

Marling Management, Inc

**Matt Marling** — (847) 249-8322

**Retail Property For Lease**

# THE LINDEN PLAZA RETAIL CENTER

2040 E. Grand Avenue, Lindenhurst, IL 60046



Total Space Available: 16,512 SF  
 Rental Rate: \$9 - \$15 /SF/Year  
 Min. Divisible: 350 SF  
 Max. Contiguous: 25,000 SF  
 Property Type: Retail  
 Property Sub-type: Strip Center  
 Gross Leasable Area: 103,000 SF  
 Anchor Tenant 1: CVS  
 Anchor Tenant 2: CHASE BANK  
 Listing ID: 17251066  
 Last Updated: 12 days ago  
[Find Out More...](#)

**9 Spaces Available**

Display Rental Rate as [Entered](#) ▾

Space 2	Space Available:	<b>1,500 SF</b>
	Rental Rate:	<b>\$14 /SF/Year</b>
	Space Type:	Strip Center
	Additional Space Types:	Community Center
	Lease Type:	NNN
	SMALL END CAP UNIT WITH GREAT WINDOWS!!!	

Space 7	Space Available:	<b>800 SF</b>
	Rental Rate:	<b>\$14 /SF/Year</b>
	Space Type:	Strip Center
	Lease Type:	NNN
	RARE, SMALL UNIT IN A MODERN RETAIL CENTER!!!	

Space 10	Space Available:	<b>727 SF</b>
	Rental Rate:	<b>\$908.75 /Month</b>
	Space Type:	Office Building
	SMALL AFFORDABLE OFFICE SPACE UNIT	

Space 11	Space Available:	<b>422 SF</b>
	Rental Rate:	<b>\$527.50 /Month</b>
	Space Type:	Office Building
	<b>SMALL AFFORDABLE OFFICE SPACE UNIT</b>	

Space 14	Space Available:	<b>350 SF</b>
	Rental Rate:	<b>\$437.50 /Month</b>
	Space Type:	Office Building
	Lease Type:	Full Service
<b>SMALL AFFORDABLE OFFICE SPACE UNIT</b>		

Space 16	Space Available:	<b>428 SF</b>
	Rental Rate:	<b>\$535 /Month</b>
	Space Type:	Office Building
	<b>SMALL AFFORDABLE OFFICE SPACE UNIT</b>	

Space 20	Space Available:	<b>9,000 SF</b>
	Rental Rate:	<b>\$9 /SF/Year</b>
	Space Type:	Anchor
	Additional Space Types:	Neighborhood Center
	Min. Divisible:	5,000 SF
	Max. Contiguous:	25,000 SF
	Lease Type:	NNN
<b>FORMER HARDWARE STORE WITH EXISTING CUSTOMER BASE WAITING FOR LOCATION TO RE-OPEN</b>		

Space 33	Space Available:	<b>785 SF</b>
	Rental Rate:	<b>\$14 /SF/Year</b>
	Space Type:	Strip Center
	Lease Type:	NNN
	<b>RARE, SMALL OFFICE/ RETAIL SPACE!!! FORMERLY OCCUPIED BY ALLSTATE INSURANCE!!!</b>	

Space 23	Space Available:	<b>2,500 SF</b>
	Rental Rate:	<b>\$12 /SF/Year</b>
	Space Type:	Strip Center
	Lease Type:	NNN

### Highlights

- ANCHOR TENANTS LIKE CVS BRING THE CUSTOMERS TO YOUR FRONT DOOR
- GREAT CAR COUNT ON GRAND AVENUE 18,500 CARS PER DAY
- AGGRESSIVE OWNERSHIP READY TO MAKE DEALS WITH QUALIFIED PROSPECTS
- MOM & POP OPERATIONS ARE WELCOME
- JOIN NATIONAL TENANTS LIKE H&R BLOCK, SUBWAY, AND L.A. TAN
- CALL FOR DETAILS AND SHOWINGS!!!

