

# Terraco

REAL ESTATE SERVICES

VISIT US ON SOCIAL MEDIA



Main Phone : 847-679-6660

[www.terraco realestate.com](http://www.terraco realestate.com)











## **I. PROPERTY LISTINGS & DEVELOPMENT HISTORY**



### ILLINOIS

■ CITY	■ AVAILABLE SF	■ TOTAL SF	■ ANCHORS
<b>BARTLETT</b> NEC Rt. 59 & Army Trail Rd.	1,800 SF	9,005 SF	Starbucks
<b>BARTLETT</b> SWC Rt. 59 & Schick Rd.	1,200 SF - 6,000 SF Office/Medical space	25,150 SF	Suburban Orthopaedics
<b>BOURBONNAIS</b> Rt 45 & Main Street	2,247 SF	76,000 SF	Proposed 116 room Home2 Suites by Hilton
<b>CHICAGO</b> 1501 N Kingsbury	2,000 - 3,000 SF		iO Theater
<b>CHICAGO</b> NWC 76th St. & Stony Island	N/A	67,815 SF	Star Beauty, Citi Trends, K&G Fashion Superstore
<b>CHICAGO</b> SEC 95th St. & Jeffery Ave.	1,200 SF, 1,774 SF and 3,591 SF. Pad site	50,000 SF	Dollar Tree, ACM Care, Jackson Hewitt, T-Mobile
<b>CHICAGO</b> 7600 S. Pulaski Rd.	1,749 SF, 2,100 SF and 2,212 SF freestanding bldg	41,525 SF	State of Illinois DHS, Charter Fitness Ford City Mall, Daley College
<b>CHICAGO</b> 2500 N. Milwaukee Ave.	2,896 SF	116,000 SF	Target
<b>CHICAGO</b> Lawrence Ave. & Lincoln Ave.	669 SF	18,077 SF	Core Power Yoga, Great Clips, Pure Barre, Stretch Lab
<b>CHICAGO</b> SEC Kedzie Ave. & 47th St.	6,500 SF	29,417 SF	Dunkin' Donuts, Sally Beauty, Subway, Domino's Pizza
<b>COAL CITY</b> SWC Hwy 113 & Berta Rd.	3,600 SF (2nd floor) Pad 1: 1.16 / Pad 2: 2.26	50,000 SF	Ace Hardware Dollar General
<b>COUNTRY CLUB HILLS</b> 4044-4112 W 183rd St.	19,245 SF 1,600 - 3,200 SF	56,118	Big Lots! Subway
<b>EVANSTON</b> Green Bay Road & Simpson St.	N/A	26,000 SF	Walgreens, Social Security Administration
<b>GLEN ELLYN</b> Main/Geneva/St. Charles Rd.	1,600 SF	21,144 SF	Walgreens
<b>LAKE BLUFF</b> SEC Route 176 & Waukegan	N/A	64,574 SF	Heinen's, Target, Walgreens, Panera, Chipotle, Potbelly's, Starbucks
<b>LAKE ZURICH</b> SEC Route 22 & Rand Road	1 acre parcel	1 acre	Jewel Osco
<b>LAKE ZURICH</b> SEC Route 22 & Rand Road	535, 655, 766, 944, 1,172 1,401, 5,191 & 5,506 SF	38,828 SF	Jewel Osco
<b>MT. PROSPECT</b> NWC Wolf Rd. & Euclid Ave.	Up to 3,690 SF	24,000 SF	North Shore Univ. Healthcare Dunkin Donuts, Anytime Fitness
<b>NORTHBROOK</b> NEC Shermer Rd. & Church St.	1,100 SF - 5,374 SF	80,000 SF	Sunset Foods
<b>ORLAND PARK</b> NWC 147th St. & LaGrange Rd.	N/A	23,715 SF	Walgreens
<b>ORLAND PARK</b> NEC 159th St. & LaGrange Rd.	3,000 SF - 7,267 SF	15,000 SF	Physicians Immediate Care
<b>ORLAND PARK</b> NEC 147th & Ravinia Ave	2.3 Acres	2.3 Acres	Village Hall
<b>SKOKIE</b> 5001 Dempster Street	N/A	3,800 SF	Starbucks
<b>UNIVERSITY PARK</b> NEC Central Ave & Stuenkel Rd	10-15 Acres	26 Acres	Amazon, Georgia Pacific, Shell, Dunkin, Jimmy John's



### ILLINOIS

■ CITY	■ AVAILABLE SF	■ TOTAL SF	■ ANCHORS
<b>VERNON HILLS</b> 151 E.Townline Road	N/A	6,230 SF	Portillo's, Target, Chicago Bears Themed Health Club
<b>WILMETTE</b> NWC Skokie Blvd. & Old Glenview Rd.	N/A	5,733 SF	Cigary
<b>WILMETTE</b> Old Glenview Rd. & Edens Expressway	1,500 SF - 5,800 SF	58,000 SF	Marriot Hotel

### ARIZONA

■ CITY	■ AVAILABLE SF	■ TOTAL SF	■ ANCHORS
<b>GILBERT</b> NWC Cooper Rd & Warner Rd.	N/A	60,876 SF	Ace Hardware, Next Level Soccer, Wilkins Learning Center

### FLORIDA

■ CITY	■ AVAILABLE SF	■ TOTAL SF	■ ANCHORS
<b>ORLANDO</b> SEC International Dr. & Grandnational Dr.	1,800 SF; 2,000 SF 1,683 SF	32,400 SF	American Golf Outlet Famous Footwear
<b>JACKSONVILLE</b> McCormick/Merrill and Monument Road	N/A	62,963 SF	Bailey's Gym, Walgreens, Dollar Tree University of Florida Medicine

### INDIANA

■ CITY	■ AVAILABLE SF	■ TOTAL SF	■ ANCHORS
<b>HOBART</b> SWC Hwy 30 & Colorado St.	2,500 SF	229,560 SF	Nothing Bundt Cakes, Home Depot, Pet Smart

### MICHIGAN

■ CITY	■ AVAILABLE SF	■ TOTAL SF	■ ANCHORS
<b>NEW BUFFALO</b> 18519 Laporte Road	N/A	13,800 SF	Dollar General, Woodfire Grill

### WISCONSIN

■ CITY	■ AVAILABLE SF	■ TOTAL SF	■ ANCHORS
<b>KENOSHA</b> Highway 31 & Highway S	Pad Sites	5.16 acres	McDonalds, CVS, American Dental and across Wal-Mart & Sam's Club



## 1982-1989

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
1	Skokie, IL	NEC Dempster St. & Skokie Blvd.	7,200 SF	Devonshire Depot Specialty Store
2	Skokie, IL	SEC Dempster St. & Central Pk.	14,000 SF	Blockbuster
3	Skokie, IL	NWC Dempster St. & Monticello St.	5,000 SF	Zenith Computer Center
4	Skokie, IL	NEC Dempster St. & Keeler Rd.	20,000 SF	Hamakor Gallery, American Airlines, & Alper Furs
5	Orland Park, IL	SEC 151st St. & Regent	20,000 SF	Unanchored
6	Evanston, IL	NWC Sherman Ave. & Lake St	7,000 SF	Tommy Nevin's Bar
7	Skokie, IL	NWC Monticello St. & Dempster St.	3,000 SF	Grease Monkey
8	Wilmette, IL	NWC Old Glenview Rd. & Skokie Blvd.	6,000 SF	Coconuts Music & Video

## 1990-1994

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
9	Bartlett, IL	NWC Rte. 59 & Stearns Rd.	72,000 SF	Dominick's
10	Zion, IL	NWC Sheridan Rd. & Shiloh	12,000 SF	Walgreens
11	Vernon Hills, IL	SEC Townline Rd. & Fairfield Dr.	20,000 SF	Walter E. Smithe, Red Lobster
12	Bolingbrook, IL	NEC Lily Cache Ln. & Schmidt Rd.	3,000 SF	7-Eleven
13	Chicago, IL	SEC 63rd St. & Kedzie Ave.	3,000 SF	Checkers
14	Downers Grove, IL	NWC 63rd St. & Belmont Ave.	12,000 SF	Walgreens
15	Bolingbrook, IL	SWC 83rd St. & Janes Ave.	13,500 SF	Walgreens
16	Vernon Hills, IL	SWC Route 60 & Fairway Dr.	51,000 SF	Sportmart & TGI Fridays
17	Dublin, OH	NWC Sawmill Rd. & Martin Rd.	45,000 SF	Sportmart
18	Aurora, IL	SEC Ogden Ave. & Eola Rd.	16,500 SF	Walgreens & Burger King
19	Bartlett, IL	NWC Devon Ave. & Main St.	4,000 SF	American Chartered Bank
20	Chicago, IL	SWC Shakespeare Ave & Clybourn Ave.	13,000 SF	White Glove Car Wash
21	Highland Park, IL	NEC Green Bay Rd. & Elm St.	13,500 SF	Walgreens
22	Blue Island, IL	NWC 127th St. & Western Ave.	13,500 SF	Walgreens
23	Oak Brook, IL	NEC Rte. 83 & 16th St.	112,000 SF	Borders Books, Container Store, & Office Max

## 1995-1999

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
24	Fox Lake, IL	SEC Rand Rd. & Sayton Rd.	22,500 SF	Walgreens & Blockbuster Video
25	Bloomington, IL	Lake St.	28,000 SF	Stroud's Linens
26	Torrance, CA	SWC Torrance Blvd & Amie Ave.	45,000 SF	Sportmart
27	Hobart, IN	SWC Hwy 30 & Colorado St.	30,000 SF	Crown Books
28	Orland Park, IL	NEC 159th St. & LaGrange Rd.	15,500 SF	Babies-R-U's
29	Orland Park, IL	NEC 159th St. & 80th Ave.	24,000 SF	Casual Male, Hollywood Video
30	Gurnee, IL	SWC Grand Ave. & Hunt Club Rd.	280,000 SF	Home Depot & Dominick's
31	Bartlett, IL	NEC Rte. 59 & Army Trail Rd	15,000 SF	Bartlett Gymnastics Academy



	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
32	Champaign, IL	NEC Town Center Blvd. & Prospect Ave.	250,000 SF	Menard's & Border's Books
33	Downer's Grove, IL	NWC Butterfield Rd. & 355	25,000 SF	Golfsmith
34	Romeoville, IL	135th St. & Weber Rd.	130,000 SF	Dominick's & Ace Hardware
35	Alsip, IL	127th St. & Pulaski	13,900 SF	Walgreens
36	Skokie, IL	SWC Skokie Blvd. & Church St.	13,900 SF	Walgreens
37	Glenview, IL	SWC Glenview Rd. & Greenwood Rd.	13,905 SF	Walgreens
38	Oak Brook, IL	22nd St. & Midwest Blvd.	13,905 SF	Walgreens
39	Bartlett, IL	NEC Rte. 59 & Army Trail Rd	9,000 SF	Starbucks
40	Las Vegas, NV	NEC Tropical Pkwy. & Lossee Ave.	41 acre land	Land development and sale

