

# FOR LEASE

## ***Premium Historic Downtown Libertyville Retail Space for Lease***

Location: 355 N. Milwaukee Ave, Libertyville IL 60048

Description: Free standing building in excellent condition with prime (2,924 SF) first floor location

Availability 8/1/19 - The 1st Floor retail rental space has had only three tenants in the last 40 years. The success of these tenants is that they were all located at the most desired location in historic downtown Libertyville. Located on the high visibility intersection of Milwaukee Ave & Church Street with double sided store frontage. The (2,924 SF) first floor retail space has two entrances, a main front entrance on the corner of Milwaukee Ave & Church St and a second parking lot entrance for customers and deliveries features a Handicap Accessible ramp. Three full windows wrap around the street intersection creating ultimate visibility for your business. Parking is abundant; with onsite parking, street parking and a new 300+ car free parking garage just steps away from the entrance. You'll never turn away a customer because they couldn't find a parking space. The interior features hardwood floors and has an optional basement for additional storage.



### **HIGHLIGHTS:**

- **Premium exposure location in the heart of historic downtown Libertyville – 23,000+ VPD**
- **Rare dual corner storefront opportunity along Milwaukee Avenue & Church**
- **Affluent commercial corridor filled with an abundance of national and local retailers**
- **Within three (3) blocks of the Libertyville Metra Station**
- **Customer parking on-site, ample street parking and 300+ parking garage available for customers & employee's**
- **Central A/C, Forced Air Furnace, Sprinkling system**
- **Two Bathrooms Handicap accessible**

**CONTACT: Lee Redman 847-638-4299 for additional information**