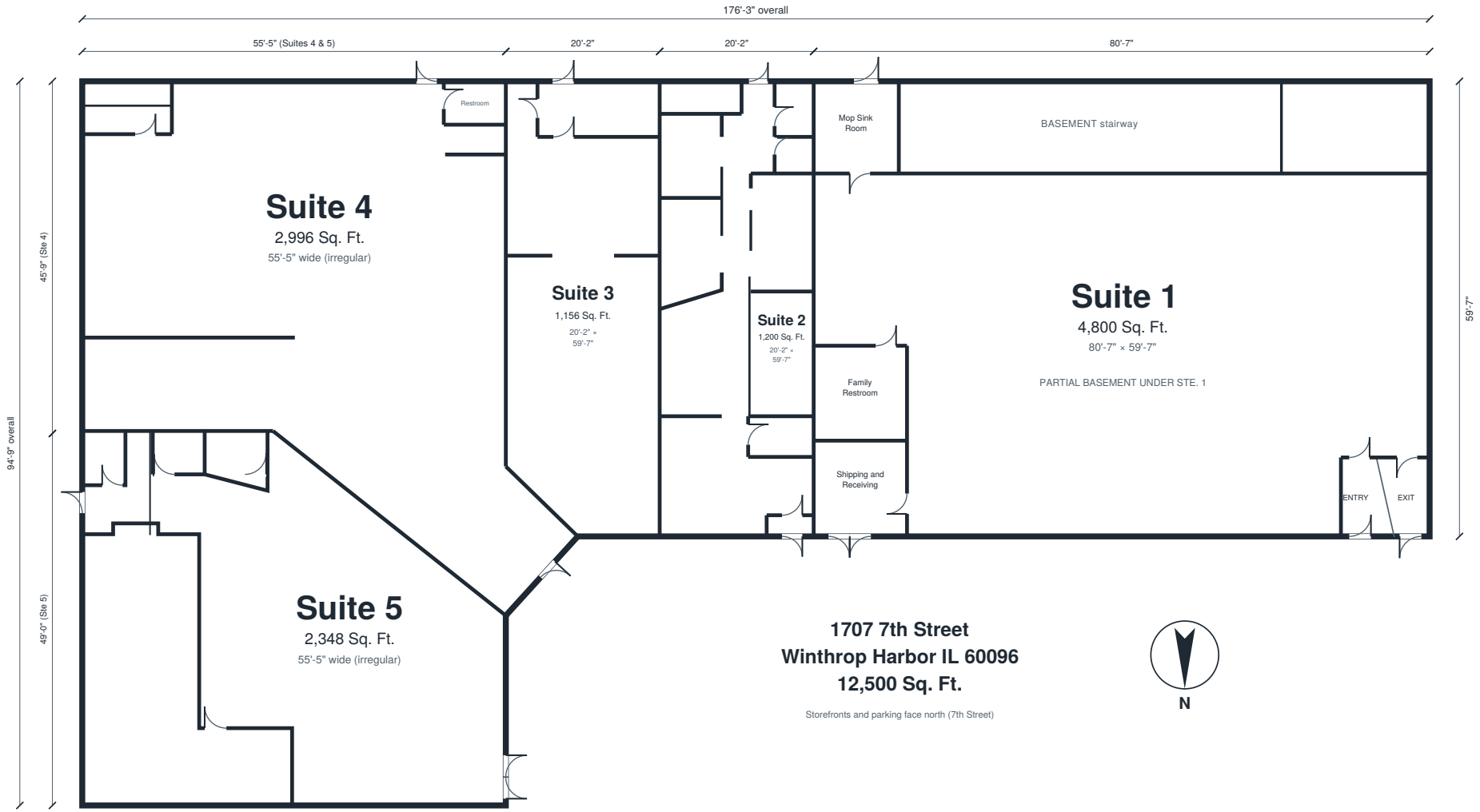


SUITE SCHEDULE

Suite	Sq. Ft.	Approx. dimensions
Suite 1	4,800	80'-7" × 59'-7" (incl. stair/mop strip)
Suite 2	1,200	20'-2" × 59'-7"
Suite 3	1,156	20'-2" × 59'-7" (angled corner)
Suite 4	2,996	55'-5" wide; 45'-9"–59'-7" deep, irregular
Suite 5	2,348	55'-5" wide; 24'-10"–49'-0" deep, irregular
Total	**12,500**	**176'-3" × 94'-9" overall**

NOTES

Redrawn from the scanned plan with your revisions; north is at the bottom (7th Street side).
Dimensions are scaled from the plan (one legible 55'-11" dimension) and fitted to each suite's stated area.
All dimensions approximate; verify in the field before leasing or permitting.

