

Corporate Opportunity!

2525 North Green Bay Road

NORTH CHICAGO, IL 60064

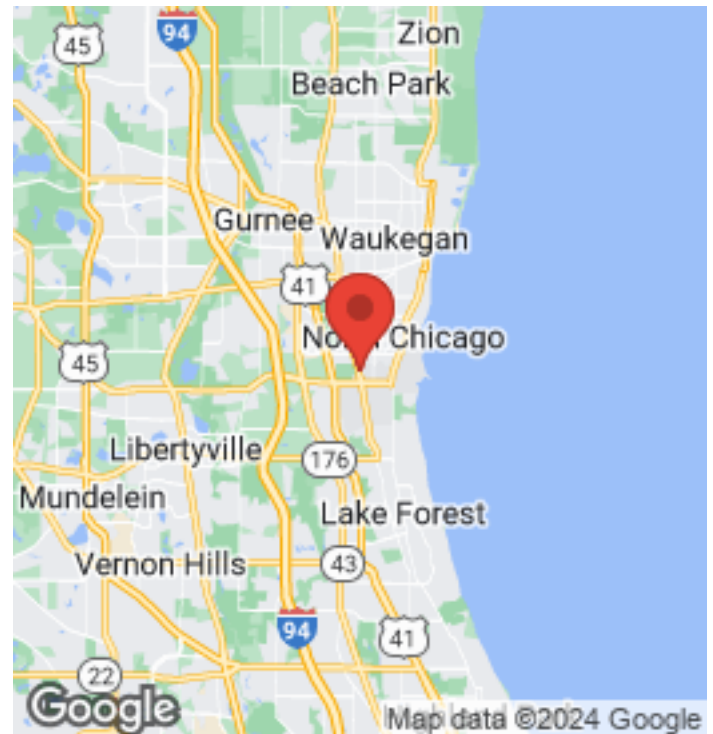
\$1,995,000



— 2525 North Green Bay Road —

Property Highlights

- 34,081 sf Pristine Building!
- 3.72 Acres!
- Abundant Parking!
- +/-430' Frontage on Highly Trafficked Green Bay Road!
- In the Shadow of Great Lakes Naval Station!
- Population of 140,000 Within 5 Miles!



MLS #: 12055866

2525 Green Bay Road

North Chicago, Illinois

Offered at \$1,995,000



Opportunity Knocks!

34,000sf office/retail building now available for sale. Located on 3.72 acres with approximately 430' frontage on highly-trafficked Green Bay Road, this building, in the shadow of Great Lakes Naval Station, offers a wonderful opportunity for a company with vision. Take a moment to imagine its possibilities for your company's future success.

Nicholas Nicketakakis, CCIM

Callahan Blandings & Schaper
2436 Grand Avenue
Waukegan, IL 60085
Office: (847) 249-0660
nnicketakis@ccim.net
Assistant:
Shirley Olsen



Callahan Blandings & Schaper

List office: Callahan Blandings & Schaper (847) 249-0660

All measurements and figures are approximate. Source of information is deemed reliable, but not verified.



**Office/Tech**

Status: **NEW**
 Area: **64**
 Address: **2525 Green Bay Rd , North Chicago, IL 60064**
 Directions: **From IL 137 & Green Bay Road: North to property**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Lake**
 Year Built: **1991**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **B2**
 Mobility Score: - **?**
 List Price Per SF: **\$58.54**
 Sold Price Per SF: **\$0**

MLS #: **12055866**
 List Date: **05/14/2024**
 List Dt Rec: **05/14/2024**
 Contract:
 Concessions:
 Mkt. Time (Lst./Tot.): **1/1**
 Township: **Shields**
 PIN #: **12053160230000**
 Blt Before 78: **No**
 # Stories: **2**
 # Units:
 # Tenants:
 Unit SF: **34081**

List Price: **\$1,995,000**
 Orig List Price: **\$1,995,000**
 Sold Price:
 Lease SF/Y:
 Rented Price:
 Mthly. Rnt. Price:
 Multiple PINs: **No**
 Min Rent. SF: **0**
 Max Rent. SF: **0**
 Relist:

Lot Dimensions: **3.72 ACRES**
 Acreage: **3.72**
 Land Sq Ft: **162043**

Approx Total Bldg SF: **34081**
 Gross Rentable Area:
 Net Rentable Area:

Estimated Cam/Sf:
 Est Tax per SF/Y:
 Lease Type:

Remarks: Opportunity Knocks! 34,000sf office/retail building now available for sale. Located on 3.72 acres with approximately 430' frontage on highly-trafficked Green Bay Road, this building, in the shadow of Great Lakes Naval Station, offers a wonderful opportunity for a company with vision. Seller would consider leasing back a portion of the building as a branch credit union.

Approximate Age: **26-35 Years**
 Type Ownership:
 Frontage Acc:
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **North Suburban**
 Location:
 Construction:
 Building Exterior:
 Foundation:
 Roof Structure:
 Roof Coverings:
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **Circuit Breakers**
 Fire Protection: **Sprinklers-Wet**
 Current Use: **Commercial**
 Potential Use: **Commercial**
 Client Needs:
 Client Will:

Misc. Outside:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking: **Over 100 Spaces**
 Parking Ratio:
 Misc. Inside:
 Floor Finish:
 Extra Storage Space Available:
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Other**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income: **\$0**
 Total Income/Month:
 Total Income/Annual: **\$0**
 Annual Net Operating Income: **\$0**
 Net Operating Income Year:
 Cap Rate:

Real Estate Taxes: **\$85,801**
 Tax Year: **2023**
 Total Annual Expenses: **\$0**
 Expense Year:
 Expense Source:
 Loss Factor:

Broker Private Remarks:

Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Buyer Ag. Comp.: **2.5% - \$150 (G)**
 Information: **24-Hr Notice Required, List Broker Must Accompany**
 Showing Inst: **Call Nick 847-927-2342 24 HOUR NOTICE!**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Address on Internet: **Yes**
 Other Compensation:
 Cont. to Show?:

Broker Owned/Interest: **No**
 Lock Box:
 Special Comp Info: **None**
 Call for Rent Roll Info:
 Expiration Date: **05/13/2025**

Broker: **Callahan Blandings & Schaper (2138) / (847) 249-0660**
 List Broker: **Nicholas Nicketakis, CCIM (10623) / (847) 249-0660 / nnicketakis@ccim.net**
 CoList Broker:

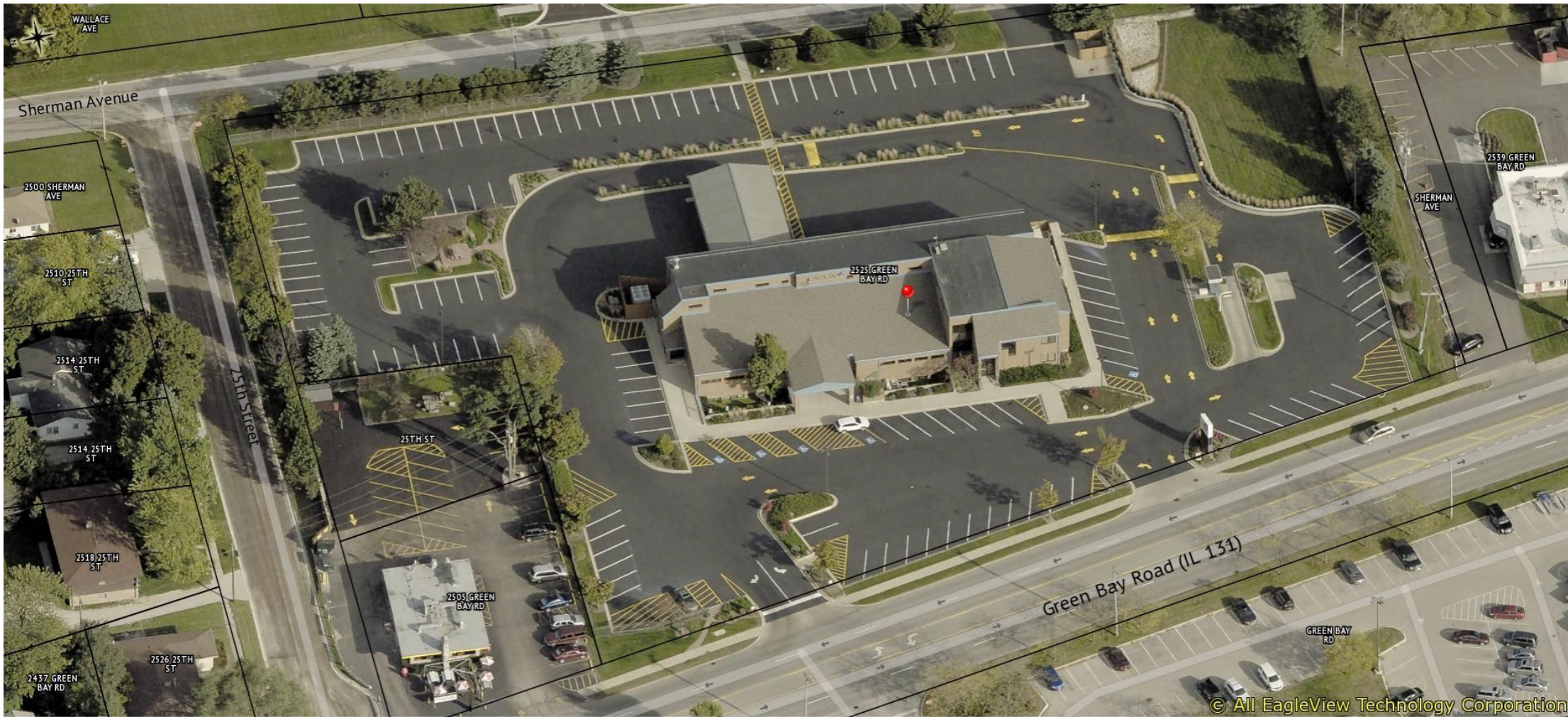
More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12055866

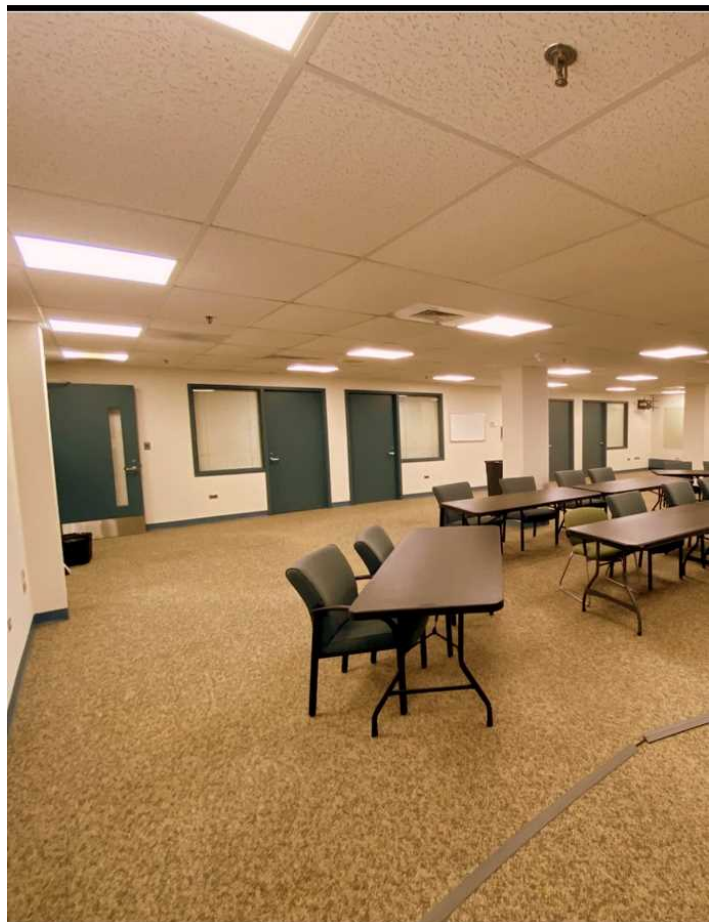
Prepared By: Nicholas Nicketakis, CCIM | Callahan Blandings & Schaper | 05/14/2024 07:17 PM