## 2000-2004

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
41	Lincolnshire, IL	Milwaukee Ave. & Olde Half Day Rd.	15,000 SF	Walgreens
42	Buffalo Grove, IL	SEC Buffalo Grove Rd. & Aptakisic Rd.	28,120 SF	Walgreens & Starbucks
43	Evanston, IL	Oakton St. & Hartrey Rd.	5,000 SF	Steak-N-Shake
44	Homewood, IL	183rd St. & Halsted St.	132,000 SF	Office Max & Jewel-Osco
45	Hillside, IL	Cermak Rd. & Wolf Rd.	20,000 SF	Walgreens & Buona Beef
46	Bartlett, IL	Rte. 59 & Schick Rd.	20,000 SF	7/Eleven, Multi-family residential
47	Middletown, PA	NWC W. Harrisburg Pike & James Way Plz	130,000 SF	CVS & Old Navy
48	Chicago, IL	SEC 71st St. & Stony Island	5,000 SF	Starbucks & LaSalle Bank
49	Chicago, IL	SEC 95th St. & Jeffery	58,000 SF	Walgreens & Ace Hardware
50	Dyer, IN	Rte. 30 & Calumet Ave.	20,000 SF	Walgreens & McDonald's
51	Bridgeview, IL	NWC 79th St. & Harlem Ave.	40,000 SF	Walgreens & Aldi
52	Highland Park, IL	NEC Deerfield Rd. & Ridge Rd	2,000 SF	Starbucks
53	Lisle, IL	Ogden Ave. & Old Tavern Rd.	5,000 SF	Popeye's
54	Orland Park, IL	NWC 147th St. & LaGrange Rd.	24,000 SF	Walgreens
55	Lockport, IL	IL Rte. 7 & Farrell Rd.	20,000 SF	Walgreens & Fifth Third Bank
56	Evanston, IL	SEC Central Ave. & Crawford St.	3,500 SF	Starbucks
57	Romeoville, IL	135th St. & Weber Rd.	20,000 SF	Walgreens & BP Amoco
58	Plainfield, IL	127th St. & Rte. 59	200,000 SF	Target, Barnes & Nobel
59	Chicago, IL	McCormick Blvd. & Lincoln Ave.	210,000 SF & 105 residential units	Office Depot, Borders Books, & Senior Housing
60	Chicago, IL	NWC St. & Kedzie Ave.	20,000 SF	Walgreens
61	Chicago, IL	103rd St. & Western Ave.	14,500 SF	Walgreens
62	Skokie, IL	NWC Emerson St. & Skokie Blvd.	23,300 SF & 110 residential units	Fifth Third Bank, Portillos, Siena Condominiums
63	Chicago, IL	Harlem Ave. & Foster Ave.	13,000 SF	Walgreens
64	Morton Grove, IL	9000 Waukegan Rd.	80,000 SF	Illinois Bone & Joint Institute

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
65	Huntley, IL	Kreutzer St. & Rte. 47	30,000 SF	Walgreens & Bank One
66	Skokie, IL	5001 Dempster St.	4,000 SF	Starbucks drive-thru & Washington Mutual
67	Glen Ellyn, IL	St. Charles St., Main St., & Geneva Rd.	21,000 SF	Walgreens & Dairy Queen
68	Chicago, IL	4211 Cicero Ave.	42,000 SF	Medical offices
69	Mt. Prospect, IL	SEC Dempster St. & Busse Rd.	22,000 SF	Culvers
70	Chicago, IL	NWC 76th St. & Stony Island Ave.	67,815 SF	Staples & Walgreens, K&G, Star Beauty
71	Oswego, IL	NWC Rte. 34 & Orchard St.	15,000 SF	Castle Bank, Wendy's, Exxon Mobil
72	Oswego, IL	SWC Lewis St. Orchard Rd.	14,500 SF	Walgreens

## 2005-2010

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
73	Mt. Prospect, IL	NEC Wolf Rd. & Euclid Ave.	24,000 SF	North Shore Health System & Dunkin Donuts
74	Orland Park, IL	NEC 159th St. & LaGrange Rd.	15,000 SF	Heavenly Massage, Physicians Immediate Care
75	Vero Beach, FL	Rte. 1 & 79th St.	111 residential units	Residential Subdivision
76	Coal City, IL	SWC Hwy 113 & Berta Rd.	60,000 SF	Ace Hardware
77	Libertyville, IL	SEC Rte. 137 & Milwaukee Ave.	5,000 SF	Starbucks & Chiro One Wellness Center
78	Kenosha, WI	NEC Green Bay Rd. & Washington St.	100,000 SF	CVS, McDonald's
79	Gurnee, IL	SEC & SWC Grand Ave. & Rollins Rd.	205,000 SF	Lowe's, Northshore University Health Systems
80	Chicago Heights, IL	SEC Halsted St. & Vollmer Rd.	15,000 SF	Taco Bell
81	Alexandria, MN	NWC 10th St. & Broadway Ave.	14,820 SF	Walgreens
82	Skokie, IL	SWC Skokie Blvd. & Gross Point Rd.	2,000 SF	Midwest Gold Buyers
83	Alexandria, MN	NWC 50th Ave. & Sanibel Dr.	14,400 SF	Dunn Bros. Coffee & Mid Minnesota Credit Union
84	Wood Dale, IL	SWQ Irving Park Rd. & Addison Rd.	6,000 SF	NAPA Auto
85	Joliet, IL	NEC Caton Farm Rd. & Ridge Rd.	15,000 SF	Walgreens
86	Orlando, FL	NEC International Dr. & Kirkman Rd.	33,000 SF	Brown Shoes
87	Bartlett, IL	SWC Rte. 59 & Schick Rd.	25,150 SF	Suburban Orthopedics
88	Northbrook, IL	NWC Shermer Rd. & Waukegan Rd.	14,500 SF	Walgreens
89	Wilmette, IL	Old Glenview Rd. & Edens Expressway	60,000 SF	Office Building

## 2011-Present

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
90	Riverwoods, IL	SEC Milwaukee Ave. & Deerfield Rd.	120,000 SF	Self Storage
91	Milwaukee, WI	SEQ South 27th St. & Loomis Road	22,000 SF	Buffalo Wild Wings, Panda Express, T-Mobile
92	Diamond, IL	Route 113 & Berta Road	6,125 SF	Advance Auto Parts
93	Kankakee, IL	Route 45 & Brookmont Blvd.	325,000 SF	Ultra Foods anchored
94	Evanston, IL	1211 Chicago Ave.	13,000 SF	Trader Joe's
95	Evanston, IL	1233 Chicago Ave.	11,843 SF	Mixed-use Building
96	Wilmette, IL	3201 Old Glenview Road	75,000 SF	White Lodging
97	Skokie, IL	SWC Harrison Rd. & Crawford Ave.	15,000 SF	Walgreens
98	Skokie, IL	4749 Golf Road	3,600 SF	Citibank
99	Stockton, CA	SEC Wilson Way & Fremont St.	15,000 SF	Walgreens
100	Madison, WI	7475 Mineral Point Road	85,403	Pier 1 Imports, Dollar Tree, Planet Fitness





# TERRACO DEVELOPMENT HISTORY

## 1982 - PRESENT

	■ CITY	■ INTERSECTION	■ SQ. FT.	■ ANCHORS
101	Evanston, IL	2814 Central St.	11,713 SF	Little Green Tree House
102	Skokie, IL	7939-7941 Lincoln Ave.	6,000 SF	Chase Bank
103	Stockton, CA	Wilson Way & Fremont St.	12,000 SF	WSS Shoes
104	Stockton, CA	Wilson Way & Fremont St.	1 acre	Panda Express
105	Chicago, IL	76th & Ashland	40,000 SF	Walmart
106	Chicago, IL	2500 N. Milwaukee Avenue	250,000 SF	Target, 220 Apartments
107	Grandville, MI	3845 Rivertown Parkway	60,000 SF	Planet Fitness, Noodles & Co.
108	Skokie, IL	9240 Skokie Blvd.	5,200 SF	Wild Fork Foods
109	Evanston, IL	2100 Green Bay Rd.	25,000 SF	Walgreens, Social Security Office
110	New Buffalo, MI	18519 LaPorte Rd.	13,000 SF	Dollar General
111	Chicago, IL	1035 W. Addison Street	9,000 SF	CVS Pharmacy
112	Chicago, IL	61st & Cottage Grove	48,000 SF	Jewel-Osco
113	Gilbert, AZ	Warner Rd & Coopers Rd	60,000 SF	Desert Fitness, Ace Hardware
114	Deer Park, IL	Rand Road & Plum Grove Road	2 acres	True North Energy
115	Jacksonville, FL	McCormick/Merrill/Monument Road	62,963 SF	Bailey's Gym, Walgreens, Dollar Tree, University of FL Medicine, Chase Bank ATM, AT&T Cell Tower
116	Chicago, IL	1501 N. Kingsbury St	35,000 SF	Former IO Theater
117	Woodridge, IL	75th & Lemont St.	30,000 SF	Bank of America
118	New Lenox, IL	Laraway Rd. & Schoolhouse Rd.	3 Acres	Shell Fuel Station
119	University Park, IL	Central Ave. & Stuenkel Rd.	26 Acres	Travel Center
120	Orland Park, IL	147th St. & Ravinia Ave.	2.3 Acres	Future Development
121	Lake Zurich, IL	Rand Rd. & Route 22	50,000 SF	Office building and retail

■ 121 PROJECTS

■ OVER 6.8M SQUARE FEET

## MEDICAL OFFICE RENOVATION

ADVOCATE HEALTH CENTER  
4211 N. CICERO, CHICAGO, IL  
40,000 SF



## RETROFIT OF EXISTING RETAIL SPACE

PHYSICIANS IMMEDIATE CARE  
159TH STREET & LAGRANGE ROAD  
ORLAND PARK, IL  
17,700 SF



## LAND DEVELOPMENT

NORTH SHORE UNIVERSITY  
HEALTHCARE SYSTEMS  
GRAND AVENUE & ROLLINS ROAD  
GURNEE, IL  
70,000 SF



## MIXED USE NEW DEVELOPMENT

NORTH SHORE UNIVERSITY  
HEALTHCARE SYSTEMS  
WOLF ROAD & EUCLID AVENUE  
MOUNT PROSPECT, IL  
30,000 SF



## MEDICAL CONDOMINIUM DEVELOPMENT

WOODLAND HILLS PROFESSIONAL  
CENTER  
ROUTE 59 & SCHICK ROAD  
BARTLETT, IL  
30,000 SF



## MEDICAL OFFICE BUILDING CONVERSION

ILLINOIS BONE & JOINT  
9000 WAUKEGAN ROAD  
MORTON GROVE, IL  
160,000 SF



## FOR FURTHER INFORMATION

### Dan Wander

Senior Vice President  
847-906-5019  
dwander@terraco realestate.com

### 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)





True North is a Regional Convenience and Gas Retailer with over 300 locations, including over 100 in the Chicagoland Area. Most sell fuel under the Shell Brand.

## SITE CRITERIA

- 1-5 Acres
- Signalized Intersections Preferred
- Desired Location: Lake, DuPage, Kane, Kendall, McHenry and Will County. Cook County locations will not be considered
- Prefer to Purchase
- Redevelopment Opportunities will be considered

## CONTACT INFORMATION

### **Dan Wander**

Senior Vice President

847-906-5019

[dwander@terraco realestate.com](mailto:dwander@terraco realestate.com)

### **Joe Goodman**

Director of Leasing

Direct: 847-906-5023

[jgoodman@terraco realestate.com](mailto:jgoodman@terraco realestate.com)





