

# 1600 South Milwaukee

SEC of Milwaukee Avenue & Artaius Parkway in Libertyville, IL

**SHORT SALE**



- Lot Size: 3.2 Acres of Vacant Land
- Lot can accommodate a building with a footprint of up to 45,000 SF and approximately 155 parking spaces
- 33,100 VPD on Milwaukee Avenue
- Located just north of Hawthorn Mall
- Area co-tenants include Lowe's, Staples, Walmart Supercenter, Jewel-Osco, Walgreens, Fifth Third Bank, Sears, Macy's, Carson Prairie Scott, JCPenny, Best Buy, Target, Office Max, Michaels, Office Depot, PetSmart, Kohl's, Sam's Club, and numerous auto dealerships

## DEMOGRAPHICS

### Population

1 Mile	6,849
3 Mile	57,700
5 Mile	126,180

### Average Household Income

1 Mile	\$106,630
3 Mile	\$112,651
5 Mile	\$139,052

**Brett Zimmerman**

312.254.0720

brett@sierraadvisors.com

**Cyndee Conway**

312.254.0719

cyndee@sierraadvisors.com

640 North LaSalle, Suite 410  
Chicago, IL 60654

312.422.7745 (fax)

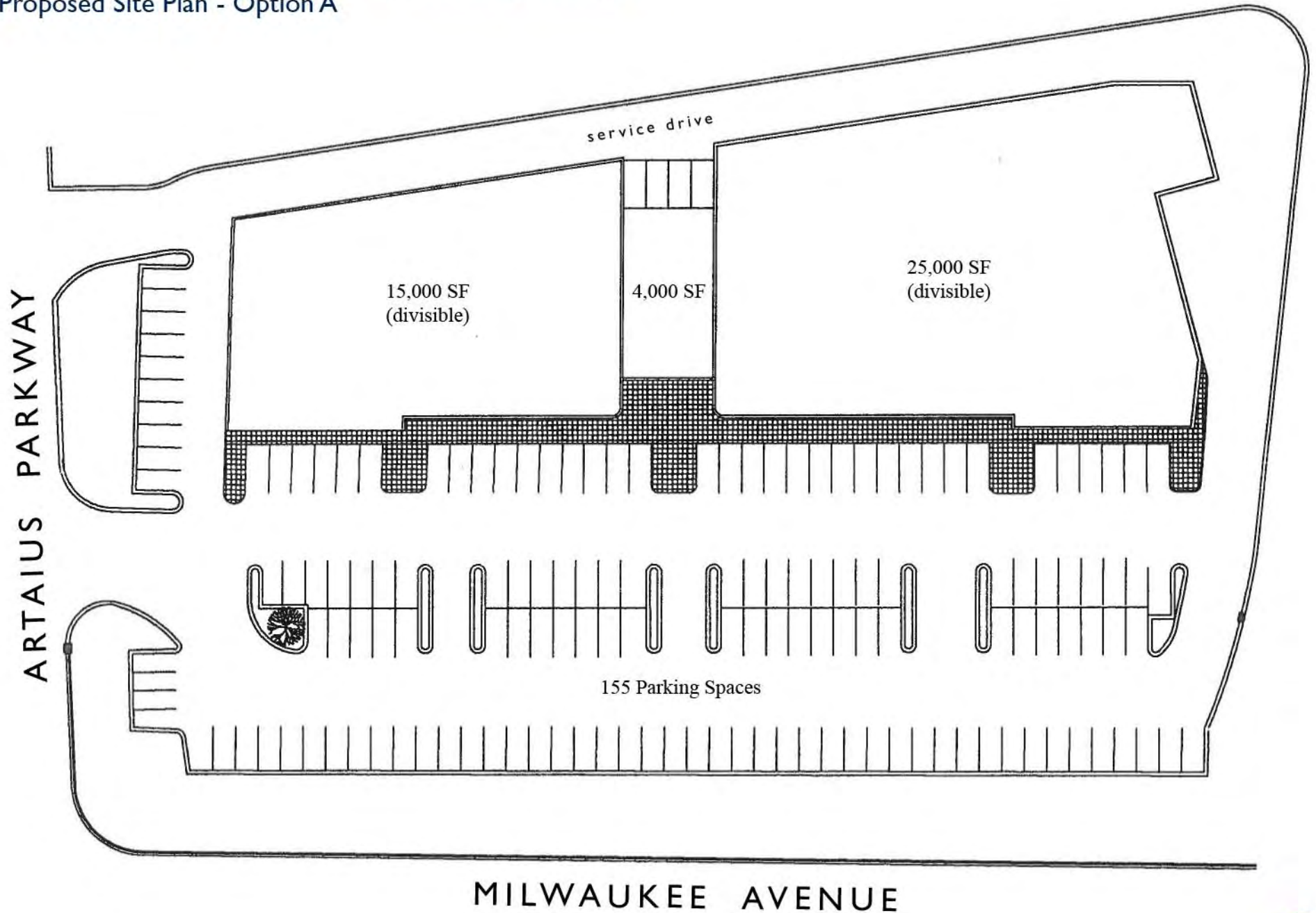
www.sierraadvisors.com

*Local Knowledge. National Experience.*

**Sierra**  
REALTY ADVISORS

# 1600 South Milwaukee, Libertyville, IL

Proposed Site Plan - Option A





# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.25517/-87.94594

March 2010

RF1

1600 S. Milwaukee Libertyville, IL 60048		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2007 Estimated Population	6,849	57,700	126,180
	2012 Projected Population	7,992	61,926	134,472
	2000 Census Population	5,097	50,709	112,399
	1990 Census Population	4,683	44,104	88,632
	Historical Annual Growth 1990 to 2007	2.7%	1.8%	2.5%
	Projected Annual Growth 2007 to 2012	3.3%	1.5%	1.3%
<b>HOUSEHOLDS</b>	2007 Est. Households	2,873	20,115	41,840
	2012 Proj. Households	3,295	21,342	44,122
	2000 Census Households	2,215	18,130	38,123