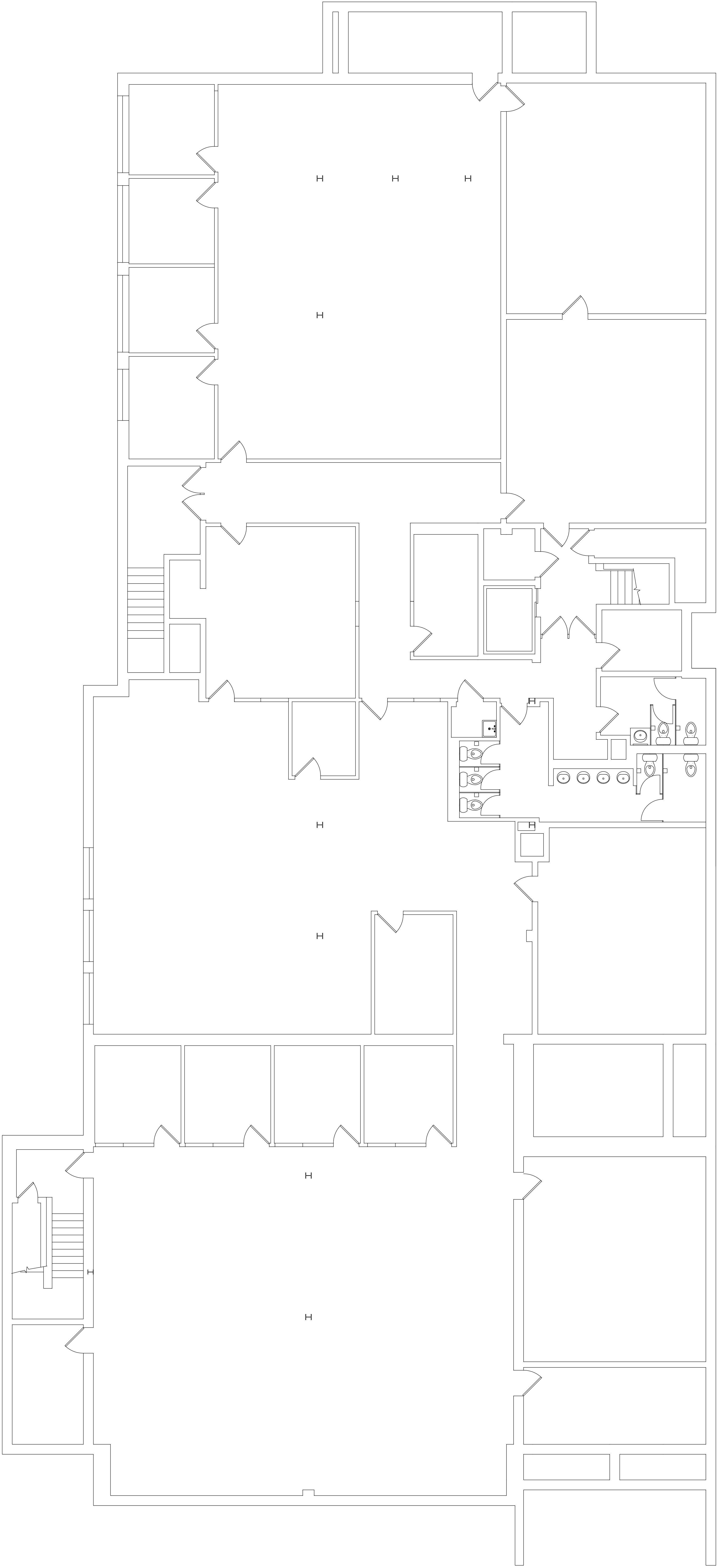
2525 Green Bay Road

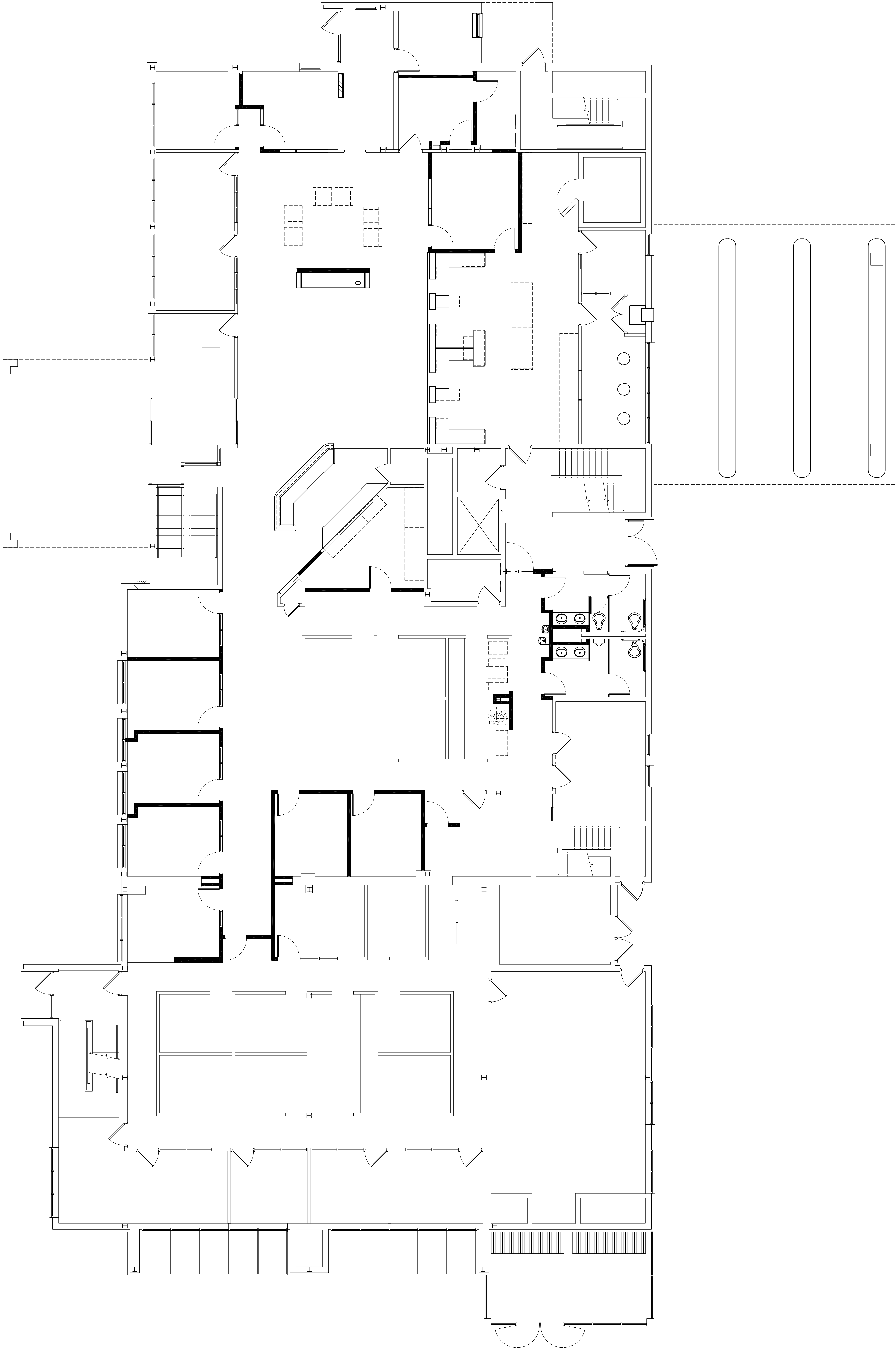


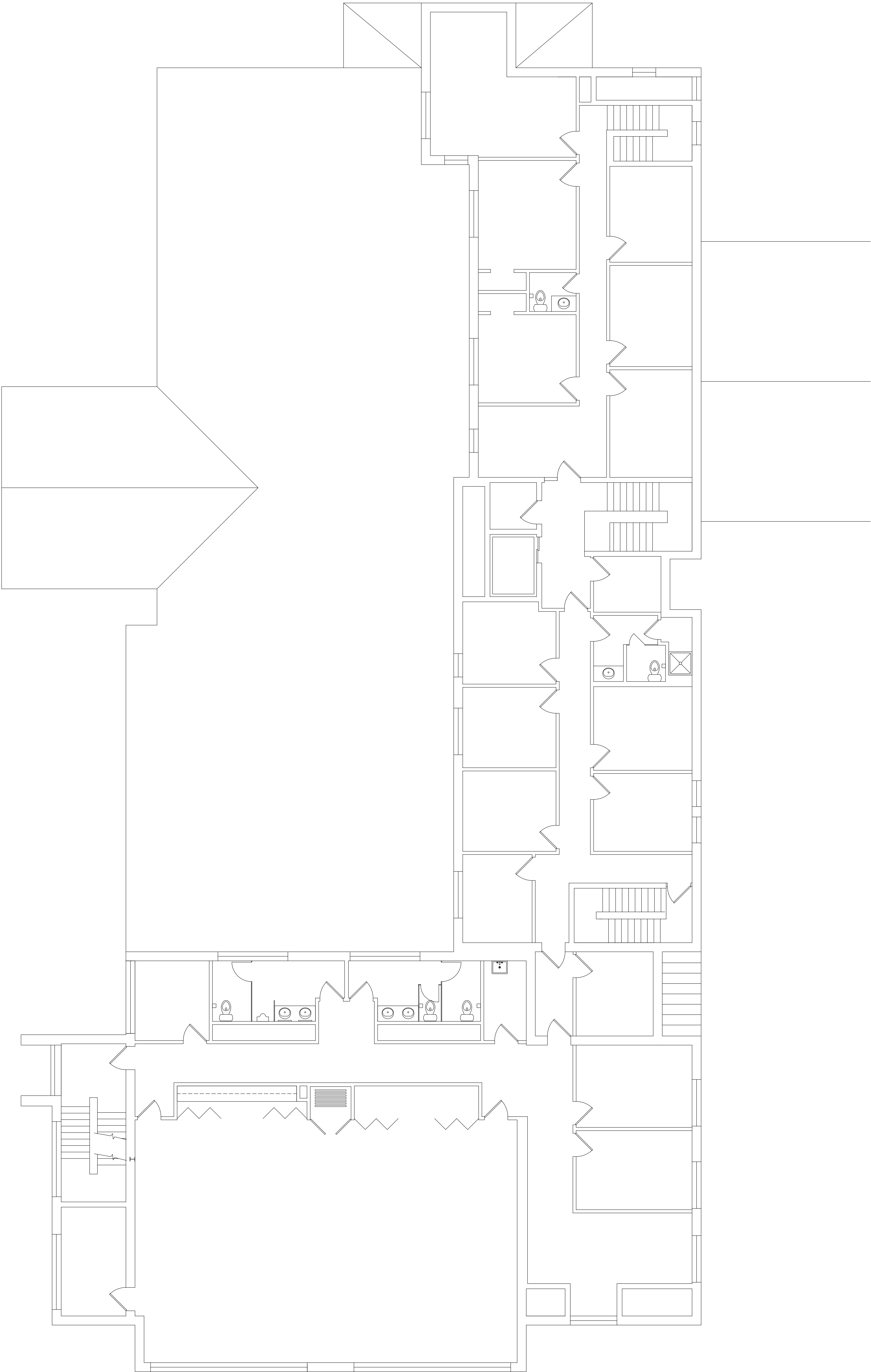
PROPERTY PHOTOS

