

# FOR SALE PHYSICIANS IMMEDIATE CARE

416 S MILWAUKEE AVE., LIBERTYVILLE, IL



**FOR SALE** | Price \$4,200,000 Cap Rate 5.4 %

## PROPERTY HIGHLIGHTS

- Free standing 3,500 SF urgent care clinic to be operated by Physicians Immediate Care
- Physicians Immediate Care is a wholly owned subsidiary of the Aspen Dental Group which operates over 180 urgent care clinics under the name of WellNow
- 15 yr. Term with two 5 year option periods
- Ten (10%) rent increase every five years of initial term and each five year option period
- Totally NNN with no Landlord obligations
- Brand new construction. Rent commenced March 2023

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,364	48,552	116,205
DAYTIME POPULATION	11,151	60,603	141,837
HOUSEHOLDS	4,017	18,030	43,652
AVG HH INCOME	\$180,874	\$170,572	\$141,837

## TRAFFIC COUNTS

E PARK AVE (176)	11,720 VPD
IL-21 & ROCKLAND RD	24,570 VPD
IL-60 & IL-21	33,779 VPD



**CONTACT**  
INFORMATION:

**GARY GREENFIELD**  
ggreenfield@metrocre.com  
847.412.9898

56 Skokie Valley Road  
Highland Park, Illinois 60035  
www.MetroCRE.com

**METRO**  
COMMERCIAL REAL ESTATE