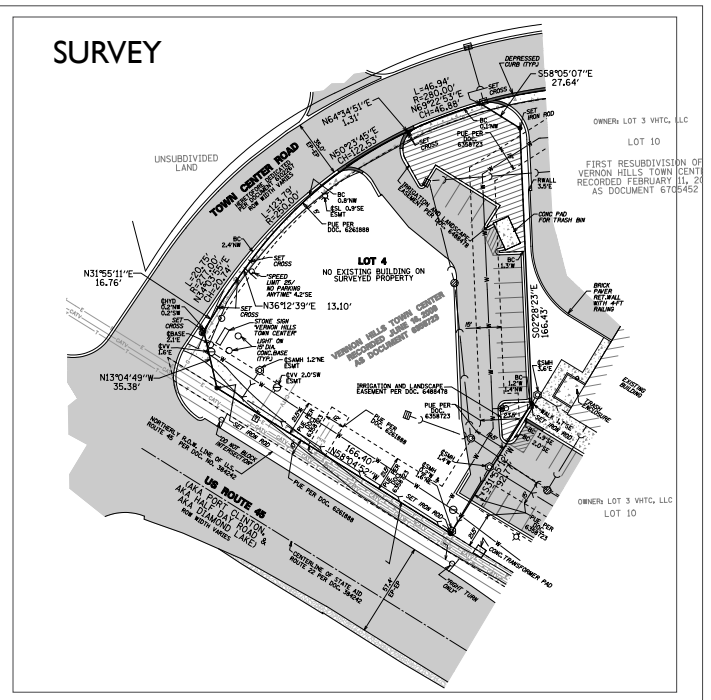




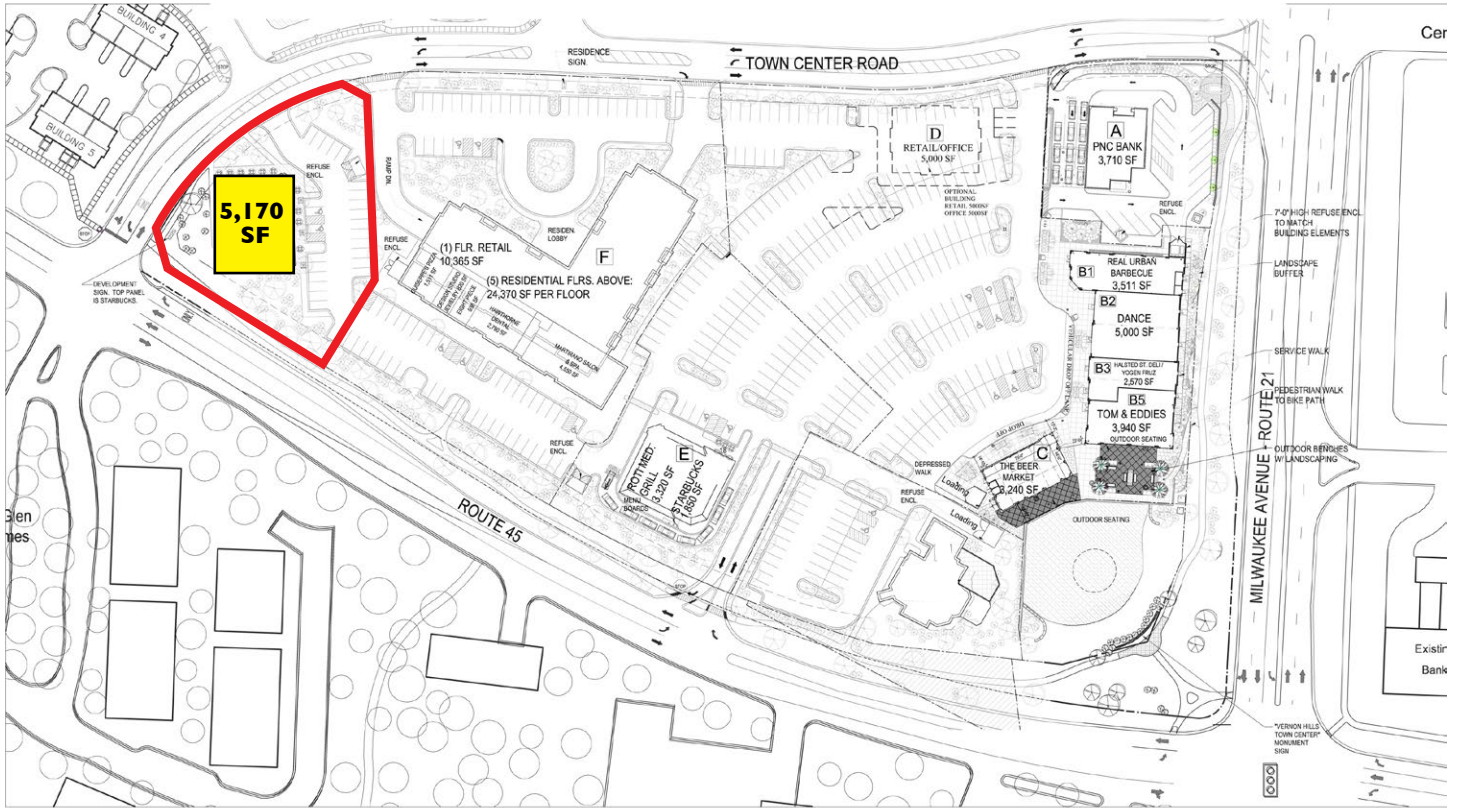
## PROPERTY DESCRIPTION

Available for sale or lease in upscale community of Vernon Hills. Located at busy retail corridor adjacent to Starbucks and other national retailers and restaurants.

- **AREA TENANTS**  
Walgreens, Starbucks, Eddie Merlots, Real Urban BBQ
- **AVAILABLE SF**  
Potential to build up to 5,170 SF
- **TRAFFIC COUNT**  
47,000 VPD at corner of Milwaukee Ave & Rt. 45
- **ZONING**  
BI



**SITE PLAN**



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
■ POPULATION	3,870	50,154	154,780
■ HOUSEHOLDS	1,659	19,110	59,464
■ AVG. HH INCOME	\$171,358	\$166,001	\$152,696
■ EMPLOYEES	7,256	76,728	161,586

**CONTACT INFORMATION**

**Joe Goodman**  
Director of Leasing  
847-906-5023  
jgoodman@terraco realestate.com

**Terraco Real Estate Development & Management**  
3201 Old Glenview Road | Suite 300  
Wilmette, Illinois 60091  
[www.terraco realestate.com](http://www.terraco realestate.com)