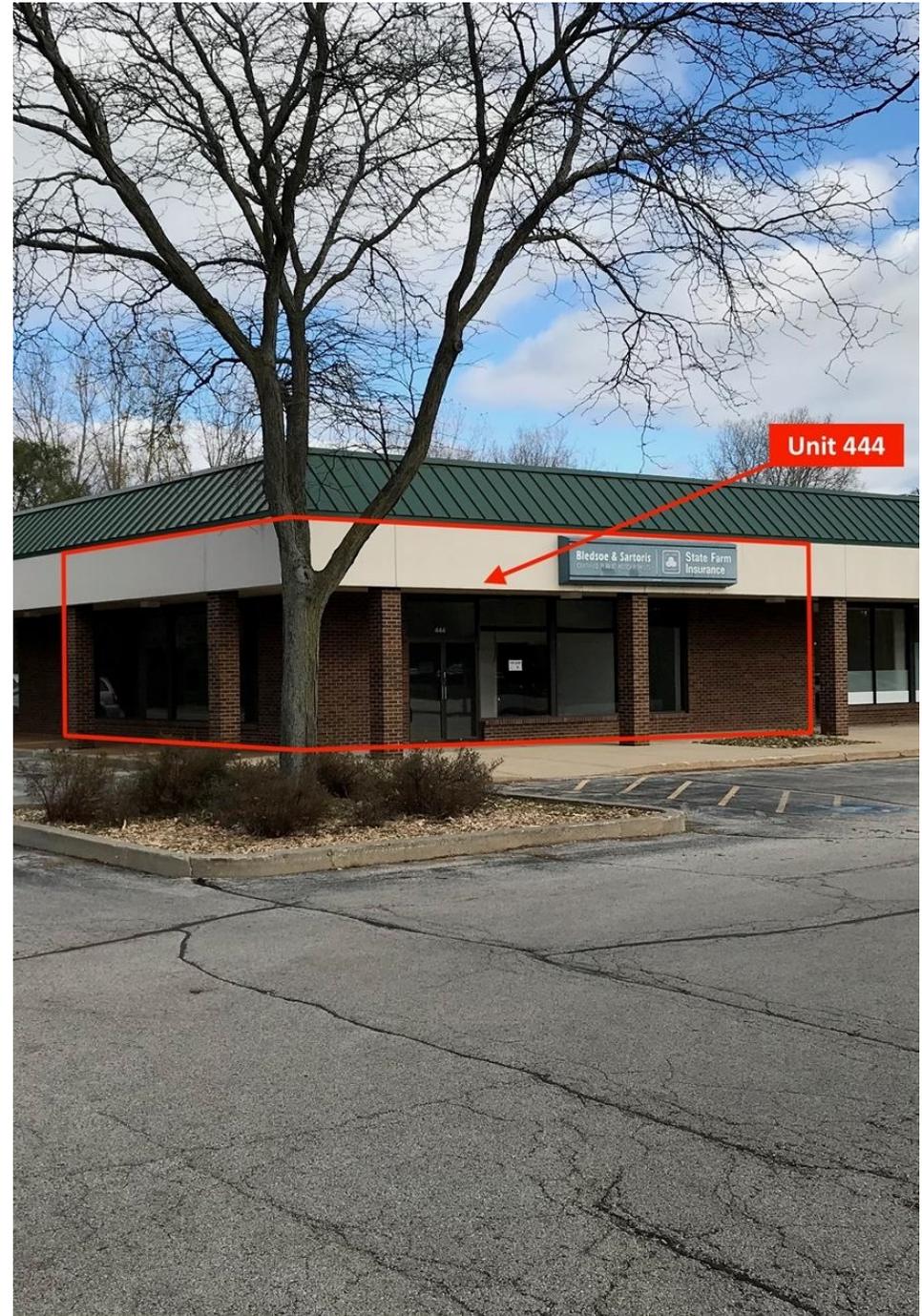


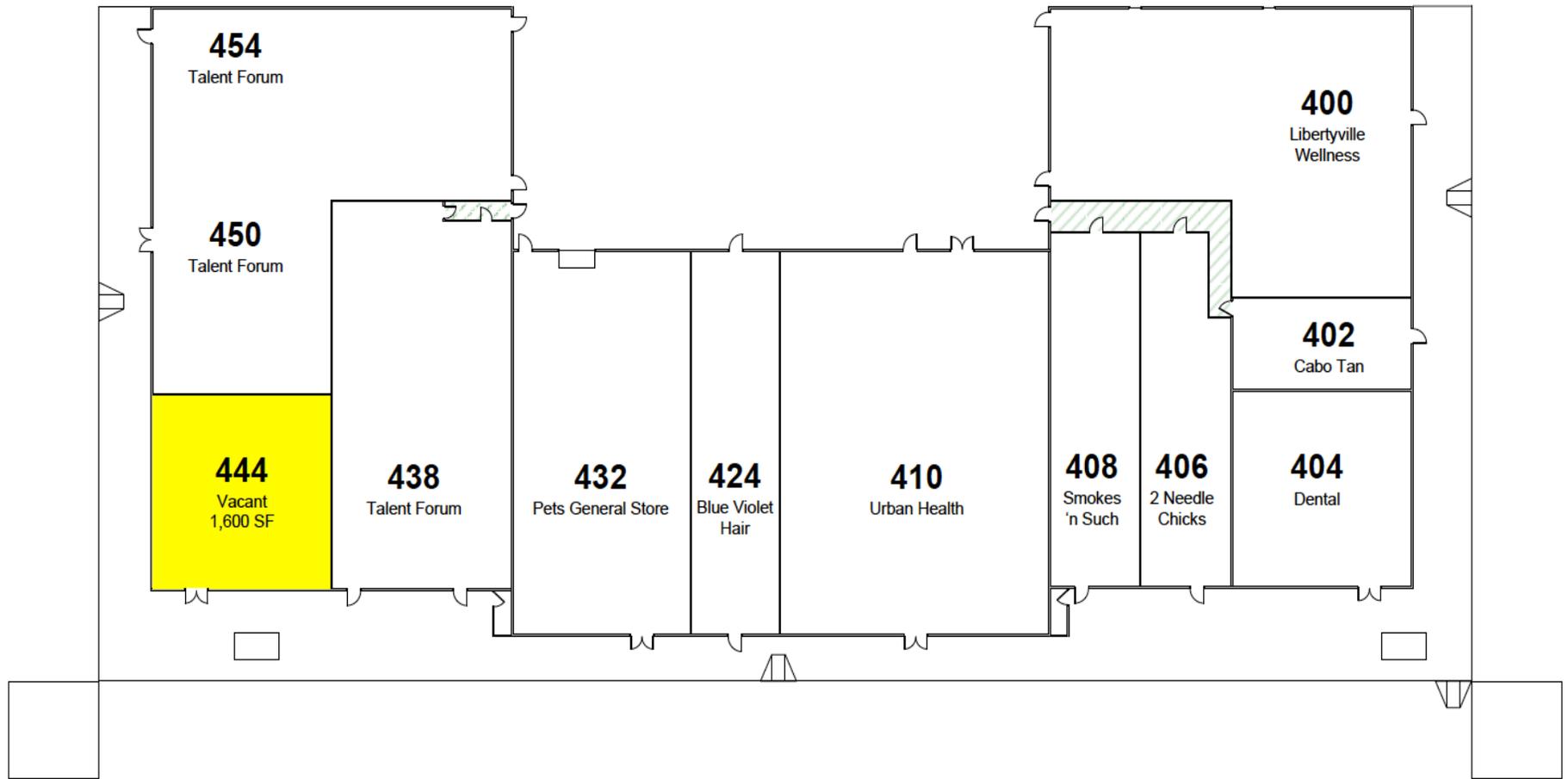
NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 1,259 | 13,758 | 46,455 |