	1990 Census Households	1,927	15,757	30,029
	Historical Annual Growth 1990 to 2007	2.9%	1.6%	2.3%
	Projected Annual Growth 2007 to 2012	2.9%	1.2%	1.1%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	12.0%	14.0%	14.3%
	2007 Est. Population 10 to 19 Years	11.2%	14.8%	15.7%
	2007 Est. Population 20 to 29 Years	9.6%	13.2%	11.5%
	2007 Est. Population 30 to 44 Years	20.6%	21.7%	21.3%
	2007 Est. Population 45 to 59 Years	25.0%	22.7%	23.0%
	2007 Est. Population 60 to 74 Years	12.2%	9.1%	9.7%
	2007 Est. Population 75 Years Plus	9.5%	4.4%	4.6%
	2007 Est. Median Age	42.0	35.6	36.6
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	46.4%	49.7%	49.9%
	2007 Est. Female Population	53.6%	50.3%	50.1%
	2007 Est. Never Married	19.0%	24.8%	23.1%
	2007 Est. Now Married	58.2%	58.6%	62.4%
	2007 Est. Separated or Divorced	14.3%	12.0%	10.4%
	2007 Est. Widowed	8.5%	4.6%	4.1%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	13.1%	13.3%	19.6%
	2007 Est. HH Income \$150,000 to 199,999	9.7%	9.2%	10.5%
	2007 Est. HH Income \$100,000 to 149,999	19.9%	20.4%	20.0%
	2007 Est. HH Income \$75,000 to 99,999	11.2%	15.5%	13.7%
	2007 Est. HH Income \$50,000 to 74,999	18.7%	17.6%	15.5%
	2007 Est. HH Income \$35,000 to 49,999	12.1%	10.7%	8.9%
	2007 Est. HH Income \$25,000 to 34,999	4.3%	4.8%	4.6%
	2007 Est. HH Income \$15,000 to 24,999	4.0%	4.2%	3.5%
	2007 Est. HH Income \$0 to 14,999	7.0%	4.1%	3.7%
	2007 Est. Average Household Income	\$ 106,630	\$ 112,651	\$ 139,052
	2007 Est. Median HH Income	\$ 90,623	\$ 93,836	\$ 112,794
	2007 Est. Per Capita Income	\$ 45,982	\$ 39,839	\$ 46,918
	2007 Est. Number of Businesses	418	3,417	6,165
2007 Est. Total Number of Employees	5,845	56,728	104,484	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.25517/-87.94594