## **II. CHICAGO PROPERTIES**

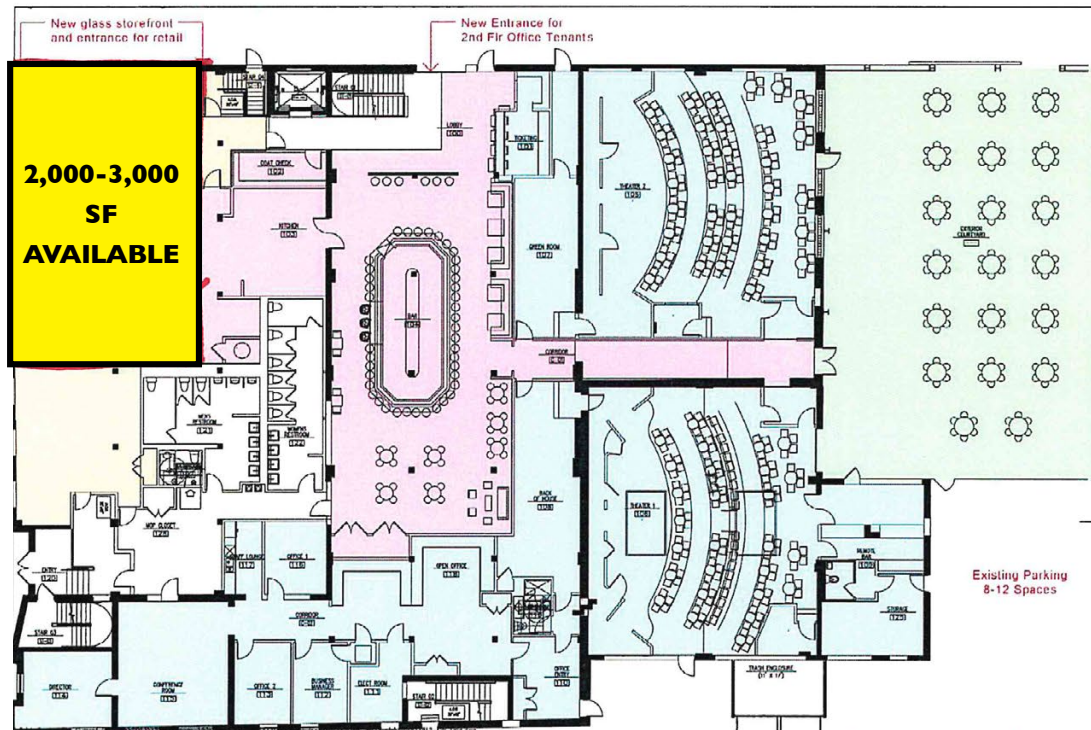


**2,000 - 3,000 SF Available**

NOW OPEN

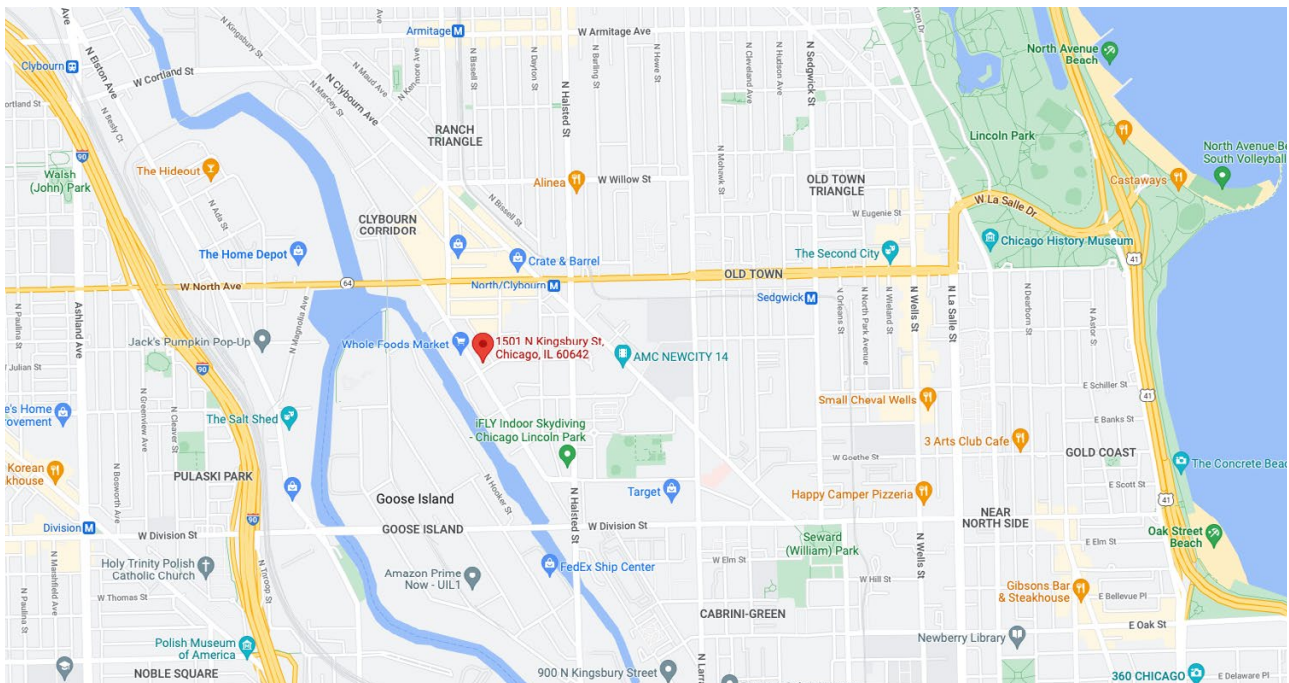


The iO Theater  
CHICAGO





## LOCATION AERIAL



## CONTACT INFORMATION

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
[jgoodman@terracorealestate.com](mailto:jgoodman@terracorealestate.com)

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



# 100% LEASED



## PROPERTY DESCRIPTION

Shopping center located in the heart of Stony Island corridor with excellent density and strong traffic count. Adjacent to very busy Jewel and across from Jackson Park Hospital (256-beds). Development is anchored by K&G Men's Fashion, Star Beauty, Citi Trends and DTLR.

### ■ AREA TENANTS

Jewel, AutoZone, Aldi, Starbucks, Save a Lot, Bank of America

### ■ GLA

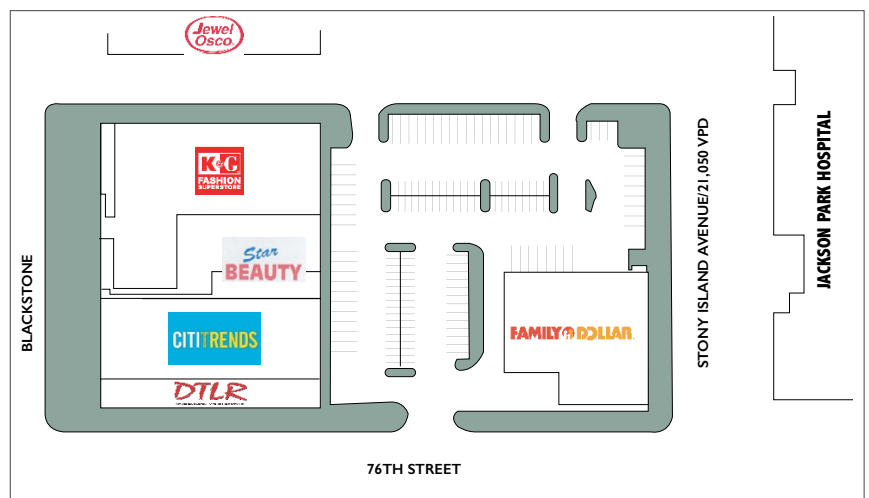
67,815 SF

### ■ AVAILABLE

3,669 SF

### ■ TRAFFIC COUNT

31,000 VPD





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
■ POPULATION	42,131	156,544	270,094
■ HOUSEHOLDS	16,033	62,011	103,630
■ AVG. HH INCOME	\$49,018	\$50,215	\$52,038

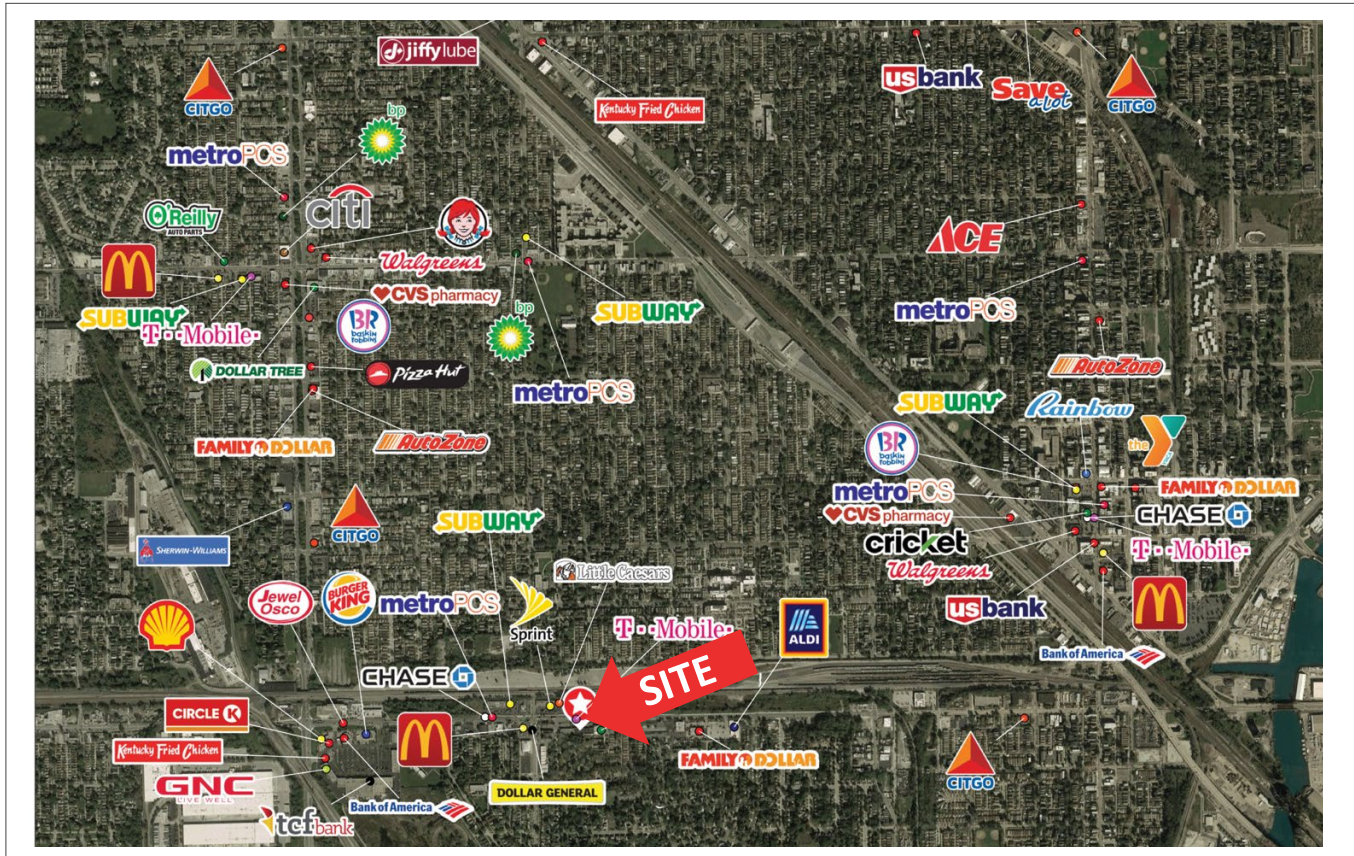
## CONTACT INFORMATION

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

**Terraco Real Estate Development & Management**  
3201 Old Glenview Road | Suite 300  
Wilmette, Illinois 60091  
www.terracorealestate.com



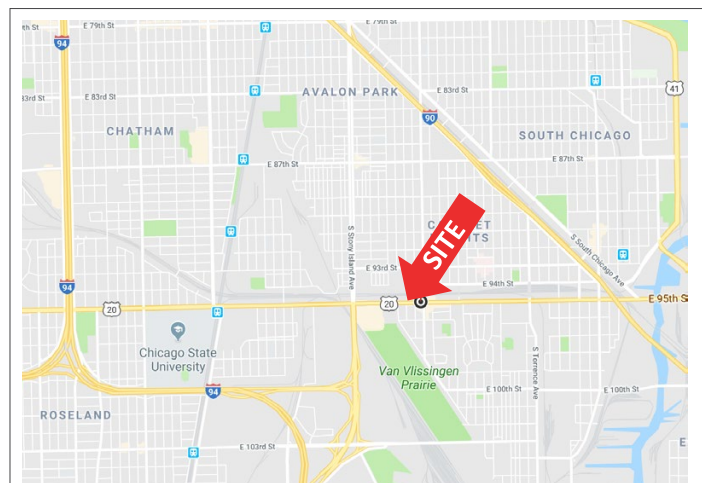
## LOCATION AERIAL



## PROPERTY DESCRIPTION

Recently redeveloped shopping center. Located near Chicago Skyway in a densely populated neighborhood on the south side of Chicago.

- **AREA TENANTS**  
Dollar General, Jewel, Aldi, McDonalds
- **AVAILABLE**  
1,200 SF; 1,744 SF; 3,591 SF  
Available Pad Site
- **GLA**  
52,322 SF
- **TRAFFIC COUNT**  
30,000 VPD
- **PARKING RATIO**  
3.55/1,000 SF
- **SIGNAGE**  
Highly visible storefront sign available  
Pylon sign available





**Site Plan Details:**

- Streets:** East 95th Street, South Jeffery Avenue, South Clyde Ave.
- Parcel One (1.33 acres, 69 cars):**
  - Contains **DOLLAR TREE** (3,717 SF).
  - Includes drive-thru lanes for pharmacy and trash enclosure.
- Parcel Two (2.01 acres, 117 cars):**
  - Contains various retail units:
    - MARTELL ARTS (3,717 SF)
    - AVAILABLE (1,744 SF)
    - DOLLAR TREE (1,986 SF)
    - AVAILABLE (1,200 SF)
    - LAUNDRY/COMET (1,339 SF)
    - BENFORD SECURITY (2,180 SF)
    - AVAILABLE (3,591 SF)
  - Includes parking areas and landscaping.
- Other Features:**
  - Perimeter landscaping and 4' high ornamental iron fence.
  - Existing concrete curb and existing street light.
  - New site lighting.
  - High ornamental iron fence (Phase II).
  - Public alley (16 ft. wide).
  - Trash enclosure and canopy over drive-thru.



