



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$8.66 PSF
Retail Space Available:	494 - 6,829 SF
Office Space Available:	830 - 4,790 SF
Building Size:	160,114 SF
Year Built:	1985
Zoning:	R
Market:	Northern Suburbs
Traffic Count:	Approx. 30,200 VPD

Property Overview

Up to 6,829 SF available for lease at Bannockburn Green, a grocery anchored center in north suburban Bannockburn. The Heinen's anchored center is well located at the signalized intersection of Half Day Road (Route-22) and Waukegan Road, which border the affluent communities of Deerfield, Lake Forest, Bannockburn and Highland Park. Bannockburn Green presents an opportunity to join Heinen's, McDonald's, Newport Coffee, Mattress Firm, Jersey Mike's, and Sports Clips, among several others. The property features a captive audience located within two (2) miles of both Deerfield High School and Lake Forest High School, combining for ~3,000 students and faculty. The center includes a 363 surface level parking lot, two (2) monument signs providing visibility and exposure to ~30,200 VPD, and flexible unit sizes. The center is conveniently located within one (1) mile of Interstate-94, Route-41, and the Lake Forest Metra Station.

Property Highlights

- Opportunity to lease space at a Heinen's anchored center in the affluent North Shore
- Along with Heinen's, co-tenants including McDonald's, Jersey Mike's, Newport Coffee, and Sports Clips, among many others
- Conveniently located within one (1) mile of both Interstate-94 and Route-41
- Two (2) monument sign opportunities, featuring visibility and exposure to 30,000+ VPD