PARKING SUMMARY

On-site (this parcel): about 25 spaces, incl. 2 accessible at Suite 1

North row 9 · Front row 11 · NE corner along Suite 5, about 5 angled

West side along Sheridan Rd: no marked stalls

Street parking on 7th St: 12 spaces

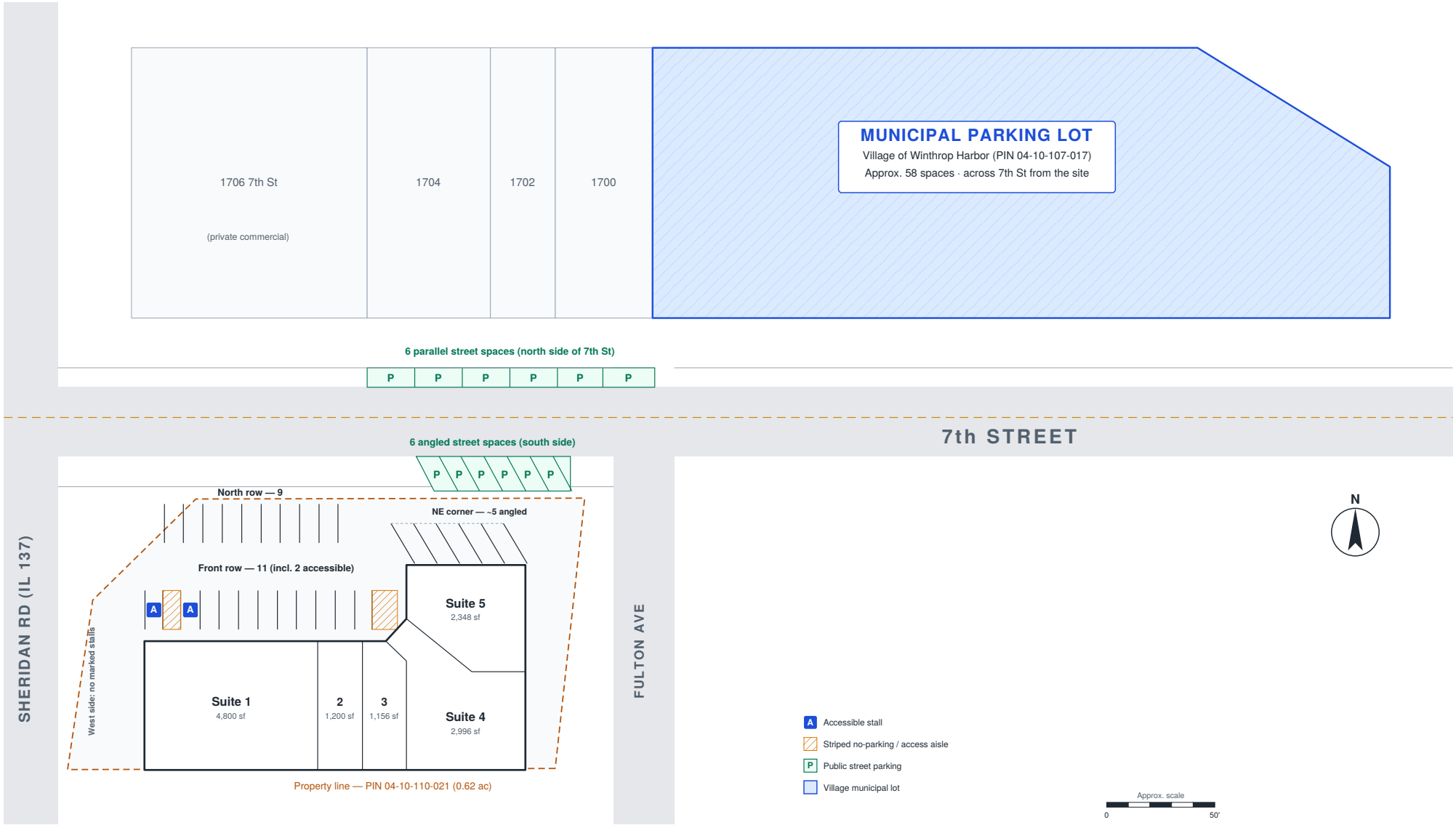
6 angled in front of the site · 6 parallel across the street

Village municipal lot across 7th St: approx. 58 spaces

PIN 04-10-107-017 · counts from aerial imagery; verify in field

MARINA PLAZA — SITE & PARKING PLAN

1707 7th Street, Winthrop Harbor, IL 60096



PARKING SUMMARY

On-site parking (on the parcel)	**~25**
North row along 7th St sidewalk (incl. 1 short corner stall)	9
Front row along building (incl. 2 accessible at Suite 1)	11
NE corner, angled along Suite 5	~5
West side along Sheridan Rd: no marked stalls	0
Street parking on 7th St (6 angled south side, 6 parallel north side)	**12**
Village municipal lot across 7th St	**~58**

NOTES

North and front rows counted from older aerial (Esri World Imagery). NE corner and west side updated from 2026 Google imagery, where stripes are not legible; NE count estimated from the ~55 ft of wall at 60-degree angle. Verify counts in the field.

Older imagery showed 8 stalls along Sheridan Rd; that strip is too narrow for standard 90-degree parking and appears unused now. Prior LoopNet listings advertised 45 spaces.

Street layout and lot positions are approximate; not a survey.