	1 MILE	2 MILES	3 MILES
■ POPULATION	21,686	89,224	209,386
■ HOUSEHOLDS	7,654	30,773	75,665
■ AVG. HH INCOME	\$69,425	\$57,365	\$53,713

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

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

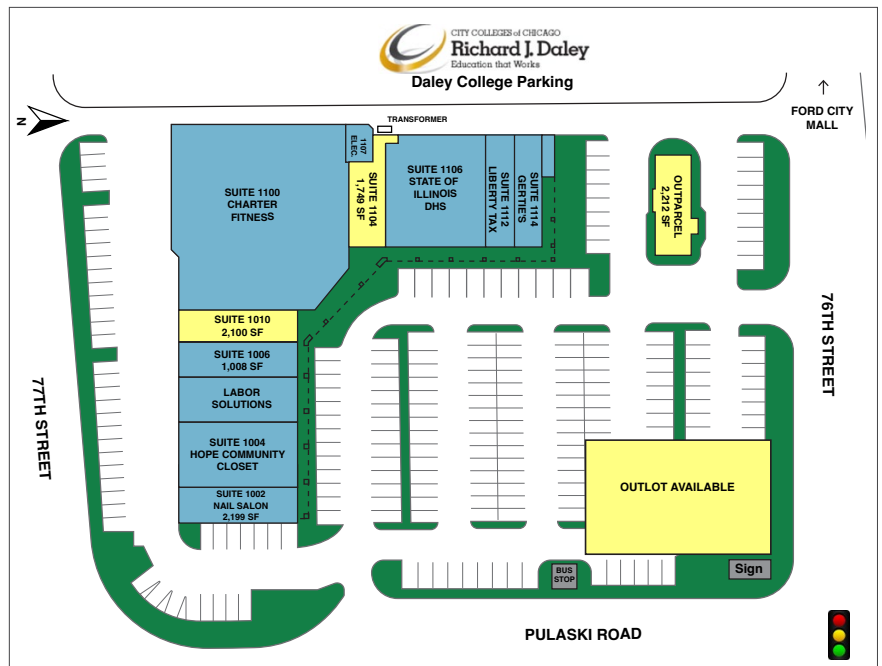




## PROPERTY DESCRIPTION

Excellent retail space available adjacent to Ford City Mall and Richard J Daley College (over 10,000 enrolled students). Great visibility with high traffic counts on Pulaski Road, also positioned with access to Ford City Mall. Recent property improvements include brand new façade and parking lot.

- **GLA**  
41,525 SF and outlots
- **AVAILABLE SF**  
1,749 SF and 2,100 SF  
2,200 SF freestanding building
- **TRAFFIC COUNT**  
45,600 VPD
- **PARKING**  
222 ± car parking
- **SIGNAGE**  
Brand new monument sign



## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
■ POPULATION	28,703	111,680	257,920
■ HOUSEHOLDS	7,798	32,808	78,118
■ AVG. HH INCOME	\$55,036	\$53,209	\$50,717

## CONTACT INFORMATION

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

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





## PROPERTY DESCRIPTION

Brand new exciting mixed use development in the heart of Chicago's hot Logan Square neighborhood. Located at the intersection of Milwaukee and Sacramento in close proximity to many trendy bars and restaurants, the Logan Square Farmers Market and adjacent to excellent public transportation including The "L" Blue Line Station (Annual ridership 238.6 million). Anchored by Target. Delivery expected 2019.

- AVAILABLE SF  
2,896 SF

## DEMOGRAPHICS

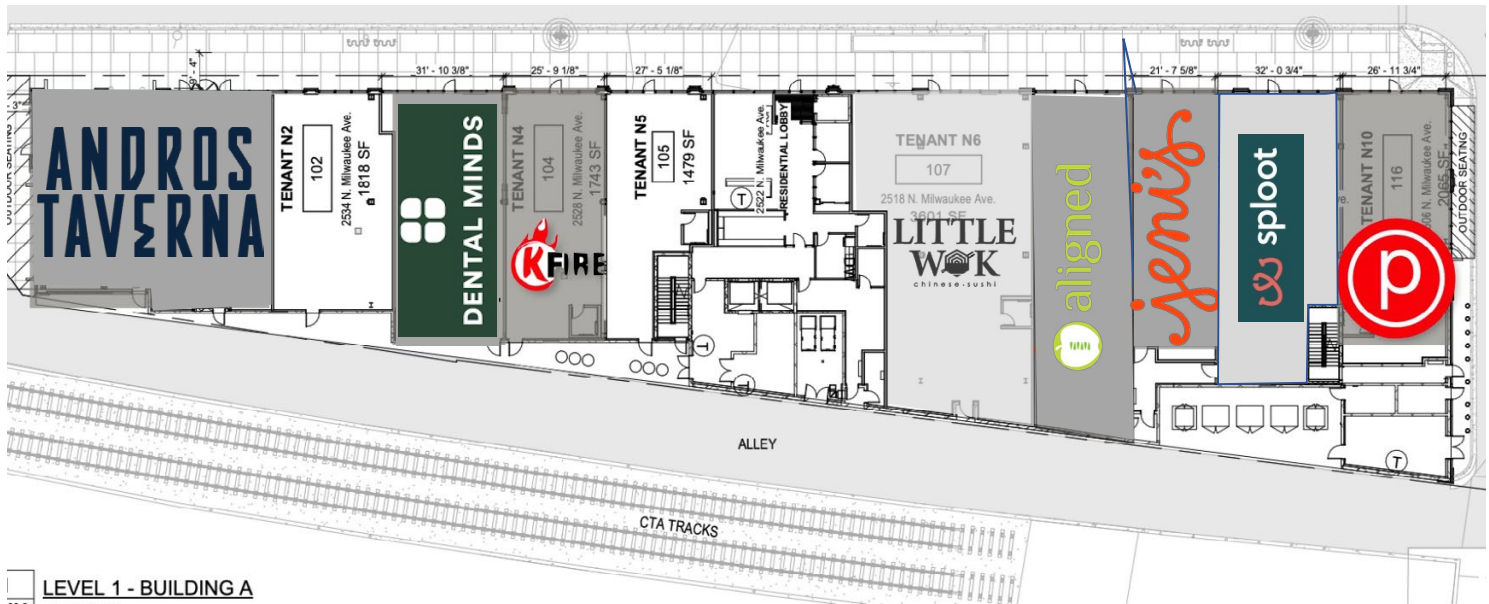
	0.5 MILE	1 MILE	1.5 MILES
■ POPULATION	17,692	72,692	143,180
■ HOUSEHOLDS	7,848	28,482	54,346
■ AVG. HH INCOME	\$65,357	\$59,558	\$66,344
■ DAYTIME EMPLOYEES	3,661	15,153	38,536



SITE PLAN



1 LEVEL 1 - BUILDING B  
1" = 30'-0"



LEVEL 1 - BUILDING A  
1" = 30'-0"

CONTACT INFORMATION

**Kevin Gazley**  
Senior Vice President  
Direct: 847-906-5015  
kgazley@terraco realestate.com

**Dan Wander**  
Senior Vice President  
847-906-5019  
dwander@terraco realestate.com

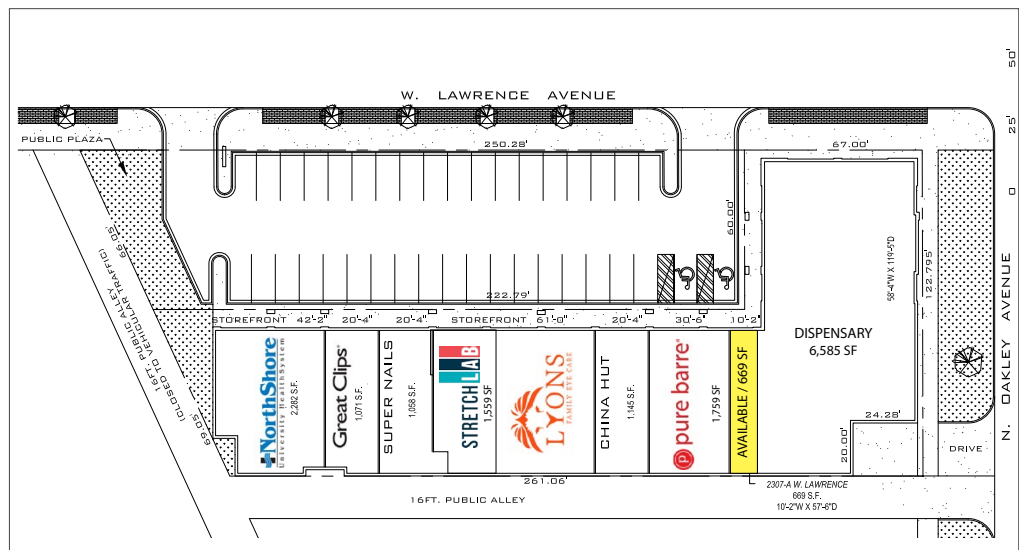
**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terraco realestate.com



## PROPERTY DESCRIPTION

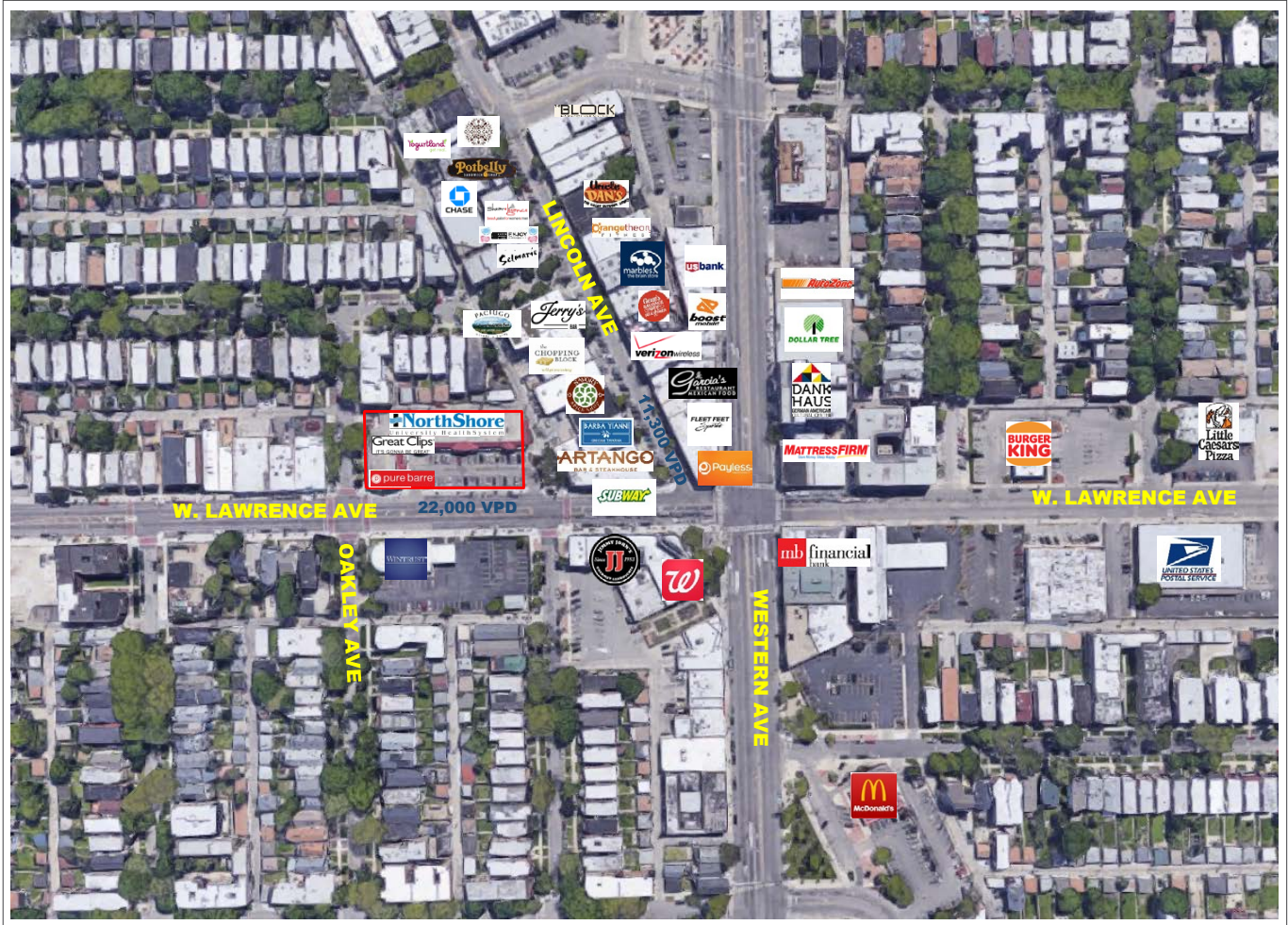
Highly visible shopping center located steps away from the heart of Lincoln Square. Strong co-tenants and surrounded by many popular restaurants and retailers. The center has convenient on-site parking, which is rare in this area.