### Description

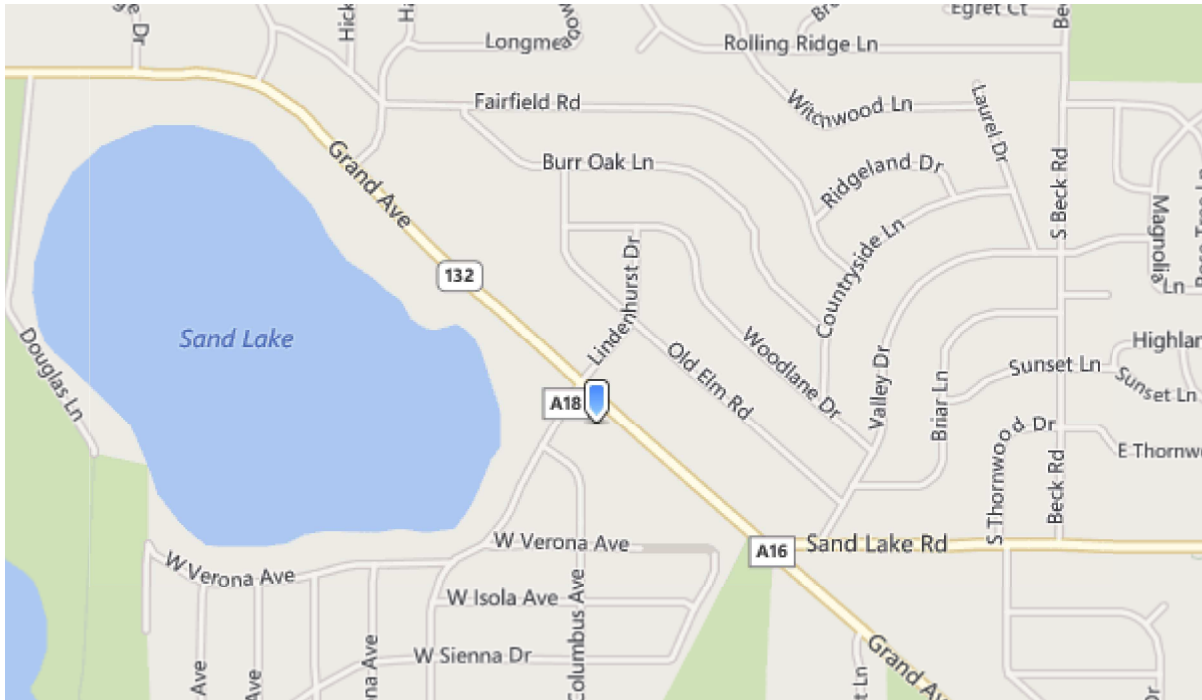
The Linden Plaza Retail Center is a 100,000 sq. ft. modern retail strip center with a fantastic tenant mix. Join strong successful businesses like the Twisted Cow or L.A. Tan and let anchor tenants like CVS and Chase Bank bring customers to your front door. The available units range in size from 800 to 9,000 sq. ft. and vary in terms of layout.

The building has two full access points on heavily traveled Grand Avenue (18,500 cars per day!!!) with additional access from Sand Lake Road on the east and Lindenhurst Dr. on the west.

The Linden Plaza is located in Lindenhurst, IL on the northwest corner of Grand Avenue and Sand Lake Road at 2040 - 2140 E. Grand Avenue. This address falls in Lindenhurst' s central business district and the neighborhood includes well known national tenants like McDonalds, Taco Bell and Los Palmas.

Lindenhurst is an upper middle class suburb of Chicago, IL located in Lake County, IL. Call us for full demographic information!!!

**Map of 2040 E. Grand Avenue, Lindenhurst, IL 60046 (Lake County)**



**Additional Photos**



THE LINDEN PLAZA RETAIL CENTER