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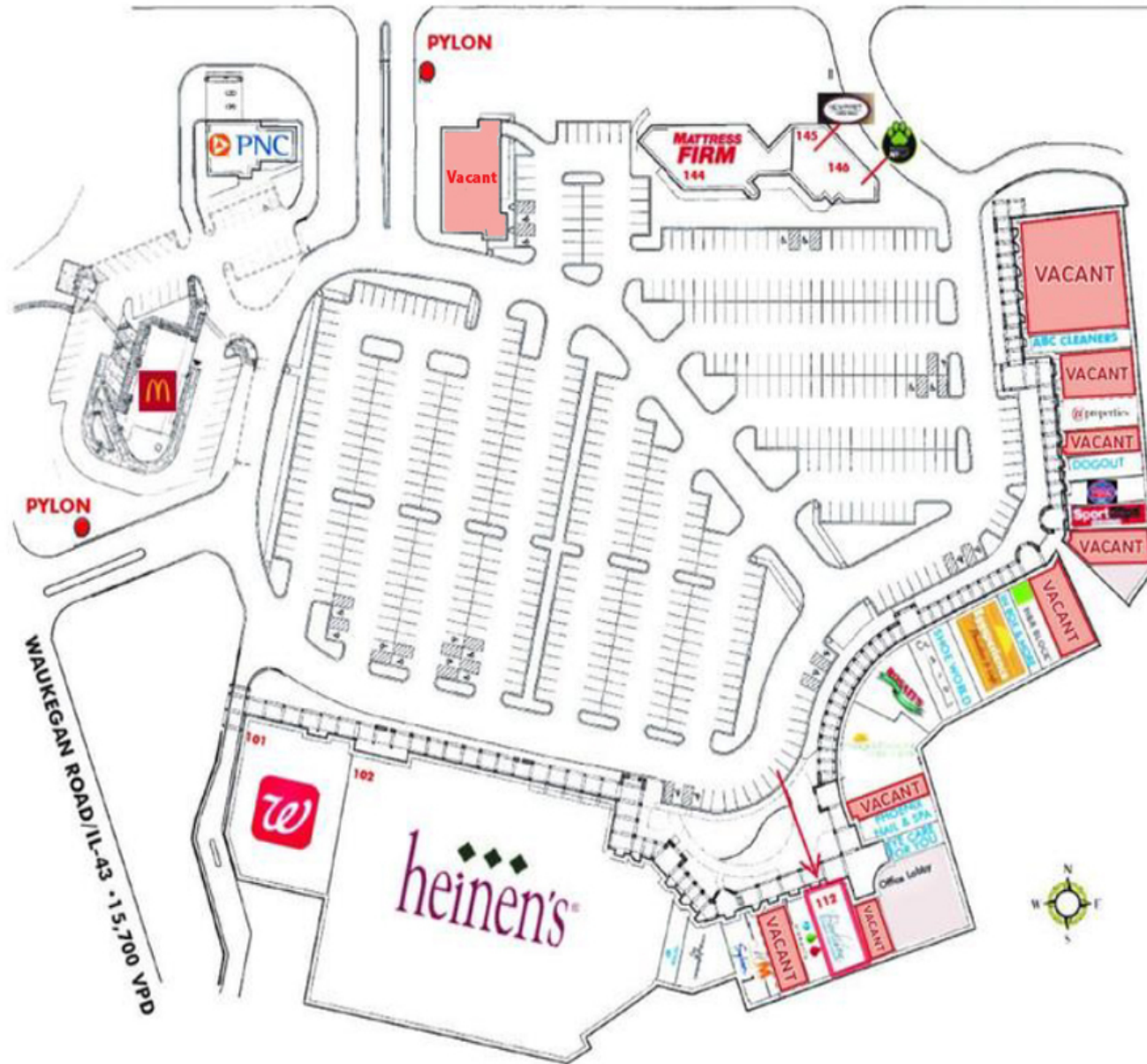
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