- **GLA**  
18,077 SF
- **AVAILABLE SF**  
669 SF
- **PARKING**  
38 on site parking spaces available
- **TRAFFIC COUNT**  
22,000 VPD on Lawrence Ave
- **SIGNAGE**  
Highly visible pylon sign available





## AERIAL



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
■ POPULATION	60,371	267,815	519,141
■ HOUSEHOLDS	28,064	117,261	231,575
■ AVG. HH INCOME	\$108,958	\$96,801	\$98,674
■ TOTAL EMPLOYEES	19,224	80,646	162,294

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

Direct: 847-906-5023

jgoodman@terracorealestate.com

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terracorealestate.com](http://www.terracorealestate.com)





## PROPERTY DESCRIPTION

Retail space available in the heart of the Brighton Park retail trade area. Located at busy intersection in dense neighborhood surrounded by many national and local retailers. Co-tenants include Dunkin Donuts, BMO Bank, Moda Fashion, Metro by T-Mobile, Sally Beauty, Rent-A-Center, Domino's, and Subway.

### ■ AREA RETAILERS

Pete's Fresh Market, Fallas, Dollar Tree, TJ Maxx, Aldi

### ■ GLA

29,417 SF

### ■ AVAILABLE SF

6,500

### ■ PARKING

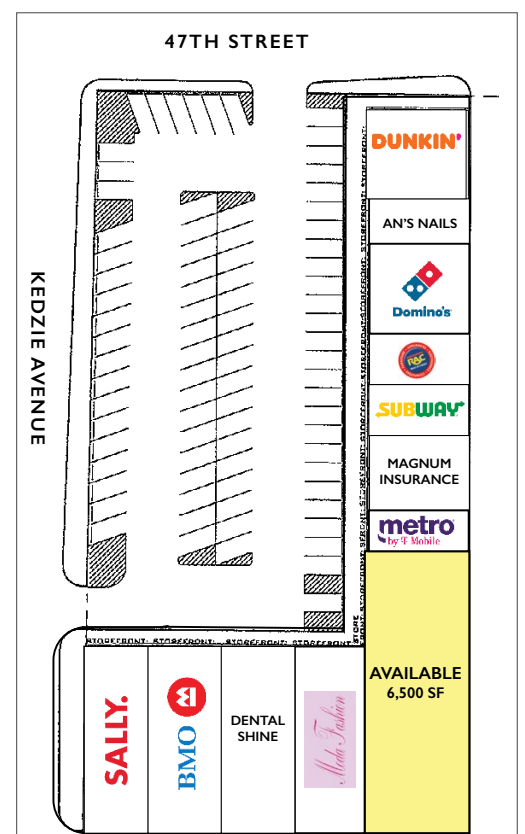
83 spaces

### ■ TRAFFIC COUNT

50,000 VPD

### ■ SIGNAGE

Highly visible pylon sign available





## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
■ POPULATION	46,524	161,666	347,941
■ HOUSEHOLDS	12,567	43,661	94,316
■ AVG. HH INCOME	\$61,344	\$59,359	\$56,466
■ TOTAL EMPLOYEES	7,677	29,138	78,941

## CONTACT INFORMATION

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

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









### **III. CHICAGOLAND AREA PROPERTIES**



## PROPERTY DESCRIPTION

Busy & attractive Starbucks anchored strip center at the NEC of Route 59 & Army Trail Road. Located in an affluent area at a traffic-lighted intersection. Space is currently built out as a salon.

### ■ AREA TENANTS

Starbucks, CVS, Bartlett Gymnastics

### ■ GLA

9,005 SF

### ■ AVAILABLE SF

1,800 SF

### ■ TRAFFIC COUNT

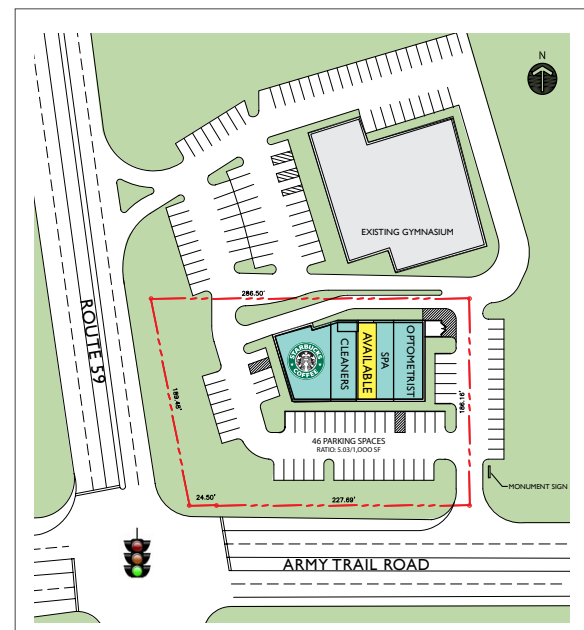
50,300 VPD

### ■ PARKING RATIO

5.03/1,000 SF

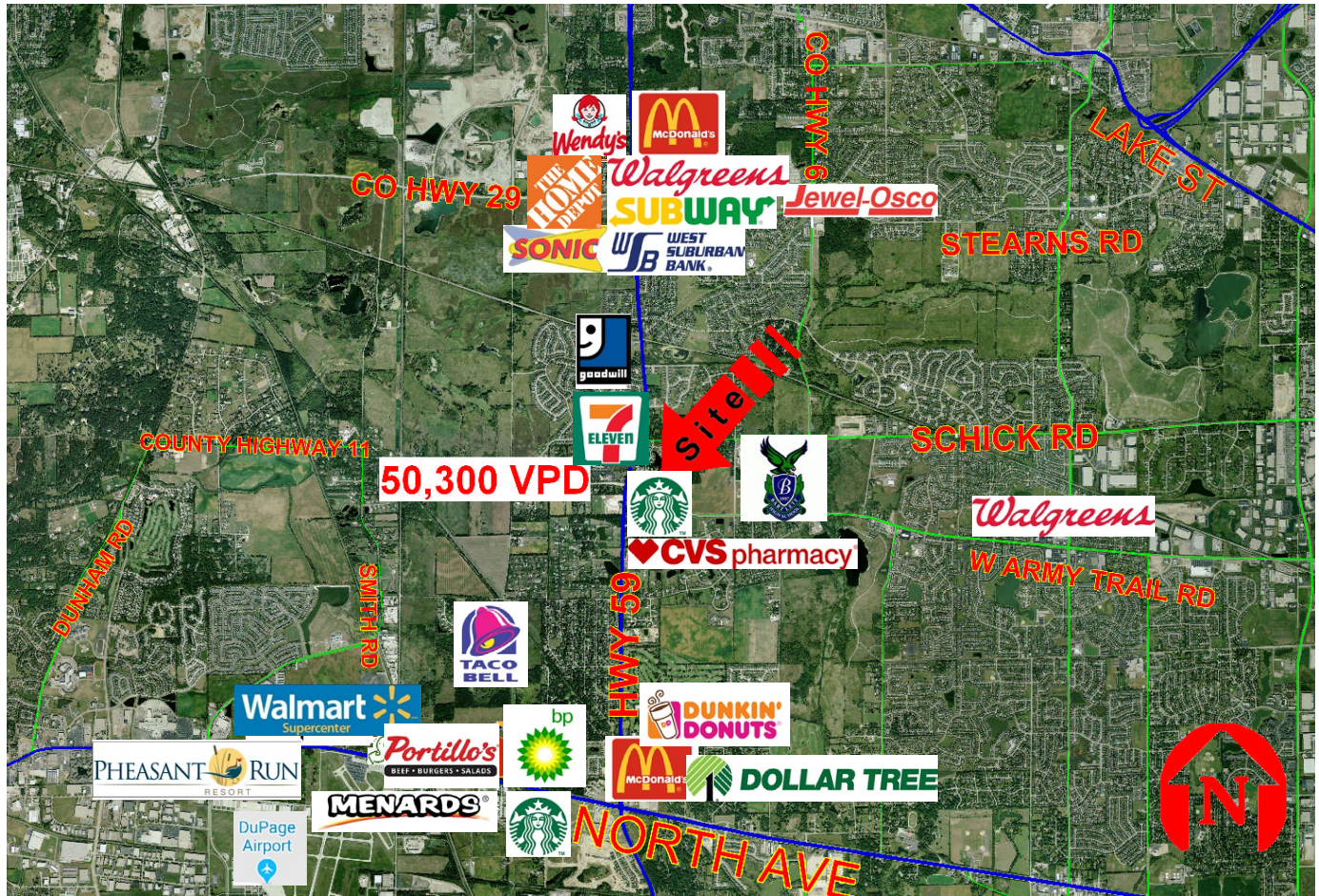
### ■ SIGNAGE

Highly visible storefront sign available  
Pylon sign available





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	2,180	45,946	162,010
■ HOUSEHOLDS	703	14,397	52,145
■ AVG. HH INCOME	\$137,501	\$111,624	\$99,579

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

Direct: 847-906-5023

jgoodman@terracorealestate.com

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terracorealestate.com](http://www.terracorealestate.com)





## PROPERTY DESCRIPTION

Brand new 25,000 SF medical/professional office condos available. Join popular Suburban Orthopaedics at a beautiful, brand new building with stunning architecture. Ample parking and excellent access off busy Route 59. Building is located in upscale community and is in close proximity to major hospitals.

