

## 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



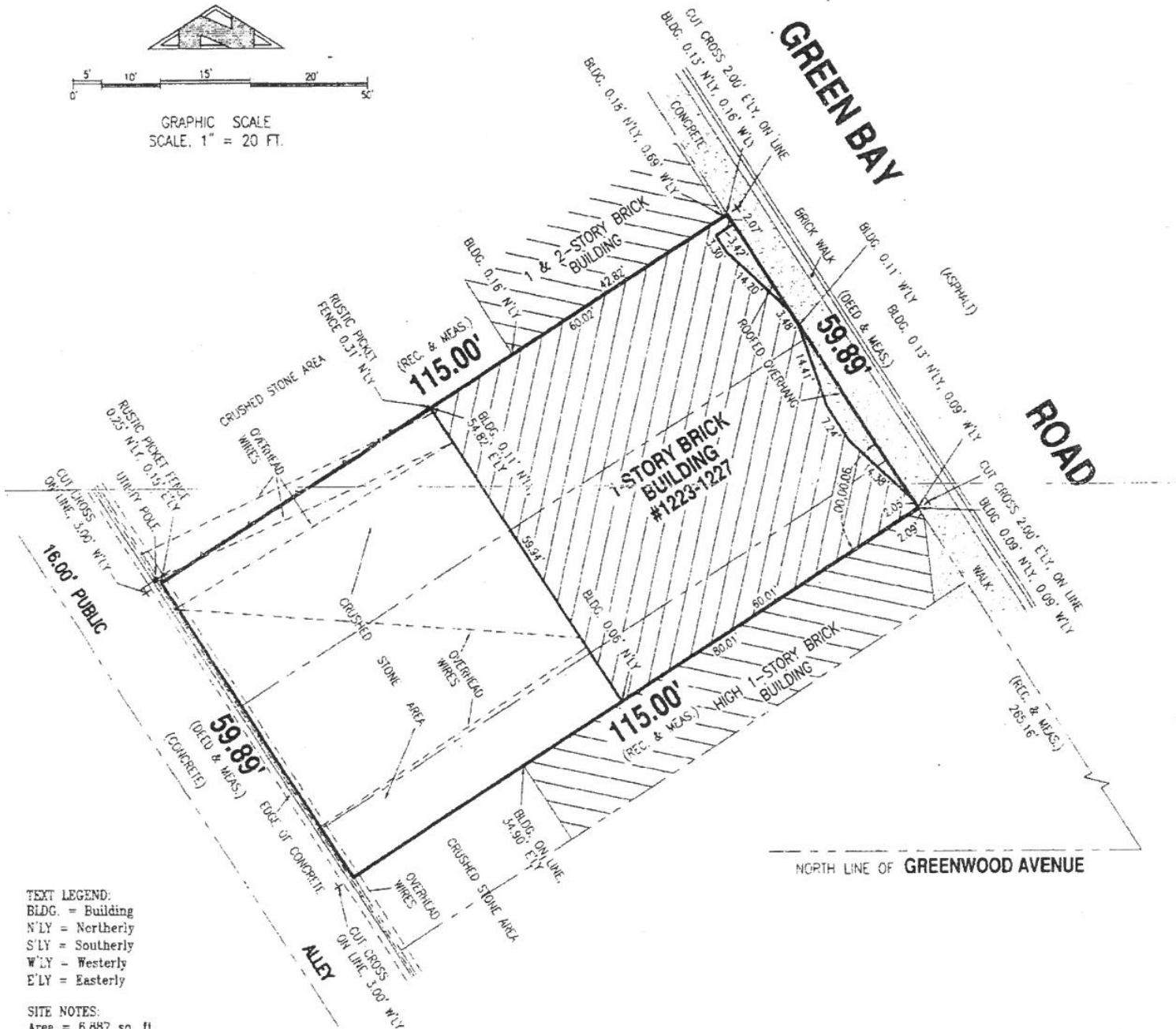
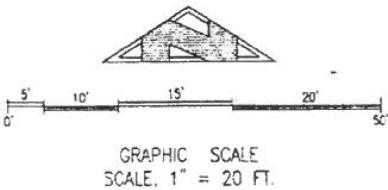
**ED SCHWARTZ**  
President

