



COMMERCIAL STOREFRONT

Space Highlights

- 1,200 SF Ground Floor Commercial Space
- Tenant-Ready Vanilla Box
- Permitted Uses Include Retail, Office, Service, Restaurant
- Open floor plan, expansive windows, ample natural light
- New flooring
- Tenant and customer parking

Location Highlights

- High traffic counts on Green Bay Road: 17,465 vpd
- Pleasant commercial area surrounded by beautiful single family homes
- Outstanding demographics
- 3 block walk to Metra Train station
- Join neighboring businesses: Lisa Neild Photography, Yoga view, Homer's Ice Cream, Green Bay Animal Hospital

FOR LEASE

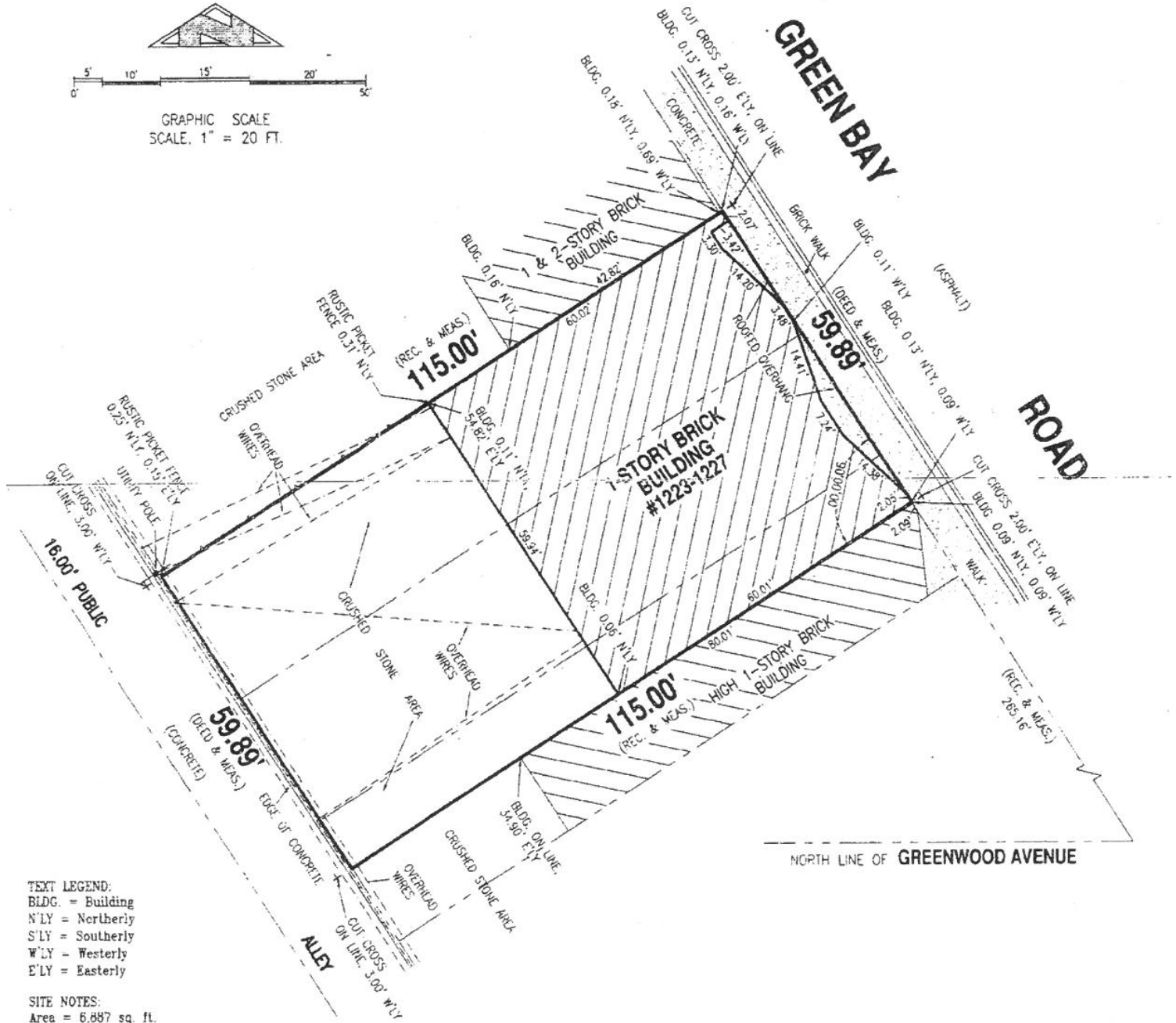
\$21 PSF/YR
Modified Gross

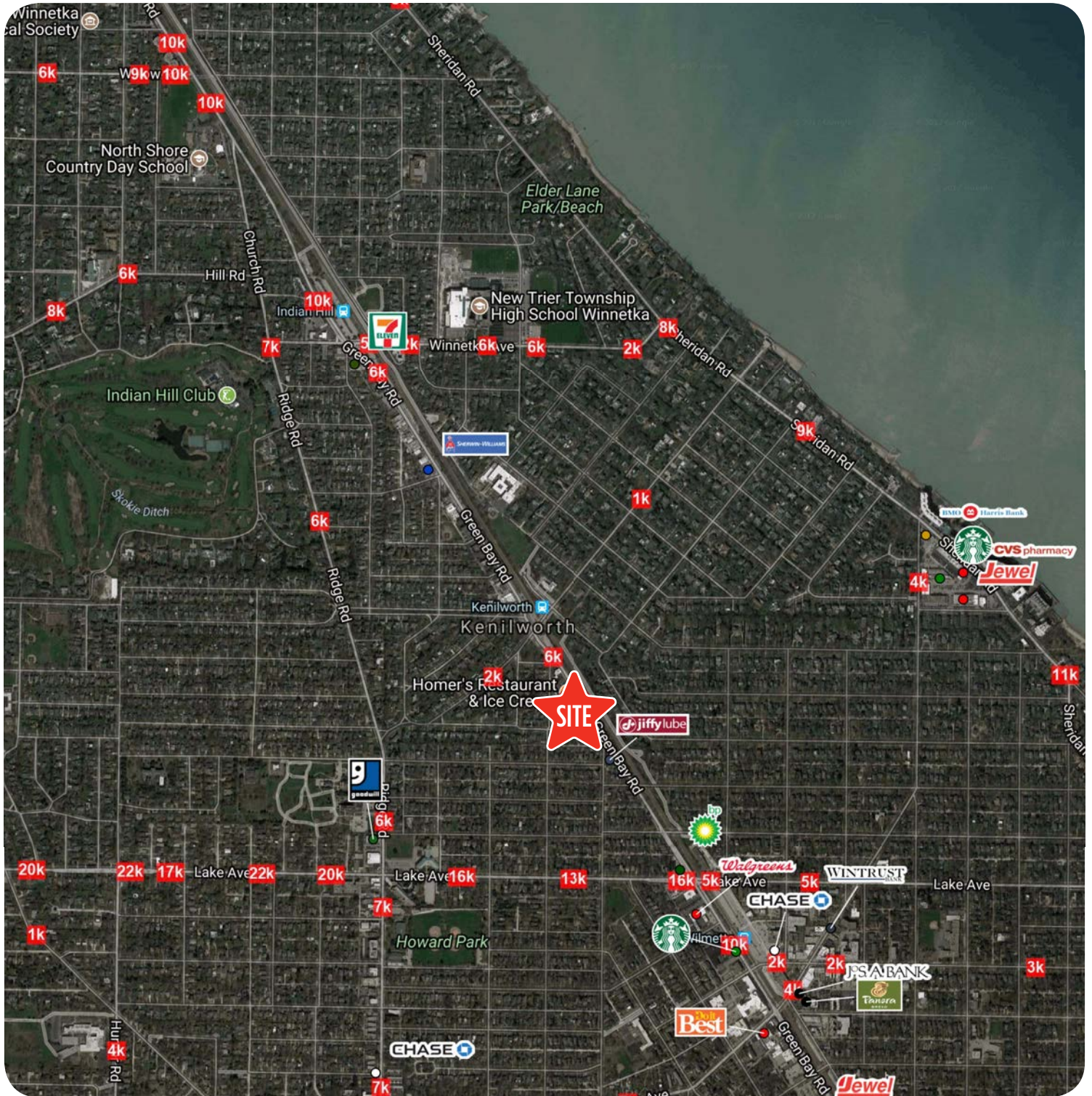


This ground floor commercial storefront is located at 1223 Green Bary Road in Wilmette, Illinois. The 1,200 square feet available for lease is tenant-ready in vanilla box condition. An open floor plan, expansive, floor-to-ceiling windows and new flooring provide an excellent space for a retail or service business.

Located on the north end of Wilmette, this building is located on a highly-trafficked Green Bay Road with 17,465 vehicles per day. This property is within a community of local businesses surrounded by beautiful single-family homes. Nearby businesses include, Yogaview, Homer's Ice Cream, Green Bay Animal Hospital. The Metra Train Station (Union Pacific North Line) is a three block walk. Excellent Demographics.