### ■ AREA TENANTS

Suburban Orthopaedics, Home Depot, Walgreens, CVS, Starbucks

### ■ GLA

25,410 SF

### ■ AVAILABLE SF

1,200 SF - 6,000 SF

### ■ TRAFFIC COUNT

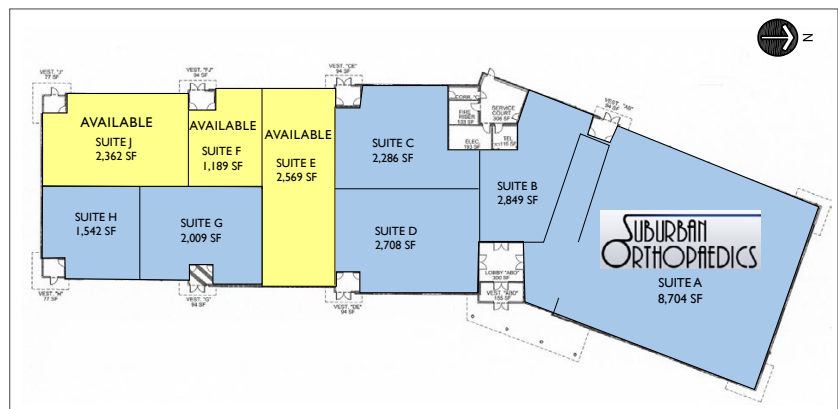
43,600 VPD

### ■ PARKING RATIO

5/1,000 SF

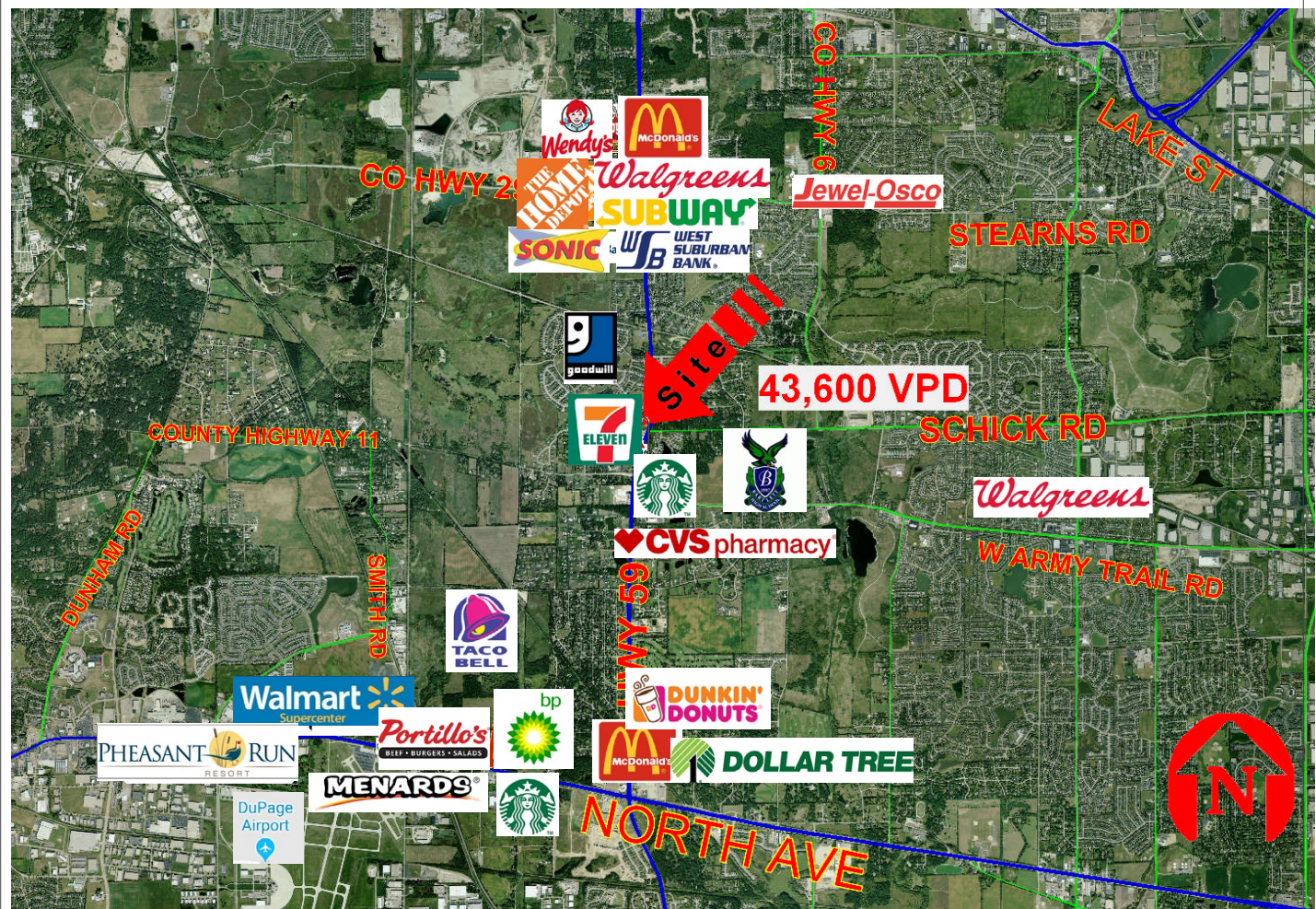
### ■ SIGNAGE

Highly visible pylon sign available along Route 59





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	2,431	49,615	164,877
■ HOUSEHOLDS	758	15,572	53,644
■ AVG. HH INCOME	\$137,445	\$110,554	\$98,820

## CONTACT INFORMATION

### Kevin Gazley

Senior Vice President

Direct: 847-906-5015

kgazley@terraco realestate.com

### Joe Goodman

Director of Leasing

Direct: 847-906-5023

jgoodman@terraco realestate.com

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

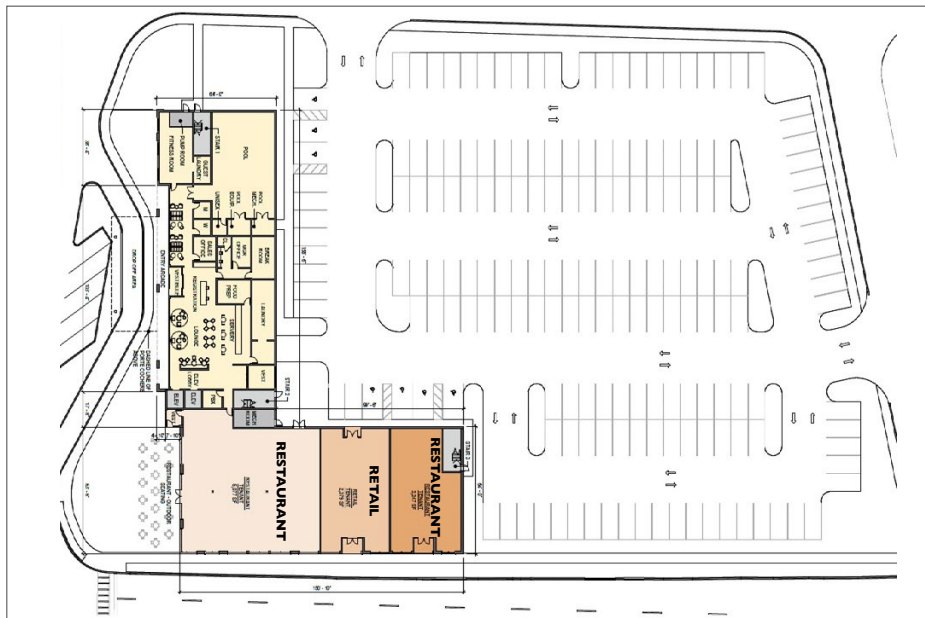
[www.terraco realestate.com](http://www.terraco realestate.com)





## PROPERTY DESCRIPTION

Retail space available at brand new development anchored by Home 2 Suites by Hilton. Property is located in the heart of Bourbonnais & Kankakee County and is across the street from Olivet University (5,000 Students). Traffic counts are over 25,000 VPD along Route 45. Strong local labor force with more than 840,000 employees within a 30 minute drive. Major employers in the market include CSL Behring & Riverside Hospital.





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	11,587	48,634	69,797
■ HOUSEHOLDS	4,258	19,662	28,405
■ AVG. HH INCOME	\$59,977	\$62,242	\$62,878

## CONTACT INFORMATION

### Dan Wander

Senior Vice President

847-906-5019

[dwander@terracorealestate.com](mailto:dwander@terracorealestate.com)

### Joe Goodman

Director of Leasing

Direct: 847-906-5023

[jgoodman@terracorealestate.com](mailto:jgoodman@terracorealestate.com)

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terracorealestate.com](http://www.terracorealestate.com)



## PROPERTY DESCRIPTION

Brand new Ace Hardware anchored neighborhood shopping center in the heart of the thriving Coal City/Diamond market. Located on Highway 113 with a major interchange at I-55, approximately 1.5 miles from the site. Retail and pad sites available.

### ■ TENANTS

Ace Hardware, Dollar General, Athletico, Advance Auto Parts, Fitness Premier

### ■ GLA

50,000 SF

### ■ AVAILABLE SF

3,600 SF (2nd floor Office)

Pad sites available: Pad 1: 1.16; Pad 2: 2.26

### ■ TRAFFIC COUNT

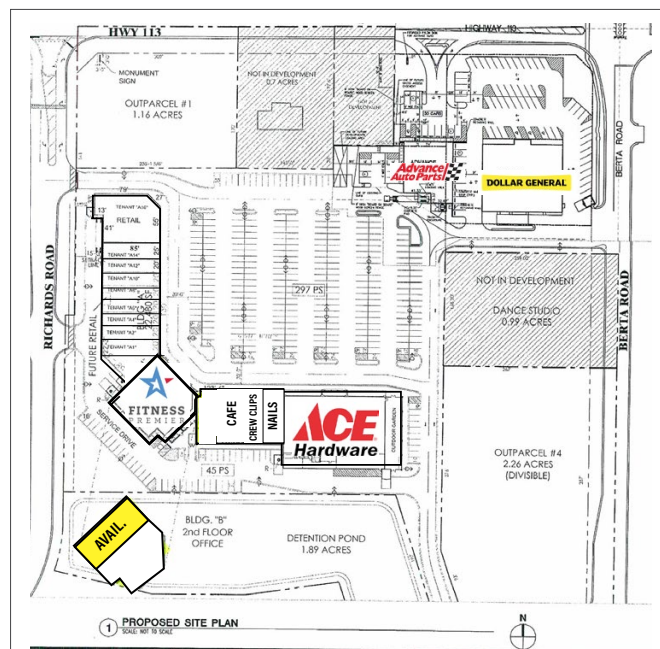
15,100 VPD

### ■ PARKING RATIO

5/1,000 SF

### ■ SIGNAGE

Highly visible storefront sign available  
Monument sign available





LOCATION AERIAL



COAL CITY/DIAMOND TRADE AREA DEMOGRAPHICS

■ POPULATION	33,537
■ HOUSEHOLDS	12,014
■ AVG. HH INCOME	\$67,563

CONTACT INFORMATION

**Kevin Gazley**

Senior Vice President  
Direct: 847-906-5015  
kgazley@terracorealestate.com

**Joe Goodman**

Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

**Terraco Real Estate Development & Management**

3201 Old Glenview Road | Suite 300  
Wilmette, Illinois 60091  
[www.terracorealestate.com](http://www.terracorealestate.com)





## PROPERTY DESCRIPTION

Under new ownership. Anchor space next to Big Lots! and small shop space available at the NWC of 183rd Street & Pulaski Road. Excellent visibility at a busy intersection with full access from both major roads. Nearby retailers include Walgreens, Dollar General, Aldi, Dunkin Donuts, Advance Auto Parts, Wendy's.

- **LAND SIZE**  
9.71 Acres
- **GLA**  
72,518 SF
- **AVAILABLE SF**  
19,245 SF and 1,600 SF - 3,200 SF
- **PARKING RATIO**  
418 Spaces
- **TRAFFIC COUNTS**  
13,600 VPD on Pulaski  
15,600 VPD on 183rd
- **SIGNAGE**  
Building and monument signage





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	13,774	64,455	213,606
■ HOUSEHOLDS	4,806	23,818	78,288
■ AVG. HH INCOME	\$85,557	\$93,189	\$86,070

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

Direct: 847-906-5023

jgoodman@terraco realestate.com

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

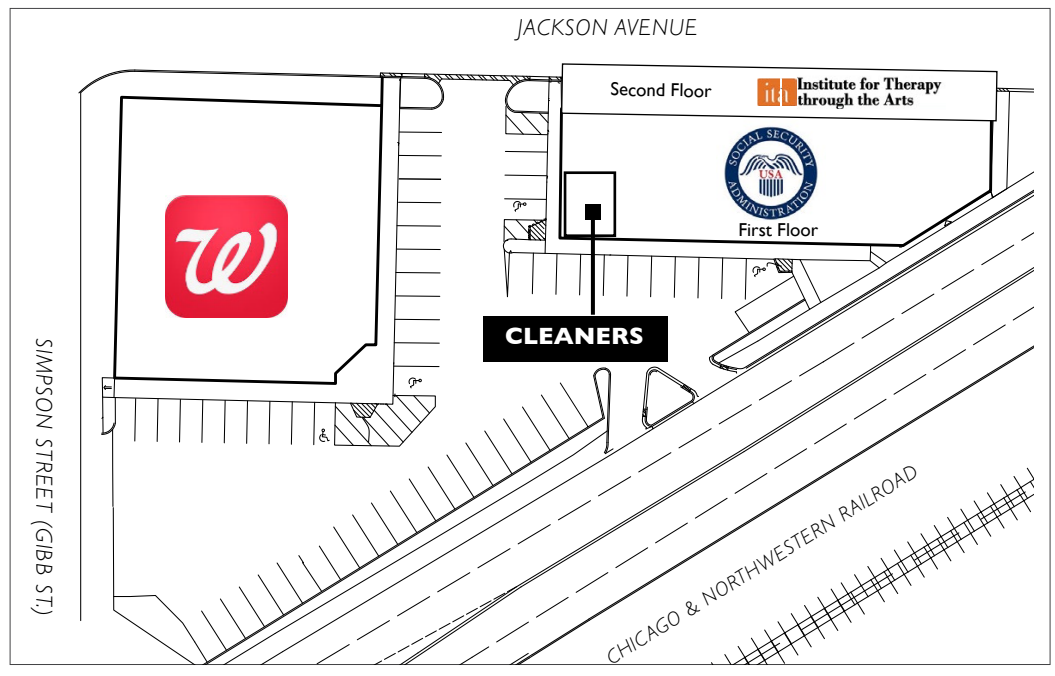
[www.terraco realestate.com](http://www.terraco realestate.com)

# 100% LEASED



## PROPERTY DESCRIPTION

Tremendous North Shore retail/office building along Green Bay Road. Co-tenants include Walgreens and Social Security Administration. Located in close proximity to downtown Evanston and Northwestern University.