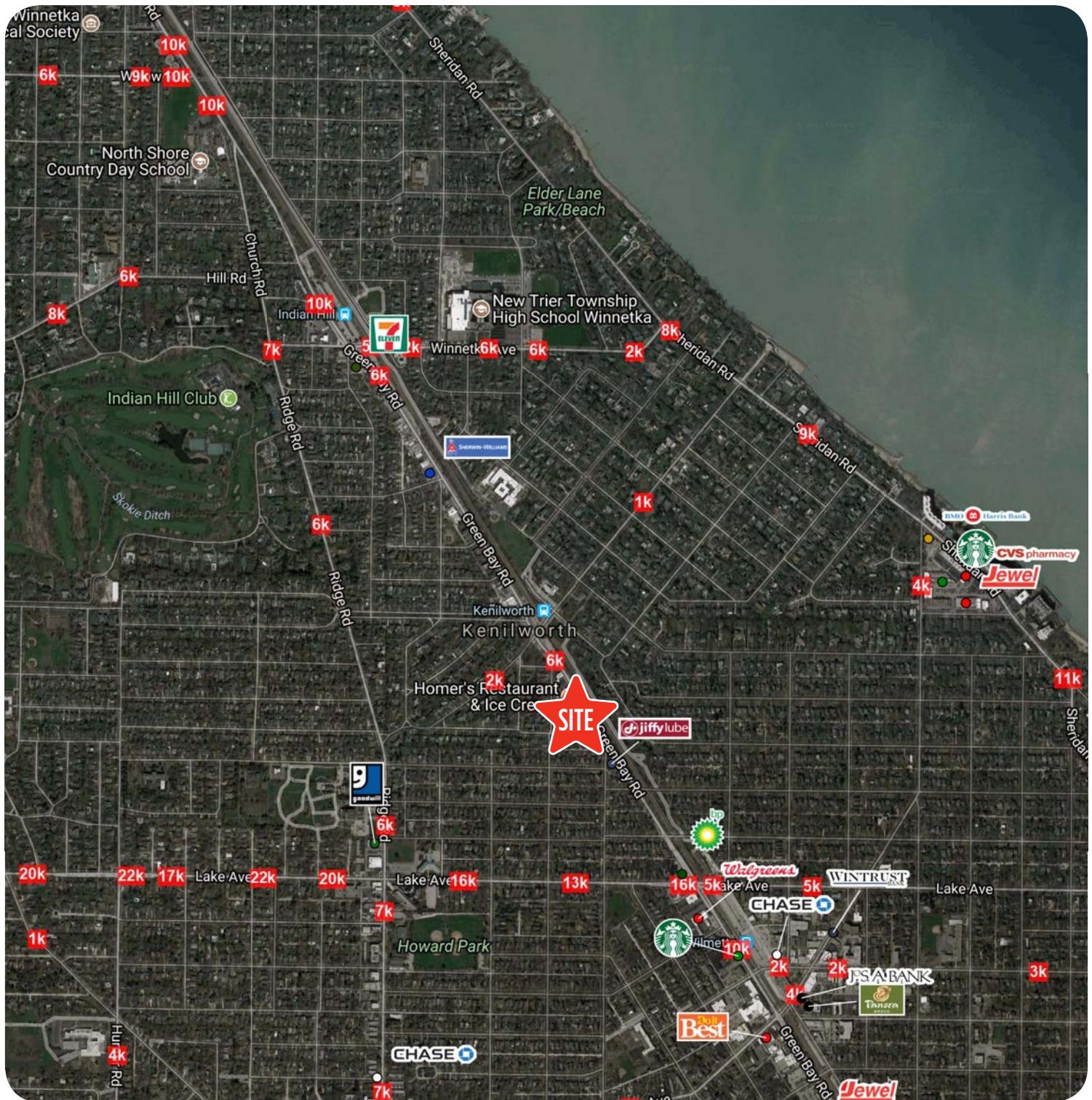
847.570.0668  
ed@farabrokerage.com

This ground floor commercial storefront is located at 1223 Green Bay 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.

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





**ED SCHWARTZ**  
President

847.570.0668  
ed@farabrokerage.com

1223 Green Bay Rd Wilmette, IL 60091	0.25 mi radius	0.5 mi radius	1 mi radius
<b>Population</b>			
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
<i>Projected Annual Growth (2017 to 2022)</i>	-34 -0.6%	-132 -0.6%	-498 -0.6%
<i>Historical Annual Growth (2010 to 2017)</i>	-8 -0.1%	-16 -0.1%	74 0.1%
<i>Historical Annual Growth (2000 to 2010)</i>	-97 -0.8%	-253 -0.6%	-574 -0.3%
<b>Households</b>			
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
<i>Projected Annual Growth (2017 to 2022)</i>	6 0.3%	14 0.2%	68 0.2%
<i>Historical Annual Growth (2010 to 2017)</i>	8 0.3%	32 0.3%	174 0.4%
<i>Historical Annual Growth (2000 to 2010)</i>	-60 -1.3%	-143 -0.9%	-255 -0.4%
<b>Average Household Income</b>			
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
<i>Projected Annual Growth (2017 to 2022)</i>	\$71,877 4.7%	\$81,564 5.4%	\$75,985 5.7%
<i>Historical Annual Growth (2010 to 2017)</i>	\$80,935 5.1%	\$69,267 4.3%	\$46,818 3.0%
<i>Historical Annual Growth (2000 to 2010)</i>	\$37,431 2.0%	\$34,035 1.7%	\$39,831 2.2%
<b>Median Household Income</b>			
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
<i>Projected Annual Growth (2017 to 2022)</i>	\$12,918 1.2%	\$20,531 2.1%	\$22,909 2.5%
<i>Historical Annual Growth (2010 to 2017)</i>	\$73,580 7.4%	\$54,516 5.3%	\$38,660 3.9%
<i>Historical Annual Growth (2000 to 2010)</i>	-\$1,066 -0.1%	\$145 -	\$9,502 0.7%
<b>Per Capita Income</b>			
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
<i>Projected Annual Growth (2017 to 2022)</i>	\$30,507 5.8%	\$34,128 6.5%	\$32,574 6.7%
<i>Historical Annual Growth (2010 to 2017)</i>	\$30,019 5.7%	\$26,226 4.8%	\$18,865 3.5%
<i>Historical Annual Growth (2000 to 2010)</i>	\$6,803 1.0%	\$8,385 1.2%	\$13,216 2.0%
<b>Other Income</b>			
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.

USE	DISTRICT					USE STANDARDS
	NR	NR-1	GC-1	GC-2	OR	
<b>RESIDENTIAL USES</b>						
Dwelling, Above the Ground Floor	P	P	P			Sec. 12.3.G
Residential Care Facility	S					Sec. 12.3.V
<b>INSTITUTIONAL USES</b>						
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
<b>COMMERCIAL USES</b>						
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	

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.