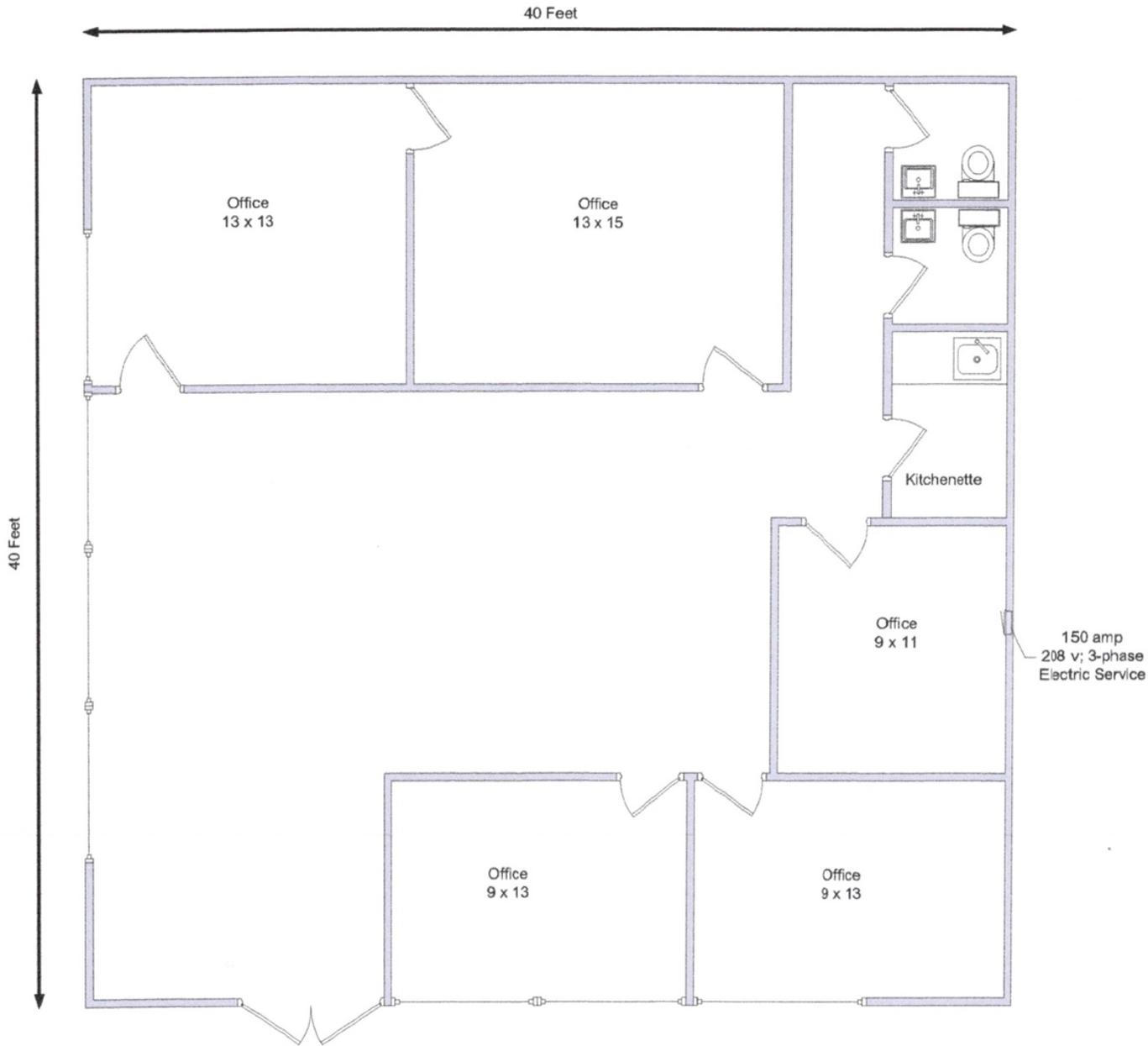
PROPERTY FEATURES

| | |
|---------------------|---------|
| BUILDING SF | 28,800 |
| GLA (SF) | 28,445 |
| LAND SF | 217,800 |
| LAND ACRES | 5 |
| YEAR BUILT | 1975 |
| ZONING TYPE | C-3 |
| NUMBER OF INGRESSES | 2 |
| NUMBER OF EGRESSES | 2 |





Country Court
 Space Plan
 400 - 454 Peterson Road
 28,800 Gross sq.ft.
 (Not to scale)



444 Peterson Road
Libertyville, IL 60048
Country Court
1,600 sq. ft.
 (Not to scale)

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|---------|---------|
| 2000 Population | 3,922 | 37,668 | 115,126 |
| 2010 Population | 3,908 | 38,153 | 123,751 |
| 2020 Population | 3,842 | 37,824 | 124,575 |
| 2025 Population | 3,805 | 37,813 | 124,052 |
| 2020-2025: Population: Growth Rate | -0.95 % | -0.05 % | -0.40 % |

| 2020 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 6 | 444 | 2,239 |
| \$15,000-\$24,999 | 49 | 540 | 1,968 |
| \$25,000-\$34,999 | 29 | 476 | 1,885 |
| \$35,000-\$49,999 | 59 | 1,033 | 4,050 |
| \$50,000-\$74,999 | 85 | 1,515 | 6,222 |
| \$75,000-\$99,999 | 99 | 1,598 | 5,855 |
| \$100,000-\$149,999 | 200 | 2,526 | 9,586 |
| \$150,000-\$199,999 | 161 | 1,746 | 5,759 |
| \$200,000 or greater | 571 | 3,881 | 8,890 |
| Median HH Income | \$178,636 | \$120,408 | \$103,481 |
| Average HH Income | \$222,928 | \$163,343 | \$136,134 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Total Housing | 1,072 | 13,259 | 42,242 |
| 2010 Total Households | 1,235 | 13,604 | 45,244 |
| 2020 Total Households | 1,259 | 13,758 | 46,455 |
| 2025 Total Households | 1,254 | 13,811 | 46,485 |
| 2020 Average Household Size | 2.86 | 2.72 | 2.66 |
| 2000 Owner Occupied Housing | 988 | 10,682 | 32,834 |
| 2000 Renter Occupied Housing | 72 | 2,245 | 8,228 |
| 2020 Owner Occupied Housing | 1,121 | 11,074 | 35,146 |
| 2020 Renter Occupied Housing | 138 | 2,684 | 11,309 |
| 2020 Vacant Housing | 131 | 882 | 2,498 |
| 2020 Total Housing | 1,390 | 14,640 | 48,953 |
| 2025 Owner Occupied Housing | 1,124 | 11,246 | 35,620 |
| 2025 Renter Occupied Housing | 130 | 2,566 | 10,865 |
| 2025 Vacant Housing | 155 | 1,185 | 3,504 |
| 2025 Total Housing | 1,409 | 14,996 | 49,989 |
| 2020-2025: Households: Growth Rate | -0.40 % | 0.40 % | 0.05 % |