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
■ POPULATION	33,012	84,083	154,887
■ HOUSEHOLDS	12,556	33,492	60,840
■ AVG. HH INCOME	\$104,805	\$127,213	\$118,454

## CONTACT INFORMATION

### Kevin Gazley

Senior Vice President  
Direct: 847-906-5015  
kgazley@terraco realestate.com

### Joe Goodman

Director of Leasing  
Direct: 847-906-5023  
jgoodman@terraco realestate.com

### Terraco Real Estate Development & Management

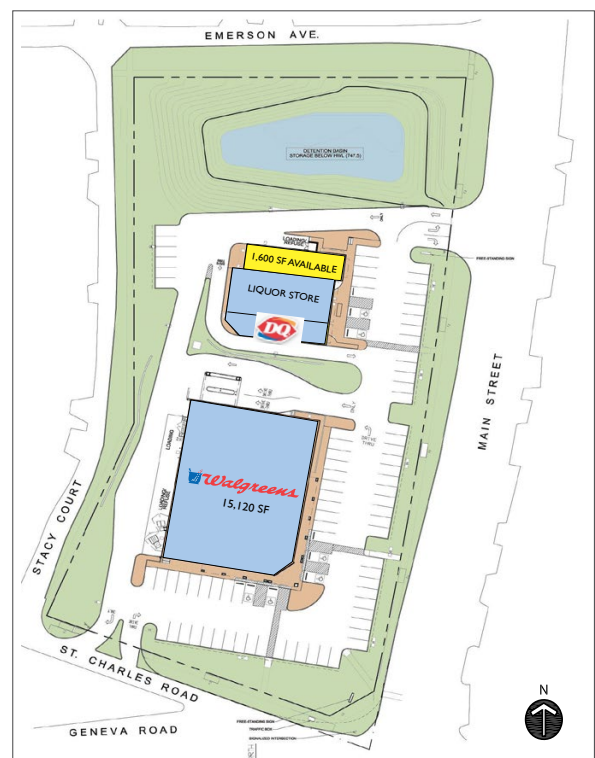
3201 Old Glenview Road | Suite 300  
Wilmette, Illinois 60091  
[www.terraco realestate.com](http://www.terraco realestate.com)



## PROPERTY DESCRIPTION

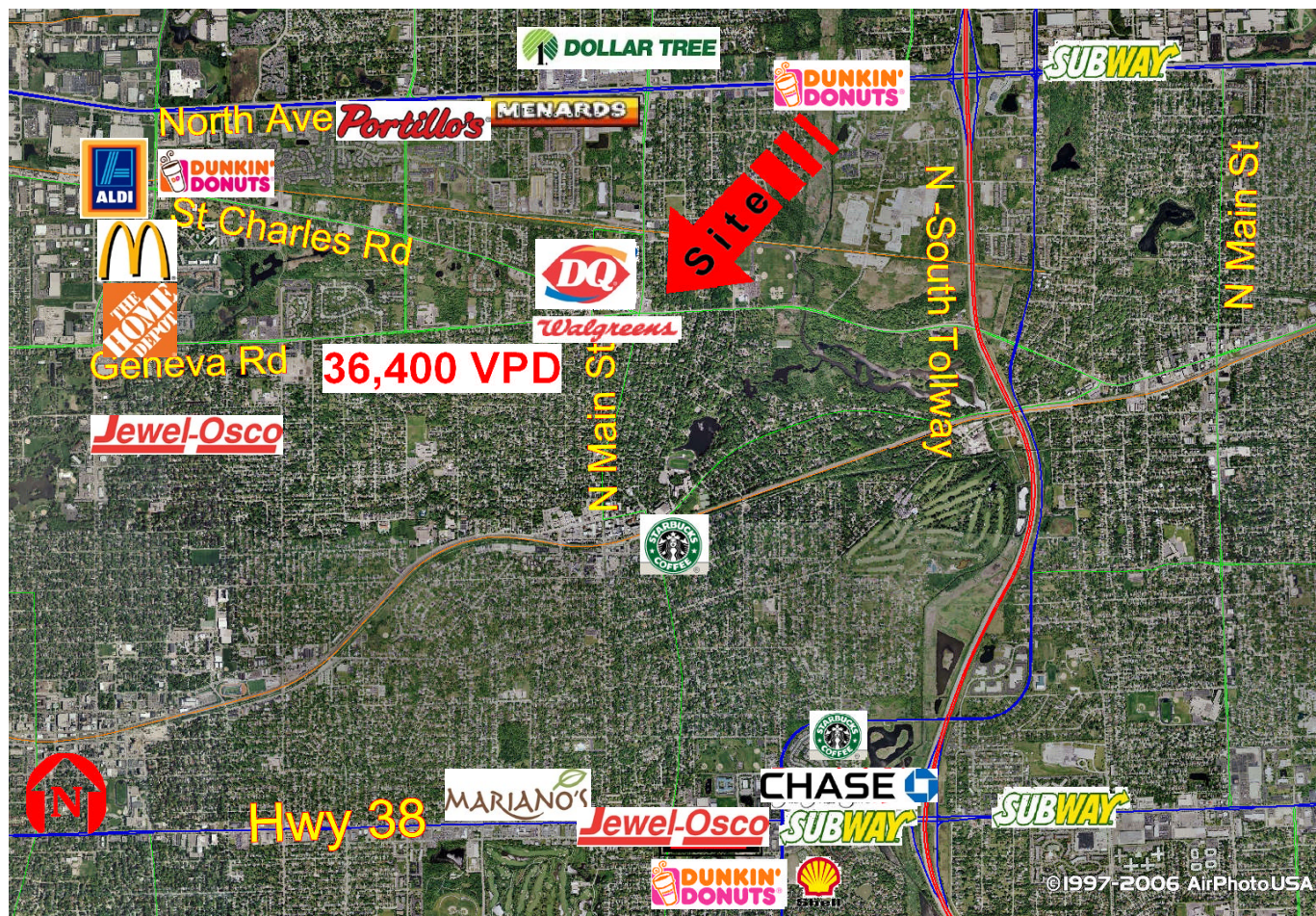
Walgreens and Dairy Queen anchored center located in the upscale community of Glen Ellyn, Illinois. Located at the NWC of Main Street, Geneva Road, and St. Charles Road.

- **AVAILABLE SF**  
1,600 SF
- **ANCHOR TENANTS**  
Walgreens, Dairy Queen
- **GLA**  
21,144 SF
- **TRAFFIC COUNT**  
36,400 VPD
- **PARKING RATIO**  
4.5/1,000 SF
- **SIGNAGE**  
Highly visible storefront sign available  
Pylon sign available





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	11,656	113,454	301,232
■ HOUSEHOLDS	4,283	39,792	104,866
■ AVG. HH INCOME	\$113,069	\$92,725	\$94,423

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

Direct: 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



# 100% LEASED



## PROPERTY DESCRIPTION

Heinen's Grocery Store anchored shopping center. Located at a busy intersection (over 38,000 VPD) adjacent to newer Target. Many successful national and local businesses. The area has very strong daytime population and high household incomes.

### ■ AREA TENANTS

Heinen's, Target, Walgreens, Panera Bread, Potbelly's, Chipotle, Starbucks

### ■ GLA

64,574 SF

### ■ TRAFFIC COUNT

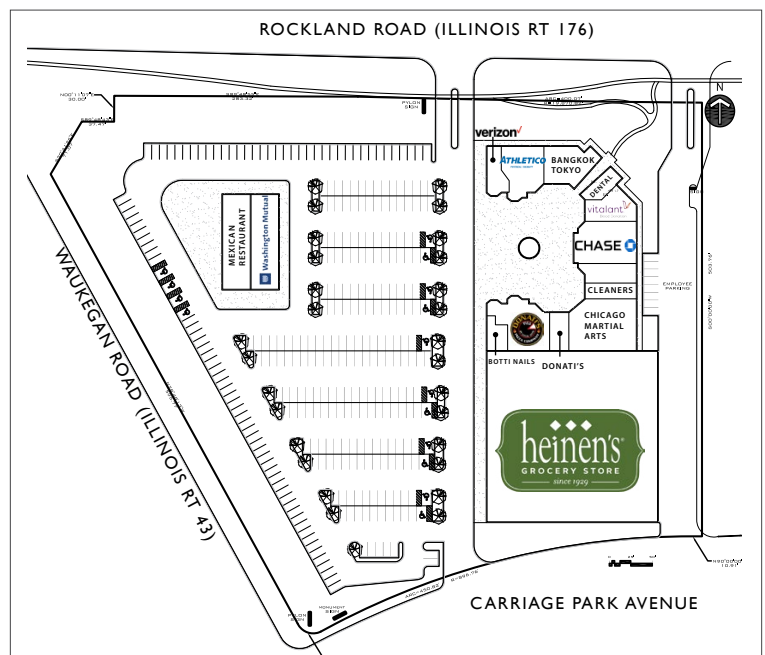
19,900 VPD Waukegan Road  
18,200 VPD Route 176

### ■ PARKING RATIO

5.25/1,000 SF

### ■ SIGNAGE

Two monument signs available





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
■ POPULATION	2,816	32,332	102,848
■ HOUSEHOLDS	1,149	10,479	33,880
■ AVG. HH INCOME	\$130,321	\$171,670	\$149,680
■ TOTAL EMPLOYEES	5,289	47,396	107,631