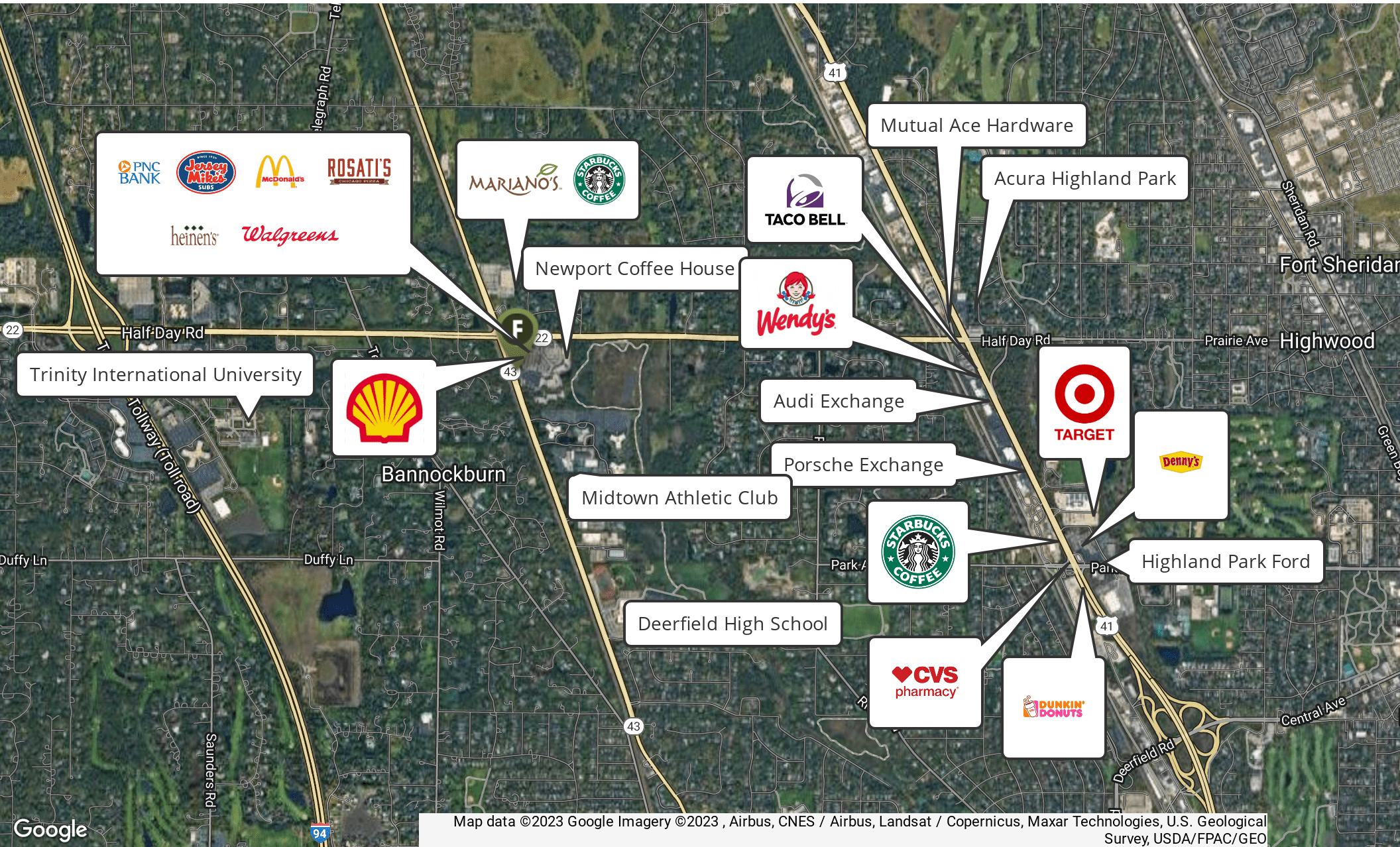
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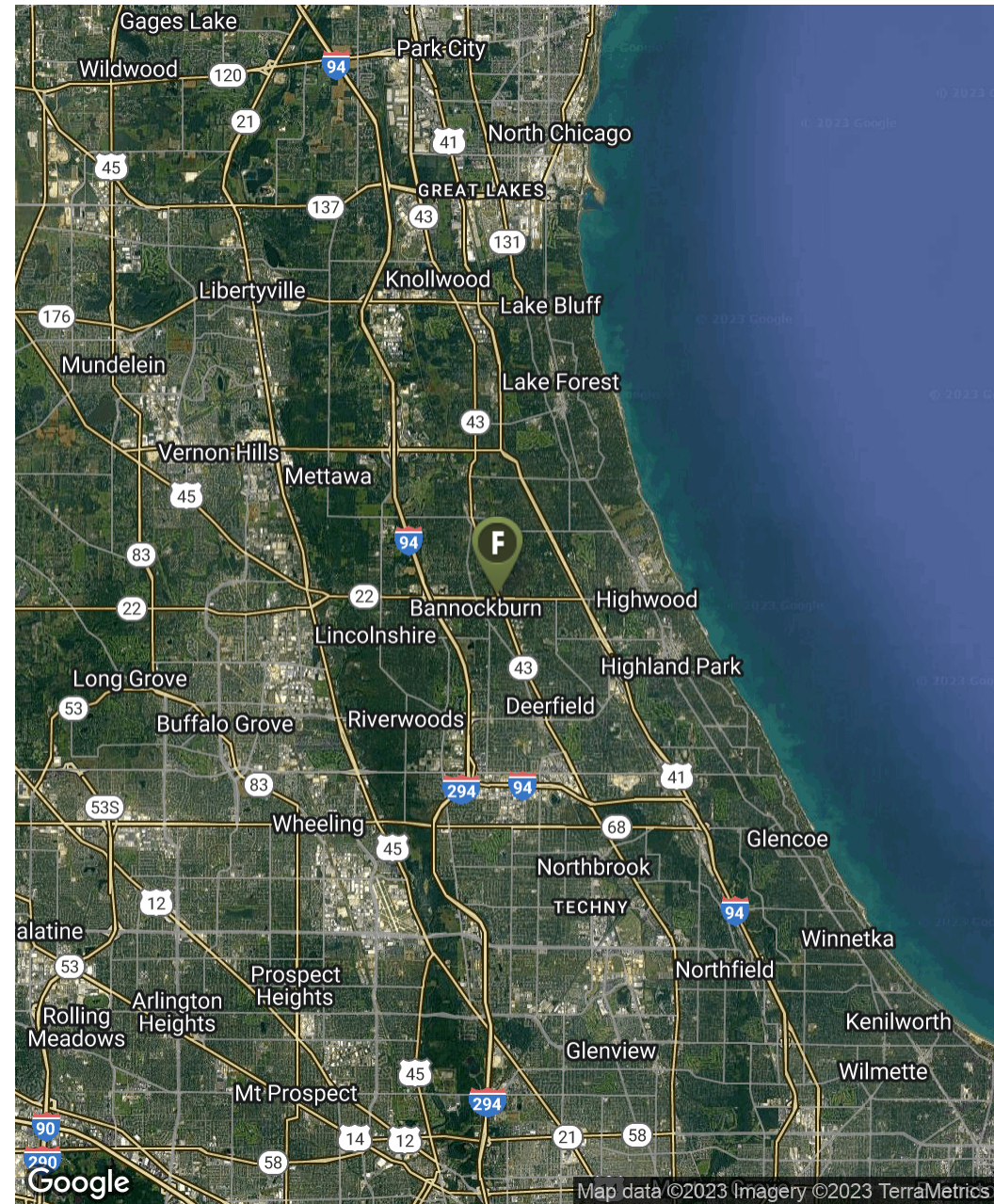