2525 NORTH GREEN BAY ROAD



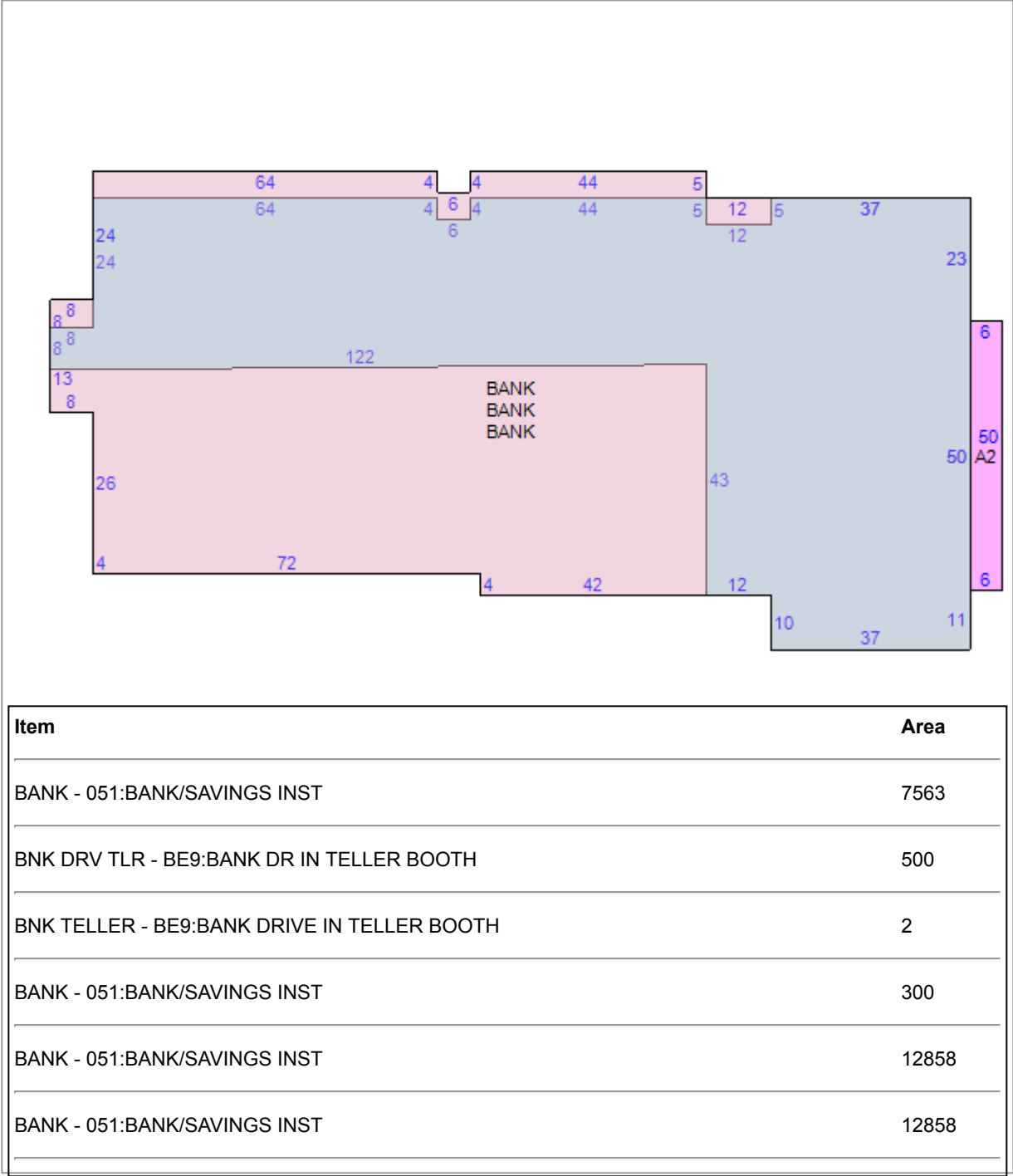






PARID: 1205316023
NBHD: 1005450
GREAT LAKES CREDIT UNION
Tax Year: 2023 (Taxes Payable in 2024).