| 2020 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2020 Population Age 30-34 | 176 | 1,884 | 7,310 |
| 2020 Population Age 35-39 | 216 | 2,128 | 8,017 |
| 2020 Population Age 40-44 | 174 | 2,138 | 8,016 |
| 2020 Population Age 45-49 | 230 | 2,420 | 8,225 |
| 2020 Population Age 50-54 | 293 | 2,809 | 8,768 |
| 2020 Population Age 55-59 | 354 | 3,207 | 9,596 |
| 2020 Population Age 60-64 | 331 | 3,025 | 8,795 |
| 2020 Population Age 65-69 | 288 | 2,406 | 6,887 |
| 2020 Population Age 70-74 | 229 | 1,844 | 5,118 |
| 2020 Population Age 75-79 | 123 | 1,222 | 3,343 |
| 2020 Population Age 80-84 | 92 | 780 | 2,026 |
| 2020 Population Age 85+ | 152 | 762 | 2,116 |
| 2020 Population Age 18+ | 3,100 | 29,547 | 95,947 |
| 2020 Median Age | 49 | 44 | 40 |

| 2020 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$111,007 | \$93,532 | \$85,409 |
| Average Household Income 25-34 | \$150,820 | \$128,192 | \$112,126 |
| Median Household Income 35-44 | \$200,001 | \$153,351 | \$116,260 |
| Average Household Income 35-44 | \$261,506 | \$183,656 | \$147,907 |
| Median Household Income 45-54 | \$200,001 | \$165,193 | \$131,695 |
| Average Household Income 45-54 | \$286,744 | \$205,975 | \$167,399 |
| Median Household Income 55-64 | \$200,001 | \$153,880 | \$123,005 |
| Average Household Income 55-64 | \$259,936 | \$191,373 | \$158,449 |
| Median Household Income 65-74 | \$116,073 | \$95,536 | \$84,320 |
| Average Household Income 65-74 | \$161,448 | \$137,038 | \$117,932 |
| Average Household Income 75+ | \$87,181 | \$85,076 | \$75,815 |

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 243 | 2,500 | 9,069 |
| 2025 Population Age 35-39 | 237 | 2,289 | 8,484 |
| 2025 Population Age 40-44 | 246 | 2,393 | 8,323 |
| 2025 Population Age 45-49 | 209 | 2,251 | 7,790 |
| 2025 Population Age 50-54 | 233 | 2,347 | 7,706 |
| 2025 Population Age 55-59 | 276 | 2,694 | 8,139 |
| 2025 Population Age 60-64 | 324 | 2,915 | 8,476 |
| 2025 Population Age 65-69 | 322 | 2,782 | 7,842 |
| 2025 Population Age 70-74 | 254 | 2,154 | 6,076 |
| 2025 Population Age 75-79 | 191 | 1,600 | 4,410 |
| 2025 Population Age 80-84 | 130 | 990 | 2,618 |
| 2025 Population Age 85+ | 156 | 876 | 2,365 |
| 2025 Population Age 18+ | 3,132 | 30,047 | 96,816 |
| 2025 Median Age | 50 | 44 | 41 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$127,778 | \$109,274 | \$100,021 |
| Average Household Income 25-34 | \$178,739 | \$150,755 | \$129,017 |
| Median Household Income 35-44 | \$200,001 | \$164,572 | \$130,858 |
| Average Household Income 35-44 | \$286,625 | \$205,795 | \$168,215 |
| Median Household Income 45-54 | \$200,001 | \$176,226 | \$141,423 |
| Average Household Income 45-54 | \$317,248 | \$223,526 | \$181,629 |
| Median Household Income 55-64 | \$200,001 | \$169,323 | \$138,313 |
| Average Household Income 55-64 | \$291,074 | \$215,486 | \$178,013 |
| Median Household Income 65-74 | \$135,906 | \$113,338 | \$99,693 |
| Average Household Income 65-74 | \$190,476 | \$163,747 | \$140,165 |
| Average Household Income 75+ | \$110,299 | \$106,415 | \$93,975 |

Country Court

DISCLAIMER:

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Apex Commercial Realty LLC. Price subject to change and this listing may be withdrawn without notice.

Exclusively Marketed by:

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