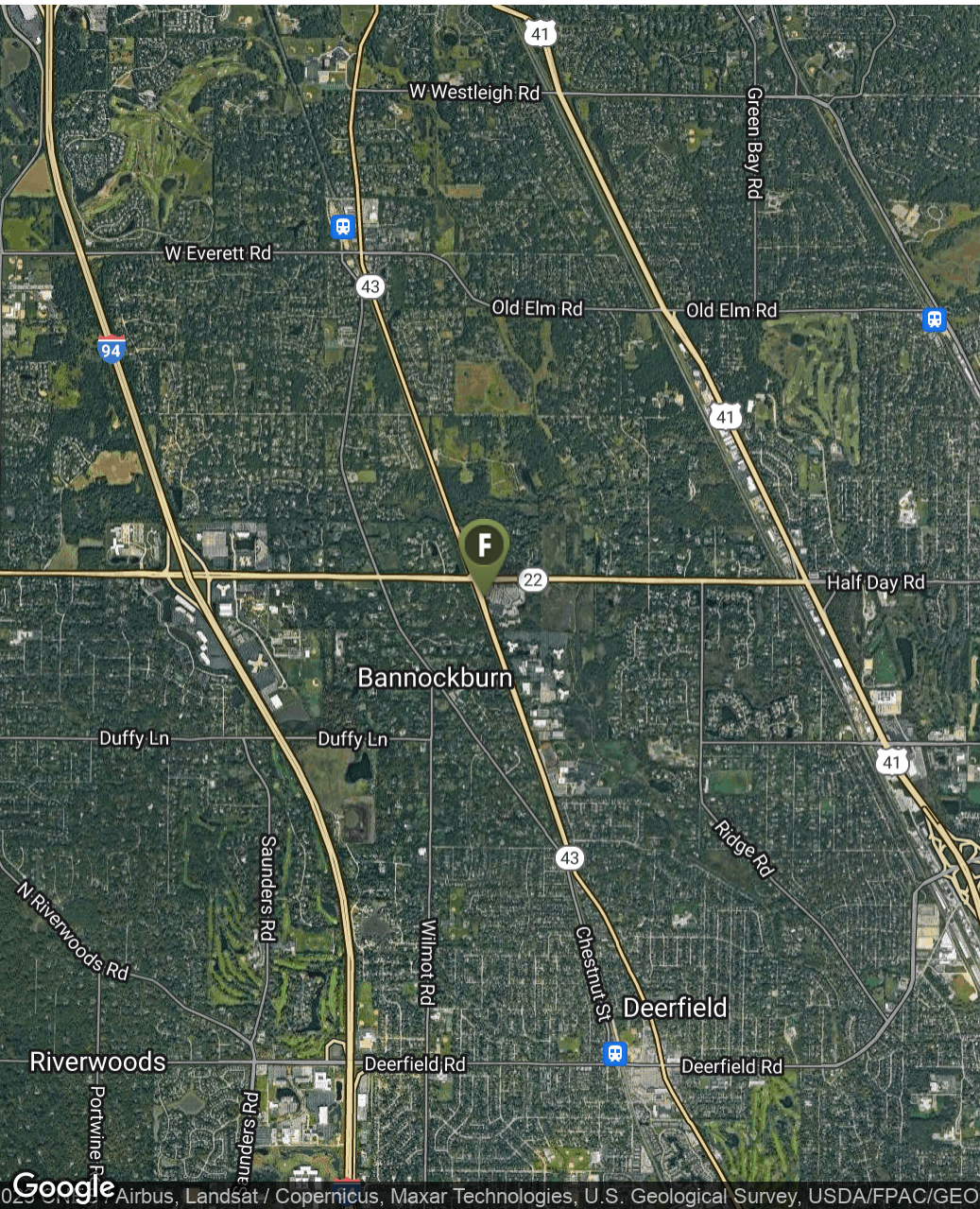
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FOR LEASE | 2501-2585 WAUKEGAN RD