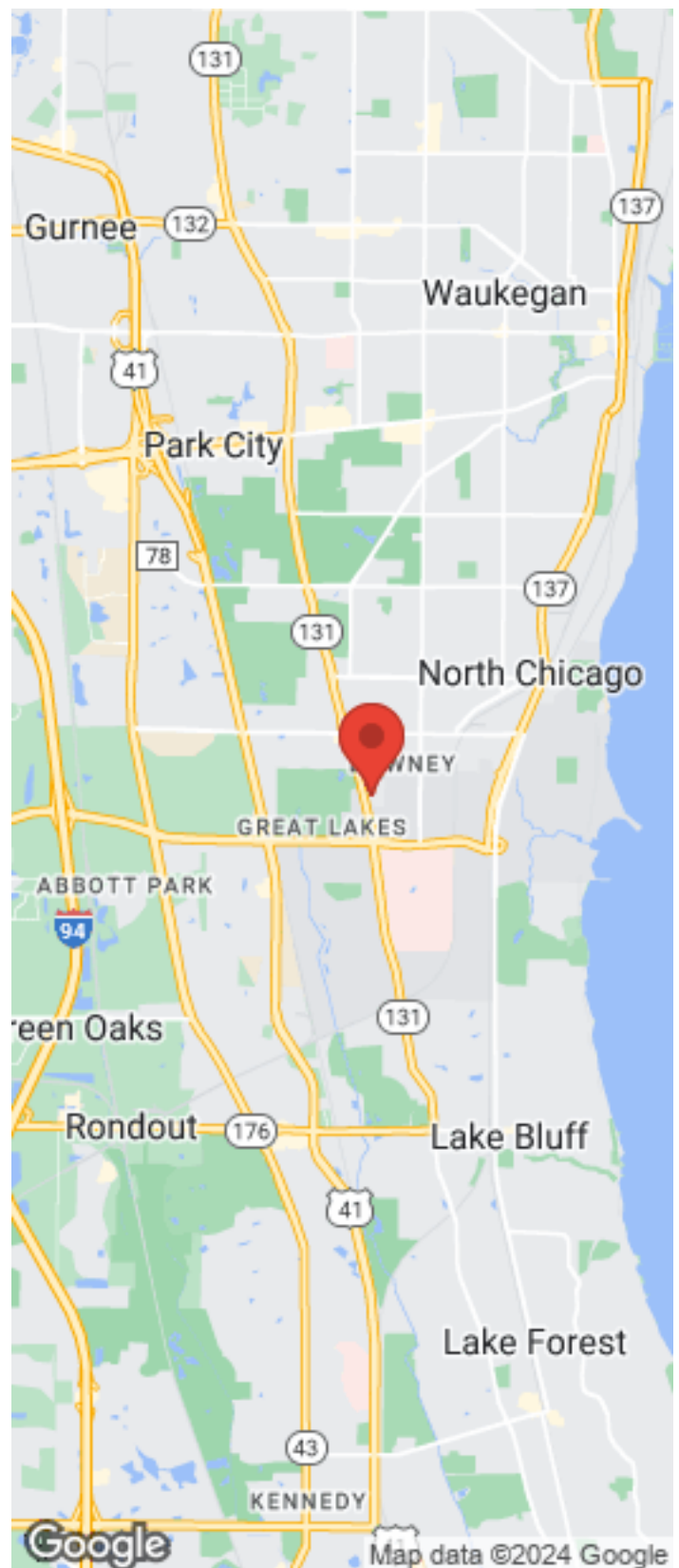
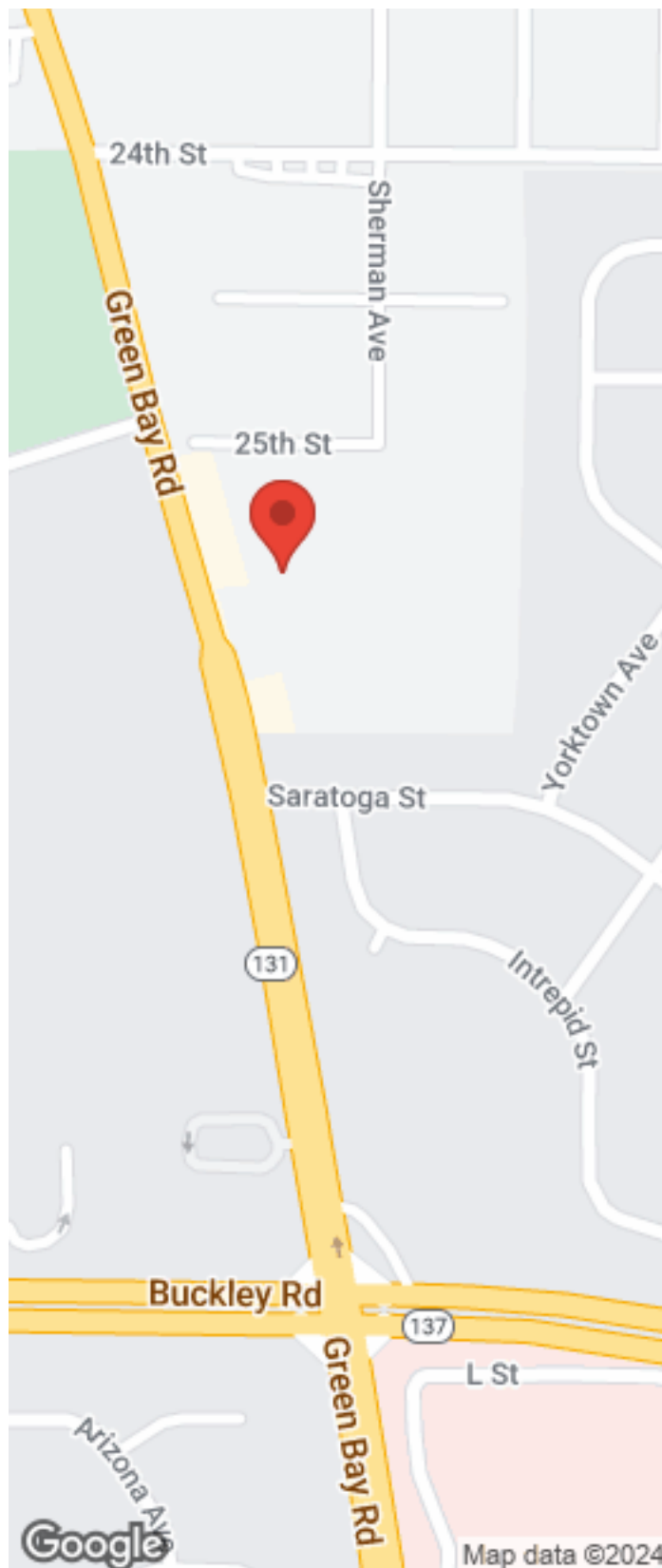
ASSESSOR #: 049
ROLL: RP
2525 GREEN BAY RD
Select **Tax Year** on the right:



Printed on Thursday, March 28, 2024, at 11:07:35 AM EST

LOCATION MAPS

2525 NORTH GREEN BAY ROAD

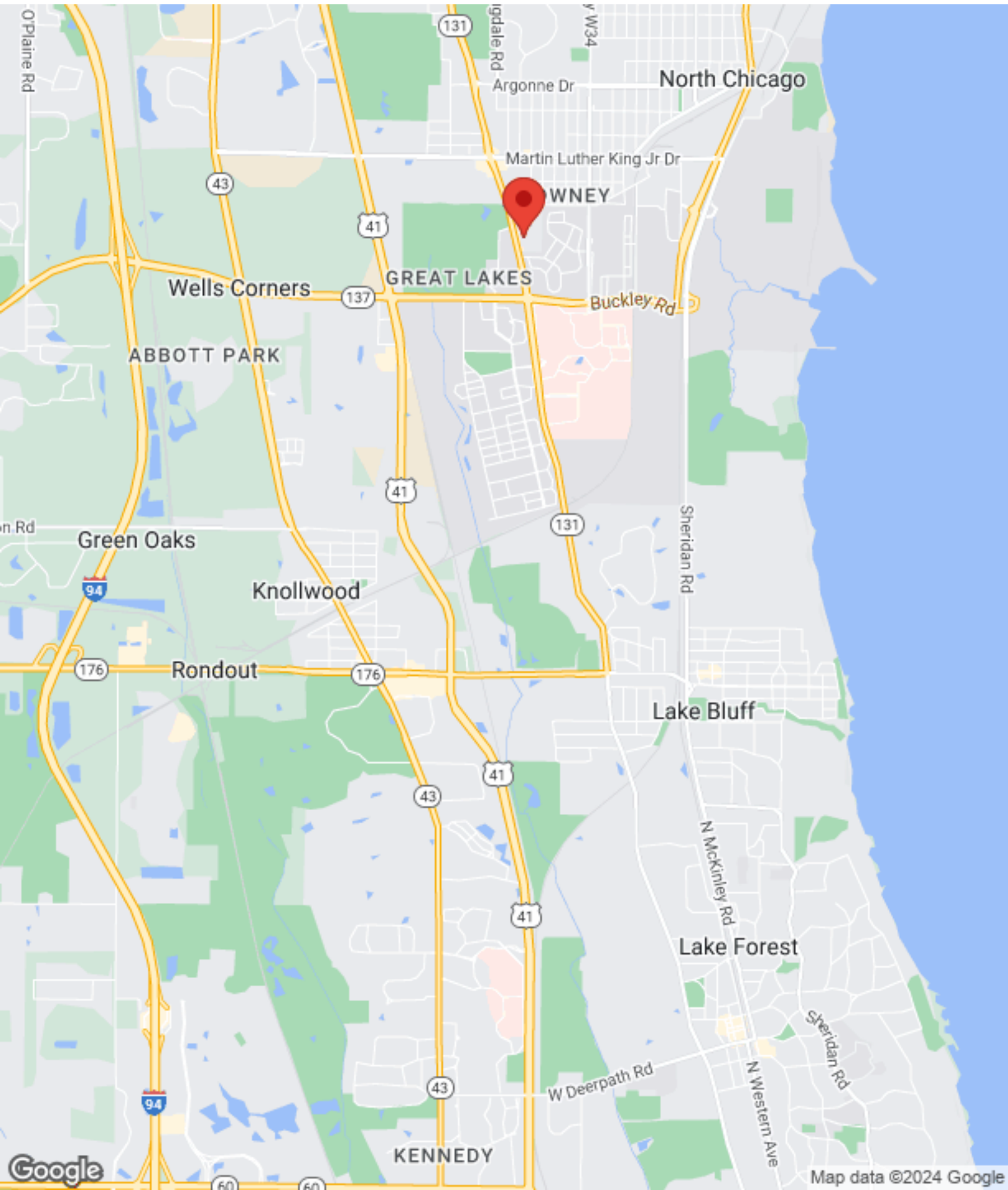


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BUSINESS MAP

2525 NORTH GREEN BAY ROAD



A map of the North Chicago area, Illinois, showing a red pin at the intersection of Interstate 94 (I-94) and Interstate 41 (I-41). The map includes labels for various cities and towns such as Lake Villa, Lindenhurst, Round Lake Beach, Round Lake, Grayslake, Wildwood, Third Lake, Gages Lake, Wadsworth, Beach Park, Zion, Waukegan, Park City, North Chicago, Green Oaks, Lake Bluff, Lake Forest, Lake Zurich, Hawthorn Woods, Lake Zurich, Vernon Hills, Mundelein, Libertyville, Ivanhoe, Deer Park, Kildeer, Long Grove, Buffalo Grove, Riverwoods, Lincolnshire, Bannockburn, Highwood, Highland Park, and Deerfield. Major highways like I-94, I-41, I-120, I-176, I-294, and US-45 are shown. The map also displays local roads like 59, 83, 132, 60, 176, 12, 83, 22, 53S, 43, and 41. The Great Lakes are visible to the east. The map is credited to Google, with data from 2024.

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AERIAL MAP

2525 NORTH GREEN BAY ROAD



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Executive Summary

2525 Green Bay Rd, North Chicago, Illinois, 60064
Rings: 1, 3, 5 mile radii

Prepared by Nick Nicketakakis, CCIM.

Latitude: 42.31325
Longitude: -87.86299

	1 mile	3 miles	5 miles
Population			
2010 Population	9,807	65,548	142,055
2020 Population	8,968	63,538	141,235
2023 Population	9,078	63,111	139,802
2028 Population	9,052	62,397	137,581
2010-2020 Annual Rate	-0.89%	-0.31%	-0.06%
2020-2023 Annual Rate	0.38%	-0.21%	-0.31%
2023-2028 Annual Rate	-0.06%	-0.23%	-0.32%
2020 Male Population	55.8%	54.7%	52.0%
2020 Female Population	44.2%	45.3%	48.0%
2020 Median Age	25.6	27.5	32.0
2023 Male Population	56.9%	55.7%	52.8%
2023 Female Population	43.1%	44.3%	47.2%
2023 Median Age	25.0	27.2	31.2

In the identified area, the current year population is 139,802. In 2020, the Census count in the area was 141,235. The rate of change since 2020 was -0.31% annually. The five-year projection for the population in the area is 137,581 representing a change of -0.32% annually from 2023 to 2028. Currently, the population is 52.8% male and 47.2% female.