March 2010

RF1

1600 S. Milwaukee Libertyville, IL 60048		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>RACE</b>	2007 Est. White Population	87.9%	83.0%	83.7%
	2007 Est. Black Population	1.0%	1.7%	1.9%
	2007 Est. Asian & Pacific Islander	9.2%	10.0%	10.6%
	2007 Est. American Indian & Alaska Native	0.1%	0.1%	0.1%
	2007 Est. Other Races Population	1.8%	5.1%	3.7%
<b>HISPANIC</b>	2007 Est. Hispanic Population	472	11,518	18,441
	2007 Est. Hispanic Population Percent	6.9%	20.0%	14.6%
	2012 Proj. Hispanic Population Percent	10.4%	22.6%	17.7%
	2000 Hispanic Population Percent	3.3%	15.1%	10.2%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	4,999	37,400	80,992
	2007 Est. Elementary (0 to 8)	1.7%	5.1%	3.7%
	2007 Est. Some High School (9 to 11)	3.0%	3.5%	2.9%
	2007 Est. High School Graduate (12)	13.5%	16.1%	15.0%
	2007 Est. Some College (13 to 16)	16.3%	16.3%	15.6%
	2007 Est. Associate Degree Only	5.5%	6.2%	6.2%
	2007 Est. Bachelor Degree Only	36.3%	32.9%	34.1%
	2007 Est. Graduate Degree	23.7%	19.9%	22.5%
<b>HOUSING</b>	2007 Est. Total Housing Units	3,129	21,463	44,466
	2007 Est. Owner Occupied Percent	74.9%	73.0%	77.0%
	2007 Est. Renter Occupied Percent	16.9%	20.7%	17.1%
	2007 Est. Vacant Housing Percent	8.2%	6.3%	5.9%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	10.5%	3.6%	3.2%
	2000 Homes Built 1995 to 1998	4.6%	7.2%	10.2%
	2000 Homes Built 1990 to 1994	2.6%	7.2%	12.6%
	2000 Homes Built 1980 to 1989	36.1%	22.5%	21.8%
	2000 Homes Built 1970 to 1979	25.0%	29.8%	22.1%
	2000 Homes Built 1960 to 1969	7.4%	9.5%	11.0%
	2000 Homes Built 1950 to 1959	6.0%	11.4%	11.3%
	2000 Homes Built Before 1949	7.8%	8.8%	7.8%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.4%	1.0%	3.2%
	2000 Home Value \$500,000 to \$999,999	6.0%	6.5%	12.8%
	2000 Home Value \$400,000 to \$499,999	9.3%	6.7%	10.8%
	2000 Home Value \$300,000 to \$399,999	11.3%	11.0%	15.1%
	2000 Home Value \$200,000 to \$299,999	44.8%	31.2%	25.2%
	2000 Home Value \$150,000 to \$199,999	18.6%	20.5%	16.1%
	2000 Home Value \$100,000 to \$149,999	6.0%	18.6%	14.0%
	2000 Home Value \$50,000 to \$99,999	3.5%	4.5%	2.6%
	2000 Home Value \$25,000 to \$49,999	-	0.1%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$ 241,421	\$ 236,674	\$ 309,344
	2000 Median Rent	\$ 1,079	\$ 837	\$ 852

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.25517/-87.94594

March 2010

RF1

1600 S. Milwaukee Libertyville, IL 60048		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	5,533	44,322	95,728
	2007 Est. Civilian Employed	66.2%	69.2%	66.6%
	2007 Est. Civilian Unemployed	3.1%	3.4%	3.3%
	2007 Est. in Armed Forces	0.6%	0.5%	1.7%
	2007 Est. not in Labor Force	30.1%	27.0%	28.5%
	2007 Labor Force: Males	45.4%	49.1%	49.5%
	2007 Labor Force: Females	54.6%	50.9%	50.5%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	2,700	26,964	56,169
	2000 Mgmt, Business, & Financial Operations	29.0%	22.3%	24.6%
	2000 Professional and Related	27.3%	25.5%	25.9%
	2000 Service	8.5%	10.2%	9.2%
	2000 Sales and Office	26.2%	27.1%	27.7%
	2000 Farming, Fishing, and Forestry	-	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	2.2%	5.2%	4.9%
	2000 Production, Transport, & Material Moving	6.7%	9.6%	7.6%
	2000 Percent White Collar Workers	82.6%	74.9%	78.2%
2000 Percent Blue Collar Workers	17.4%	25.1%	21.8%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	85.7%	80.2%	79.0%
	2000 Drive to Work in Carpool	5.1%	9.3%	8.0%
	2000 Travel to Work by Public Transportation	4.2%	5.0%	4.9%
	2000 Drive to Work on Motorcycle	-	-	0.0%
	2000 Walk or Bicycle to Work	0.8%	1.4%	2.3%
	2000 Other Means	0.1%	0.6%	1.2%
	2000 Work at Home	4.1%	3.5%	4.7%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	26.1%	27.5%	25.9%
	2000 Travel to Work in 15 to 29 Minutes	32.7%	33.6%	32.6%
	2000 Travel to Work in 30 to 59 Minutes	30.7%	29.4%	30.7%
	2000 Travel to Work in 60 Minutes or More	10.5%	9.5%	10.8%
	2000 Average Travel Time to Work	27.0	25.8	26.5
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 209.9	\$ 1,540.2	\$ 3,752.0
	2007 Est. Apparel	\$ 10.2	\$ 74.8	\$ 183.5
	2007 Est. Contributions & Gifts	\$ 15.7	\$ 114.2	\$ 294.4
	2007 Est. Education & Reading	\$ 6.7	\$ 48.9	\$ 124.9
	2007 Est. Entertainment	\$ 11.9	\$ 87.6	\$ 214.4
	2007 Est. Food, Beverages & Tobacco	\$ 31.8	\$ 233.6	\$ 559.5
	2007 Est. Furnishings And Equipment	\$ 9.7	\$ 71.1	\$ 174.7
	2007 Est. Health Care & Insurance	\$ 14.2	\$ 104.0	\$ 250.0
	2007 Est. Household Operations & Shelter & Utilities	\$ 63.1	\$ 462.3	\$ 1,129.3
	2007 Est. Miscellaneous Expenses	\$ 3.3	\$ 24.5	\$ 58.4
	2007 Est. Personal Care	\$ 3.0	\$ 21.9	\$ 53.1
	2007 Est. Transportation	\$ 40.3	\$ 297.4	\$ 709.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.