LOCATION MAP



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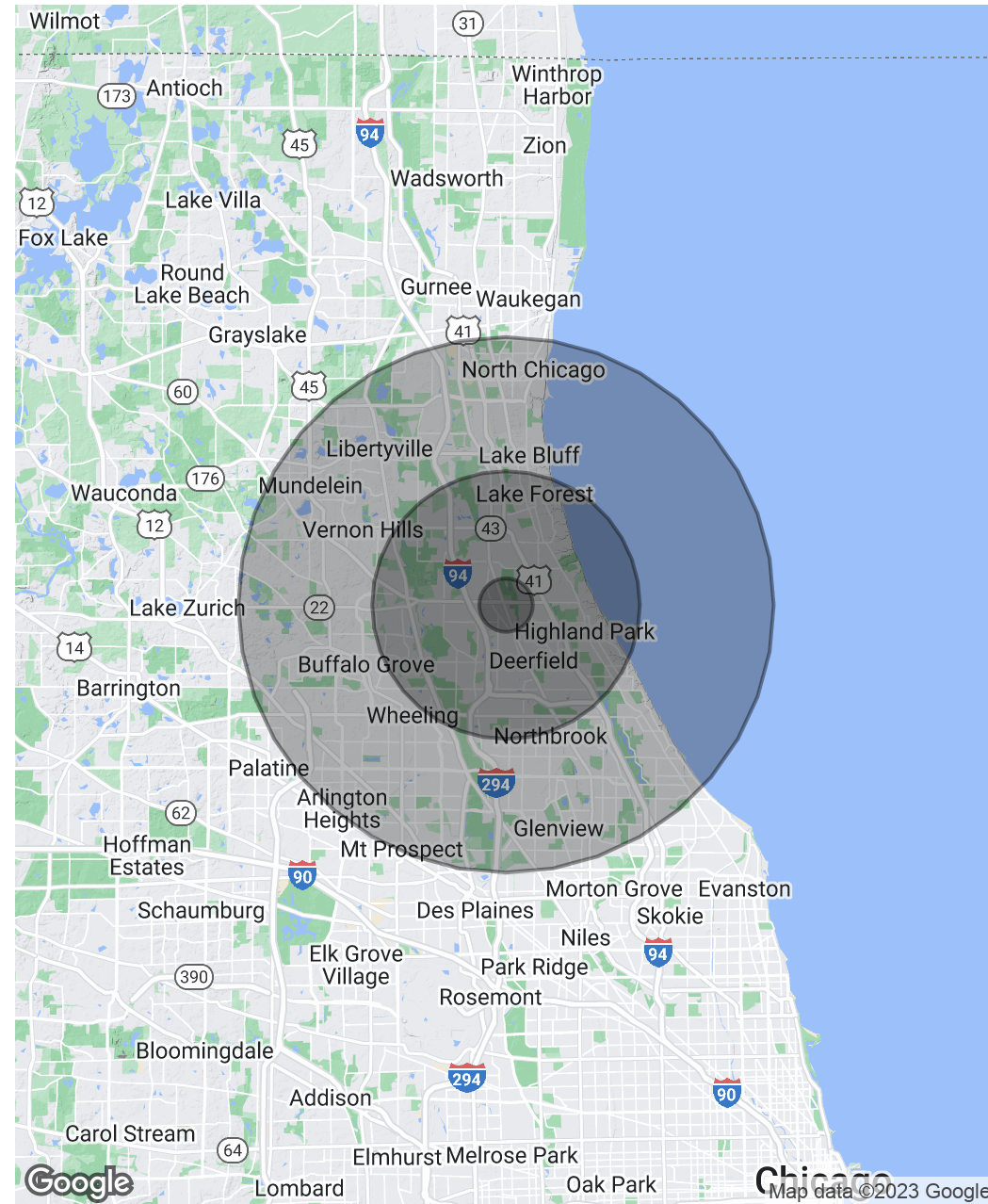
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,859	119,812	565,062
Average Age	38.0	45.8	42.8
Average Age (Male)	37.6	44.8	41.6
Average Age (Female)	38.3	46.6	43.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	850	48,728	221,622
# of Persons per HH	3.4	2.5	2.5
Average HH Income	\$251,868	\$186,053	\$146,408
Average House Value	\$851,159	\$591,540	\$448,742

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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