Median Age

The median age in this area is 31.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	29.5%	35.6%	37.9%
2023 Black Alone	29.8%	19.7%	15.2%
2023 American Indian/Alaska Native Alone	1.6%	1.6%	1.9%
2023 Asian Alone	5.2%	6.9%	5.6%
2023 Pacific Islander Alone	0.4%	0.2%	0.1%
2023 Other Race	22.5%	23.6%	25.7%
2023 Two or More Races	10.9%	12.4%	13.5%
2023 Hispanic Origin (Any Race)	38.0%	41.6%	44.5%

Persons of Hispanic origin represent 44.5% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	42	103	114
2010 Households	2,237	16,974	42,330
2020 Households	2,211	17,897	44,693
2023 Households	2,245	18,009	44,857
2028 Households	2,264	18,037	44,790
2010-2020 Annual Rate	-0.12%	0.53%	0.54%
2020-2023 Annual Rate	0.47%	0.19%	0.11%
2023-2028 Annual Rate	0.17%	0.03%	-0.03%
2023 Average Household Size	3.07	2.83	2.80

The household count in this area has changed from 44,693 in 2020 to 44,857 in the current year, a change of 0.11% annually. The five-year projection of households is 44,790, a change of -0.03% annually from the current year total. Average household size is currently 2.80, compared to 2.84 in the year 2020. The number of families in the current year is 30,421 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	20.3%	21.3%	22.3%
Median Household Income			
2023 Median Household Income	\$52,397	\$63,966	\$67,379
2028 Median Household Income	\$62,782	\$72,347	\$76,186
2023-2028 Annual Rate	3.68%	2.49%	2.49%
Average Household Income			
2023 Average Household Income	\$69,149	\$107,484	\$113,664
2028 Average Household Income	\$80,119	\$119,573	\$127,265
2023-2028 Annual Rate	2.99%	2.15%	2.29%
Per Capita Income			
2023 Per Capita Income	\$20,839	\$33,616	\$38,188
2028 Per Capita Income	\$23,845	\$37,526	\$43,213
2023-2028 Annual Rate	2.73%	2.23%	2.50%
GINI Index			
2023 Gini Index	42.2	44.9	44.1
Households by Income			

Current median household income is \$67,379 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$76,186 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$113,664 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$127,265 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,188 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,213 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	104	95	89
2010 Total Housing Units	2,761	18,992	46,712
2010 Owner Occupied Housing Units	951	8,832	24,339
2010 Renter Occupied Housing Units	1,286	8,142	17,991
2010 Vacant Housing Units	524	2,018	4,382
2020 Total Housing Units	2,659	19,645	48,315
2020 Owner Occupied Housing Units	905	8,564	23,490
2020 Renter Occupied Housing Units	1,306	9,333	21,203
2020 Vacant Housing Units	427	1,783	3,619
2023 Total Housing Units	2,692	19,774	48,551
2023 Owner Occupied Housing Units	981	8,912	24,354
2023 Renter Occupied Housing Units	1,264	9,097	20,503
2023 Vacant Housing Units	447	1,765	3,694
2028 Total Housing Units	2,713	19,834	48,663
2028 Owner Occupied Housing Units	1,016	9,126	24,905
2028 Renter Occupied Housing Units	1,248	8,911	19,886
2028 Vacant Housing Units	449	1,797	3,873
Socioeconomic Status Index			
2023 Socioeconomic Status Index	39.9	41.3	42.8

Currently, 50.2% of the 48,551 housing units in the area are owner occupied; 42.2%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 48,315 housing units in the area and 7.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.15%. Median home value in the area is \$249,805, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.58% annually to \$297,822.

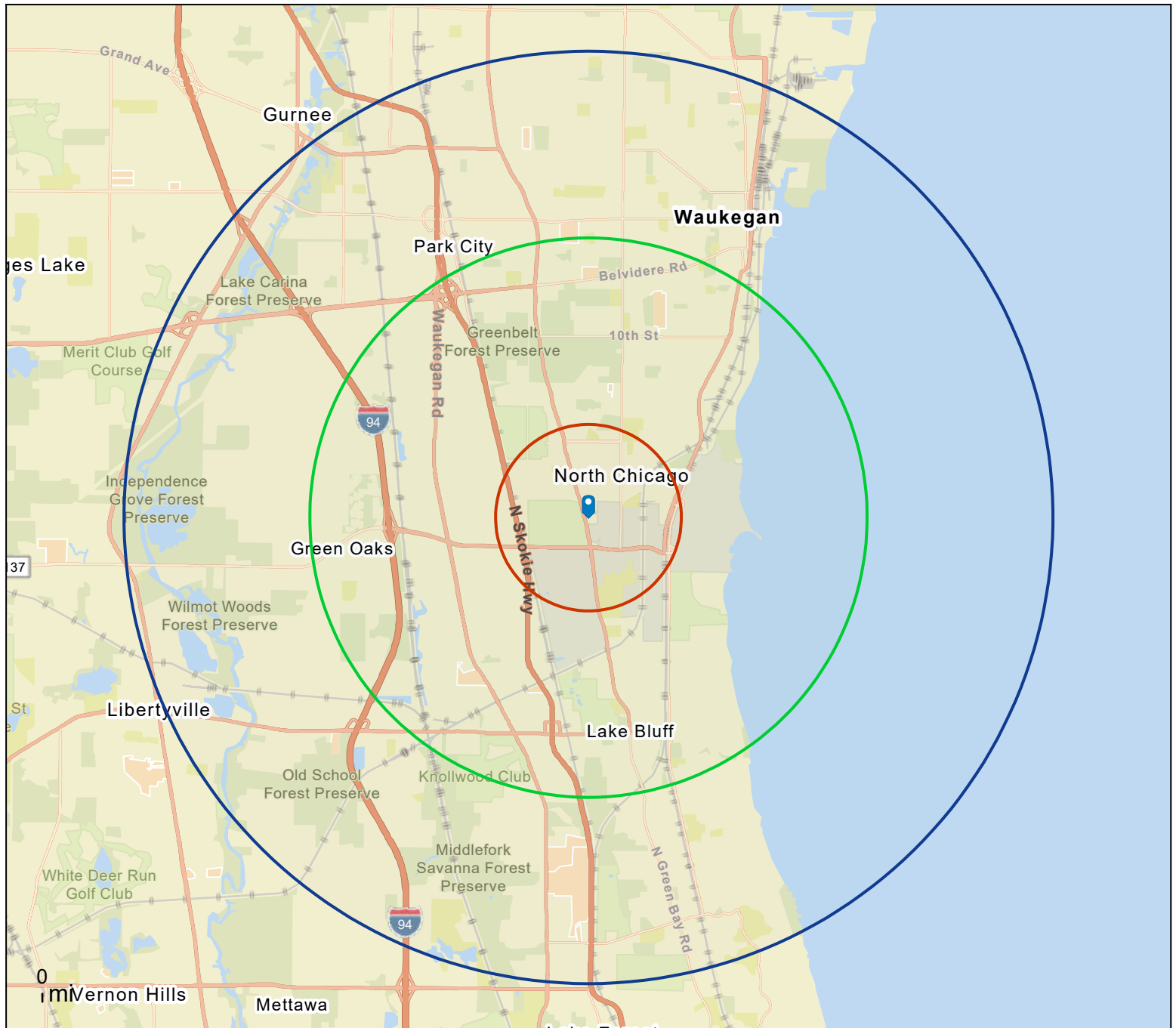
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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 14, 2024