BUILT	1957
ZONING	NR Zoning: Neighborhood Retail Business
PERMITTED USES	Retail, Professional Service, Office, Restaurant (see Zoning)
PROPERTY ID NUMBER	05-28-406-038-0000
REAL ESTATE TAXES	2016 Tax \$16,812
CONSTRUCTION	Brick
AVAILABLE SPACE	1,200 SF
TOTAL BUILDING	3,443
ELECTRICAL	200 AMP
HVAC	Individually controlled cooling and heating
PARKING	Available for tenants and clients in rear; plus street
WASHROOMS	One (ADA compliant)
TOWNSHIP	New Trier
MISCELLANEOUS	New floor covering, janitor sink





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1223 Green Bay Rd		0.25 mi radius		0.5 mi radius		1 mi radius	
Wilmette, IL 60091							
Population							
Estimated Population (2017)	1,155		4,176		16,604		
Projected Population (2022)	1,121		4,044		16,106		
Census Population (2010)	1,163		4,192		16,530		
Census Population (2000)	1,260		4,445		17,104		
Projected Annual Growth (2017 to 2022)	-34	-0.6%	-132	-0.6%	-498	-0.6%	
Historical Annual Growth (2010 to 2017)	-8	-0.1%	-16	-0.1%	74	0.1%	
Historical Annual Growth (2000 to 2010)	-97	-0.8%	-253	-0.6%	-574	-0.3%	
Households							
Estimated Households (2017)	398		1,454		5,965		
Projected Households (2022)	403		1,468		6,033		
Census Households (2010)	389		1,422		5,791		
Census Households (2000)	449		1,565		6,046		
Projected Annual Growth (2017 to 2022)	6	0.3%	14	0.2%	68	0.2%	
Historical Annual Growth (2010 to 2017)	8	0.3%	32	0.3%	174	0.4%	
Historical Annual Growth (2000 to 2010)	-60	-1.3%	-143	-0.9%	-255	-0.4%	
Average Household Income							
Estimated Average Household Income (2017)	\$305,954		\$301,221		\$268,637		
Projected Average Household Income (2022)	\$377,831		\$382,785		\$344,622		
Census Average Household Income (2010)	\$225,020		\$231,954		\$221,819		
Census Average Household Income (2000)	\$187,589		\$197,919		\$181,988		
Projected Annual Growth (2017 to 2022)	\$71,877	4.7%	\$81,564	5.4%	\$75,985	5.7%	
Historical Annual Growth (2010 to 2017)	\$80,935	5.1%	\$69,267	4.3%	\$46,818	3.0%	
Historical Annual Growth (2000 to 2010)	\$37,431	2.0%	\$34,035	1.7%	\$39,831	2.2%	
Median Household Income							
Estimated Median Household Income (2017)	\$215,603		\$200,185		\$181,790		
Projected Median Household Income (2022)	\$228,521		\$220,717		\$204,699		
Census Median Household Income (2010)	\$142,023		\$145,669		\$143,130		
Census Median Household Income (2000)	\$143,089		\$145,524		\$133,628		
Projected Annual Growth (2017 to 2022)	\$12,918	1.2%	\$20,531	2.1%	\$22,909	2.5%	
Historical Annual Growth (2010 to 2017)	\$73,580	7.4%	\$54,516	5.3%	\$38,660	3.9%	
Historical Annual Growth (2000 to 2010)	-\$1,066	-0.1%	\$145	-	\$9,502	0.7%	
Per Capita Income							
Estimated Per Capita Income (2017)	\$105,322		\$104,924		\$96,579		
Projected Per Capita Income (2022)	\$135,829		\$139,052		\$129,153		
Census Per Capita Income (2010)	\$75,303		\$78,698		\$77,714		
Census Per Capita Income (2000)	\$68,499		\$70,312		\$64,498		
Projected Annual Growth (2017 to 2022)	\$30,507	5.8%	\$34,128	6.5%	\$32,574	6.7%	
Historical Annual Growth (2010 to 2017)	\$30,019	5.7%	\$26,226	4.8%	\$18,865	3.5%	
Historical Annual Growth (2000 to 2010)	\$6,803	1.0%	\$8,385	1.2%	\$13,216	2.0%	
Other Income							
Estimated Families (2017)	324		1,157		4,594		
Estimated Average Family Income (2017)	\$359,851		\$354,089		\$319,305		
Estimated Median Family Income (2017)	\$257,503		\$239,203		\$219,320		
Estimated Average Household Net Worth (2017)	\$1,773,13		\$1,742,09		\$1,667,12		

