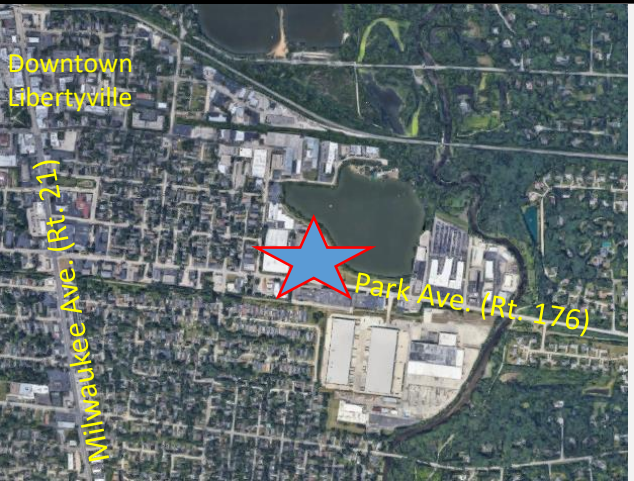




# RETAIL DEVELOPMENT PAD SITE AVAILABLE FOR SALE OR BUILD TO SUIT FOR LEASE



**780 E. Park Ave., Libertyville, IL**  
**Park Avenue Corporate Center**



## PROPERTY HIGHLIGHTS

- Pad Site shovel ready with detention in place
- 27,765 Square Feet - .64 Acres
- Additional Shared Common Area Parking
- Utilities existing at the site
- Great Location in Central Lake County
- 1.5 Miles from I-94
- 1 mile to downtown Libertyville / Metra Train
- Favorable Zoning of I-3
- HH income over \$150,000 within 3 miles
- Great site for retail, fast food, automotive use
- Or small Industrial with great exposure

**Tim Hart**  
Founder/Managing Broker  
847 924 5864 direct  
tim@protectrealty.com

**Protect Realty**  
350 N. Milwaukee Ave.  
Suite 201  
Libertyville, IL 60048



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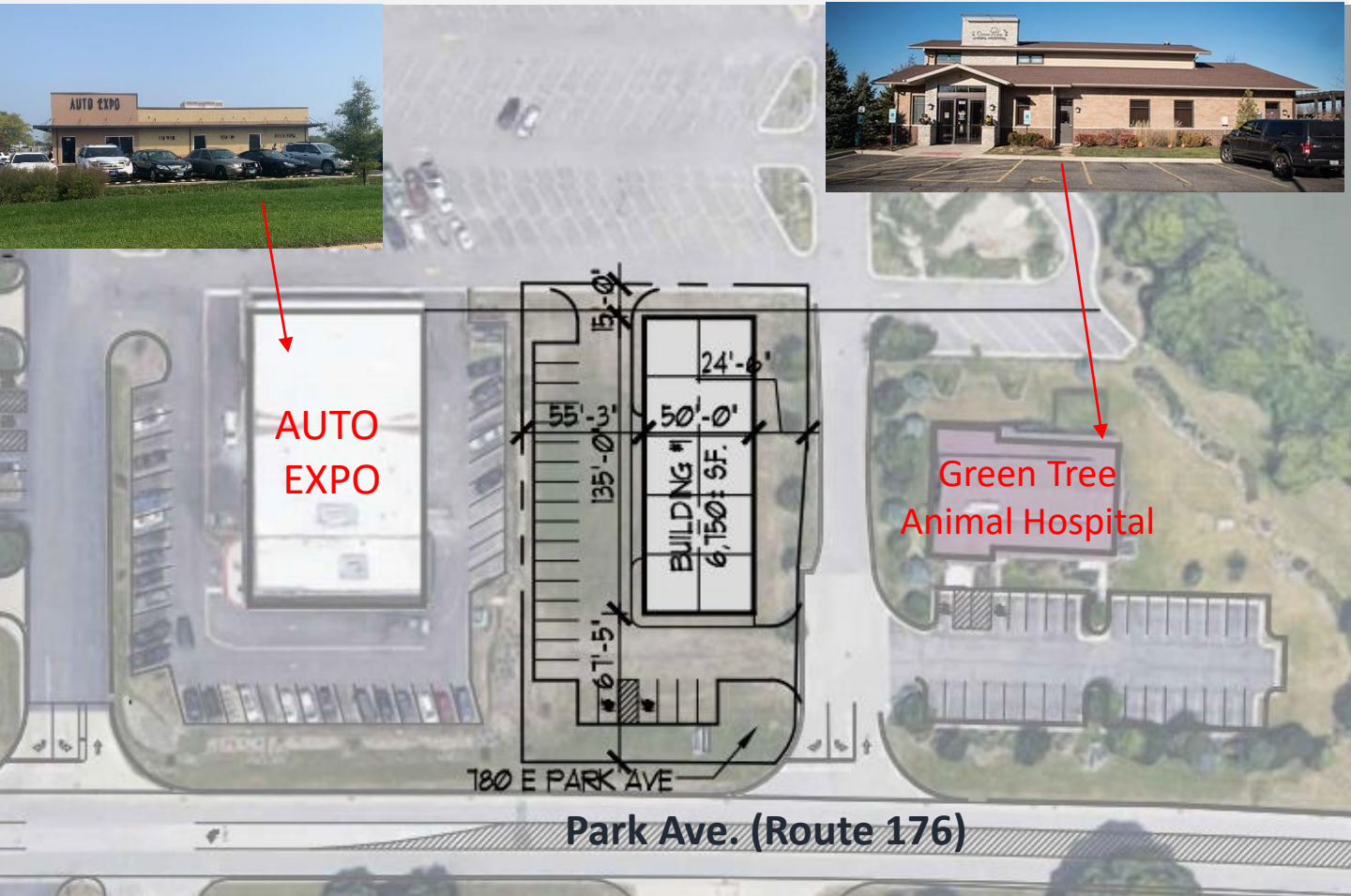