Site Details Map

2525 Green Bay Rd, North Chicago, Illinois, 60064
Rings: 1, 3, 5 mile radii

Prepared by Nick Nicketakakis, CCIM.
Latitude: 42.31325
Longitude: -87.86299



This site is located in:

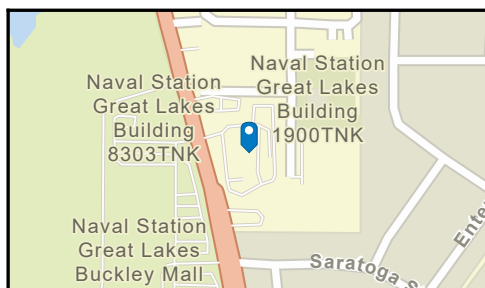
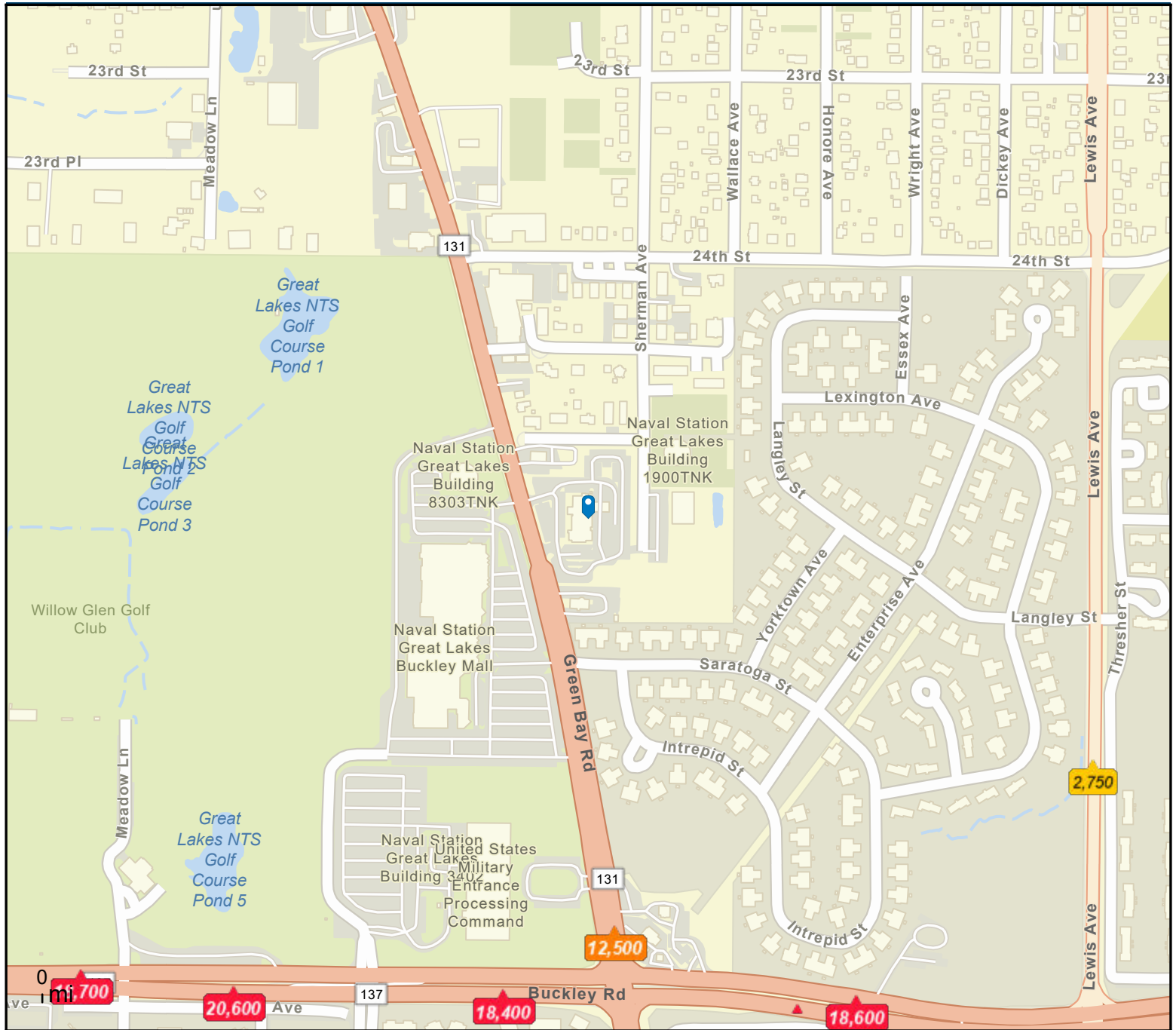
City: North Chicago
County: Lake County
State: Illinois
ZIP Code: 60064
Census Tract: 17097863201
Census Block Group: 170978632012
CBSA: Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area

Traffic Count Map - Close Up

2525 Green Bay Rd, North Chicago, Illinois, 60064
Rings: 1, 3, 5 mile radii

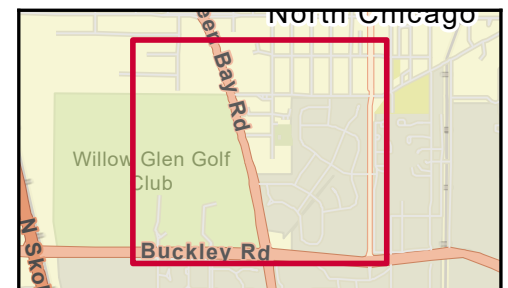
Prepared by Nick Nicketakakis, CCIM.

Latitude: 42.31325
Longitude: -87.86299



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

May 14, 2024

DISCLAIMER

2525 NORTH GREEN BAY ROAD

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Callahan Blandings in compliance with all applicable fair housing and equal opportunity laws.

CALLAHAN BLANDINGS

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