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

VILLAGE OF WILMETTE, ILLINOIS TABLE 9-1: COMMERCIAL ZONING DISTRICTS PERMITTED & SPECIAL USES P = Permitted Use // S = Special Use						
USE	DISTRICT					USE STANDARDS
	NR	NR-1	GC-1	GC-2	OR	
RESIDENTIAL USES						
Dwelling, Above the Ground Floor	P	P	P			Sec. 12.3.G
Residential Care Facility	S					Sec. 12.3.V
INSTITUTIONAL USES						
Cultural Facility	S	S	S			Sec. 12.3.C
Day Care Center, Adult or Child	S	S	S		S	Sec. 12.3.D
Educational Facility, Vocational	S	S	P	S	S	Sec. 12.3.I
Government Facility	P	P	P	P	P	
Park/Playground	P	P	P	P	P	
Place of Worship	S	S	S			Sec. 12.3.U
Public Safety Facility	S	S	S	S	S	
Public Works Facility				S		
Recreation Center	S	S	S	S	S	
Social Club or Lodge	S	S	S			Sec. 12.3.X
COMMERCIAL USES						
Animal Hospital	S	S	P			
Art Gallery	P	P	P			
Art Studio	P	P	P			
Broadcasting Studio			S	S		
Brew Pub	S	S	S			
Car Wash				S		Sec. 12.3.B
Convenience Mart	S	S	S			
Craft Brewery/Distillery	S	S	S			
Drive-Through Facility	S		S			Sec. 12.3.F
Financial Institution	P	P	P		P	
Garden Center				S		
Gas Station			S	S		Sec. 12.3.J
Health Club	S	S	S			
Heavy Retail, Rental and Service				S		
Hotel/Motel					S	
Indoor Amusement Facility	S	S	S			
Kennel				S		Sec. 12.3.M
Live Performance Venue	S	S	S			
Manufacturing, General				S		
Medical/Dental Clinic, Small	P	P	P		P	
Medical/Dental Clinic, Large	S	S	P		P	
Medical Cannabis Cultivation Center				S		
Medical Cannabis Dispensing Organization			S			
Motor Vehicle Dealership			S	S		Sec. 12.3.N
Motor Vehicle Operations Facility				S		
Motor Vehicle Rental Establishment			S	S		Sec. 12.3.N
Motor Vehicle Service and Repair, Minor	S	S	S	S		Sec. 12.3.P
Motor Vehicle Service and Repair, Major				S		Sec. 12.3.P
Office, Above the Ground Floor	P	P	P		P	
Office, Less than ten percent (10%) linear street frontage of the district (1)	P	P	P		P	
Office, ten percent (10%) or greater of linear street frontage of the district (2)	S	S	P		P	

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USE	DISTRICT					USE STANDARDS
	NR	NR-1	GC-1	GC-2	OR	
Outdoor Dining	P	P	P			Sec. 12.3.S
Outdoor Storage				S		Sec. 12.3.T
Pawn Shop	S	S	S	S		
Personal Services Establishment	P	P	P			
Pet Day Care Facility	S	S	S			Sec. 12.3.M
Printing and Photocopying Establishment	S	S	S			
Research and Development Facility				S	S	
Restaurant, Carry-Out/Delivery	S	S	S			Sec. 12.3.W
Restaurant, Full Service	P	P	P			
Restaurant, Limited Service	S	S	S			
Restaurant, Specialty	P	P	P			
Retail Goods Establishment	P	P	P			
Twenty-Four Hour Business Use	S	S	S	S	S	Sec. 12.3.Y
Warehouse/Distribution				S		
OTHER						
Car-Sharing Spaces (Accessory Use)	P	P	P	P	P	Sec. 12.3.B
Parking Lot (Principal Use)	S	S	S			Sec. 12.3.R
Parking Structure (Principal Use)	S	S	S			Sec. 12.3.R
Planned Unit Development	S	S	S	S	S	Article 6
Utility	S	S	S	S	S	Sec. 12.3.Z
Wind Turbines	S	S	S	S	S	Sec. 13.4.Y
Wireless Telecommunications Equipment	S	S	S	S	S	Sec. 12.3.AA

NOTES

- (1) Offices located at grade or up to eight (8) feet above or below grade, which occupy less than ten percent (10%) of frontage in the district where it is located.
- (2) Offices located at grade or up to eight (8) feet above or below grade, which occupy ten percent (10%) or more of frontage in the district where it is located.