# RETAIL PAD SITE FOR SALE OR LEASE

## 780 E. Park Ave. Libertyville, IL 60048

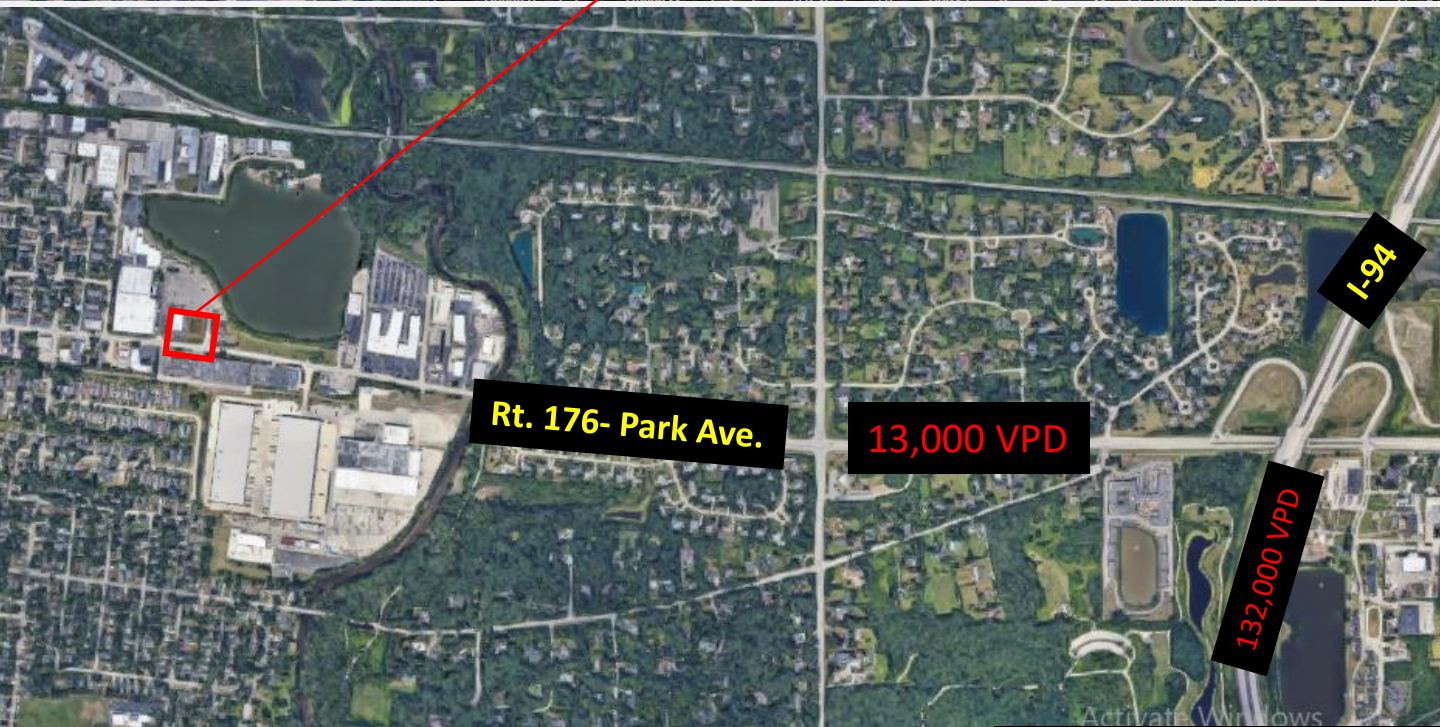
### EXAMPLE TEST FIT CONCEPT PLAN

#### 6,750 SF BUILDING





# RETAIL PAD SITE FOR SALE OR LEASE PARK AVENUE CORPORATE CENTER



**Protect Realty**  
**Tim Hart**  
350 N. Milwaukee Ave.  
Suite 201  
Libertyville, IL 60048  
847-924-5864

**POPULATION**  
3 MILE 41,220  
5 MILE 124,388  
7 MILE 257,533

**AVERAGE HH INCOME**  
3 MILE \$168,063  
5 MILE \$142,510  
7 MILE \$140,696