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

847-906-5023

jgoodman@terraco realestate.com

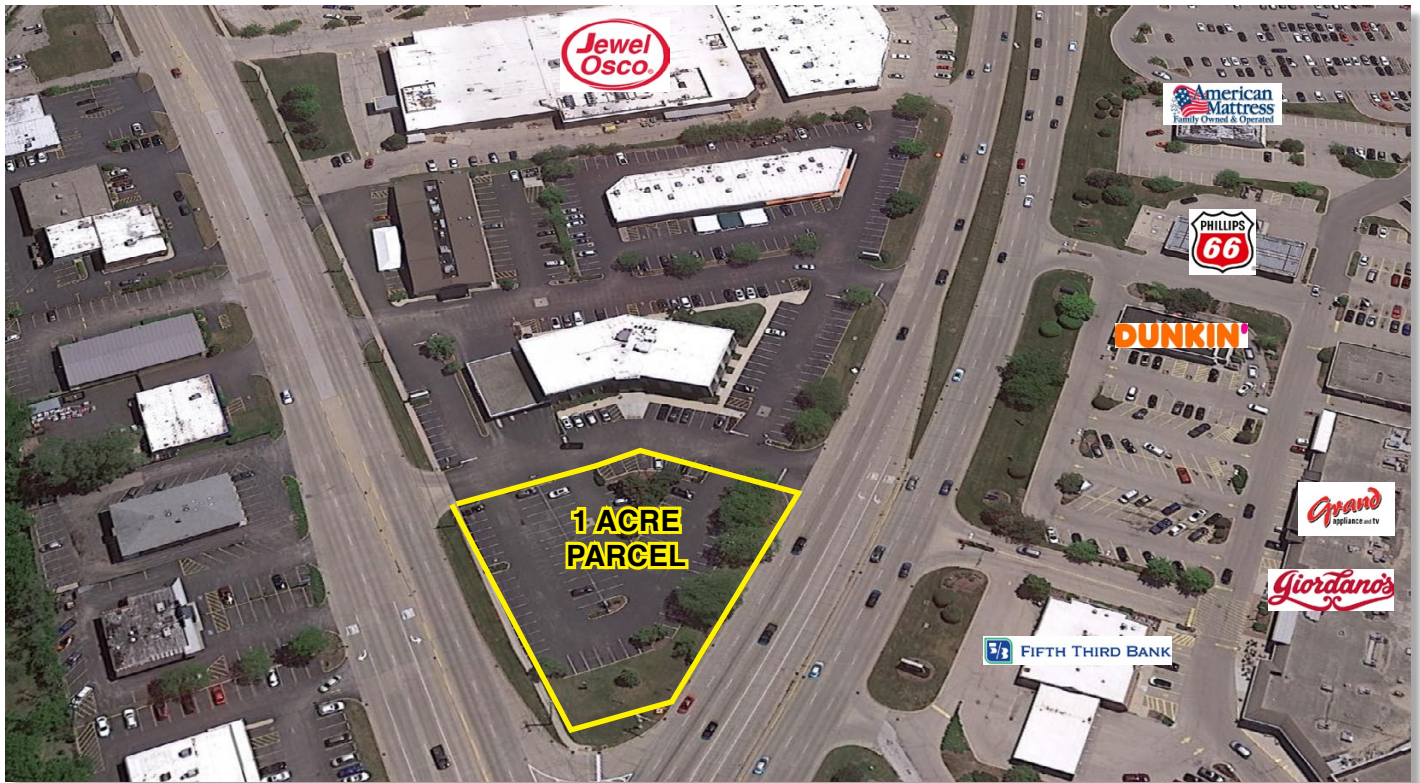
### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terraco realestate.com](http://www.terraco realestate.com)





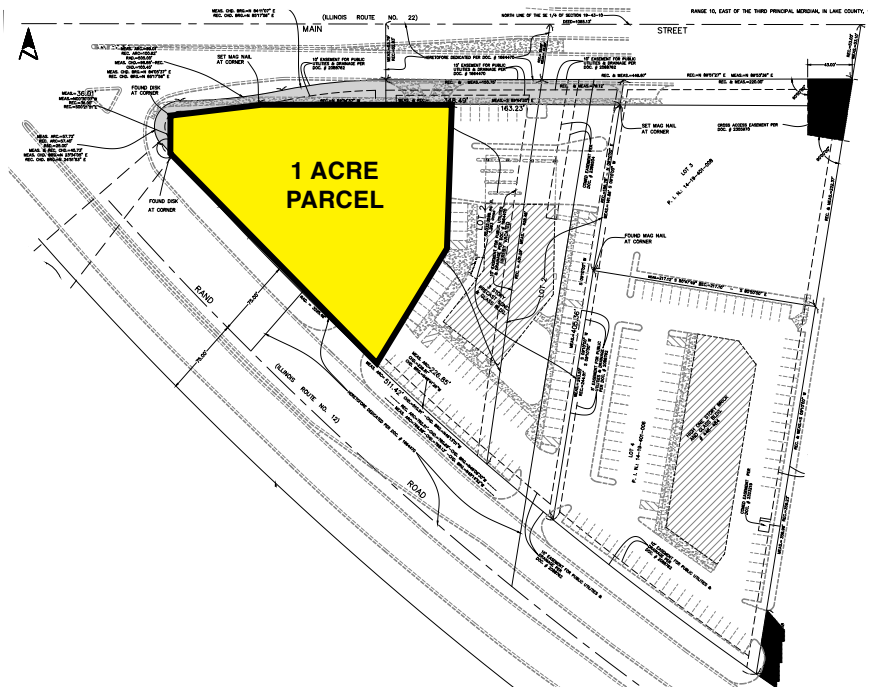
## PROPERTY DESCRIPTION

1 acre pad available at regional intersection in the heart of Lake Zurich. Located in affluent market.

Site is ideal for medical, retail or restaurant. Site has excellent access from both Route 22 & Rand Road.

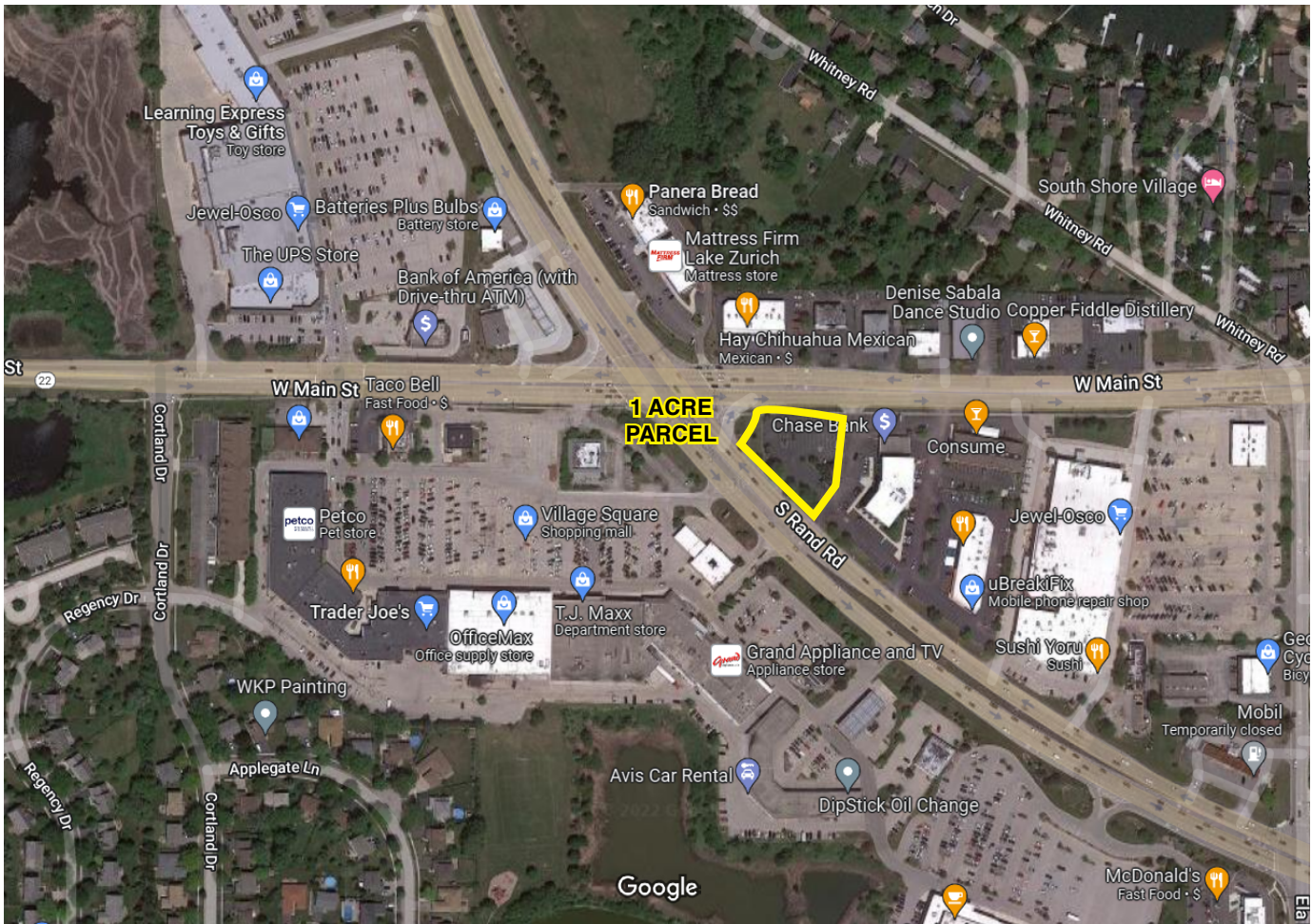
- **AVAILABLE**  
1 Acre

- **TRAFFIC COUNT**  
18,200 VPD along Route 22  
37,900 VPD along Rand Road





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
■ POPULATION	5,904	40,364	89,042
■ HOUSEHOLDS	2,160	14,422	33,055
■ AVG. HH INCOME	\$155,199	\$181,486	\$172,940
■ TOTAL EMPLOYEES	3,788	21,902	41,441

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

847-906-5023

jgoodman@terraco realestate.com

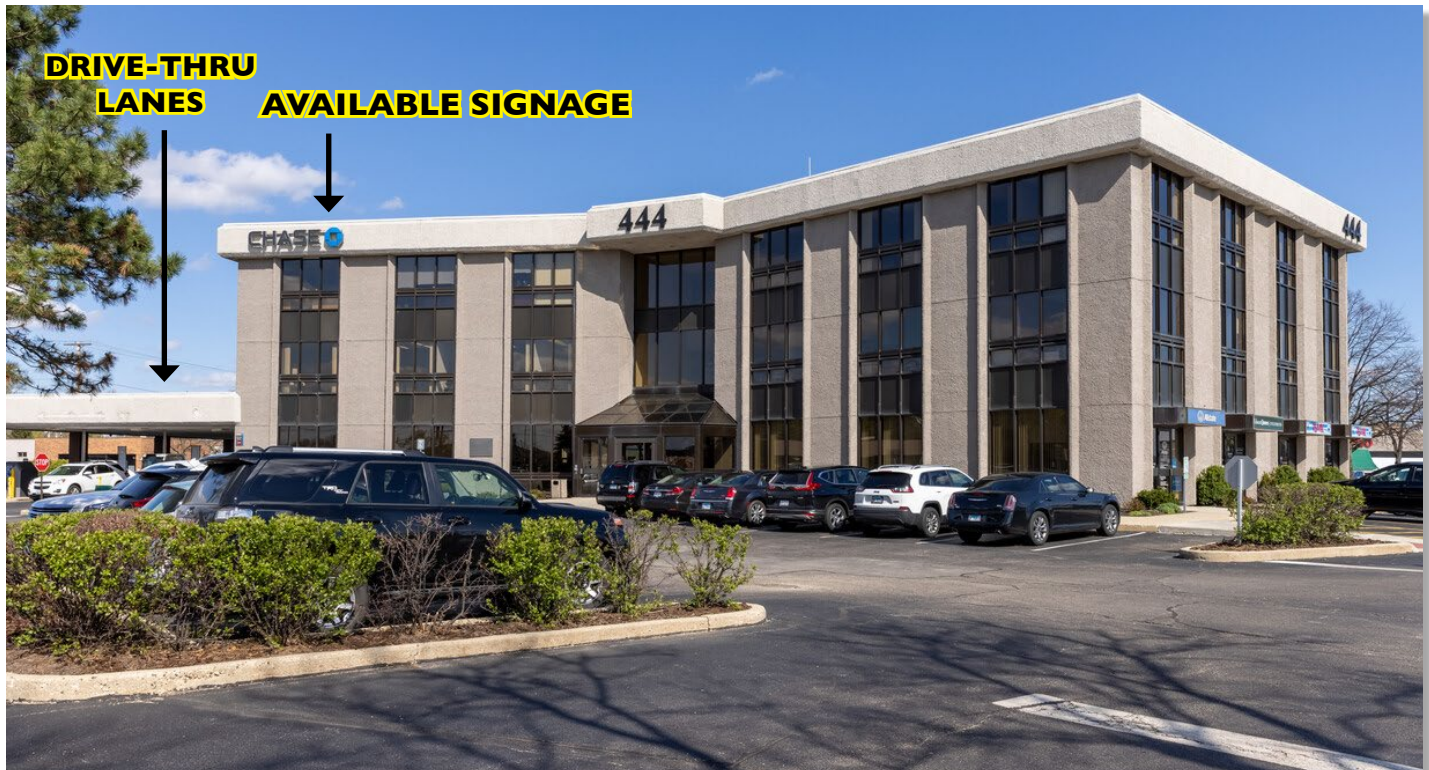
### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terraco realestate.com](http://www.terraco realestate.com)





## PROPERTY DESCRIPTION

Total building size of 38,828 square feet with prime office suites at the premier corner of Rt. 12 (Rand Road) and 22 in Lake Zurich, IL. This is a high traffic location, ideal for a variety of professional businesses including legal, medical, corporate offices, insurance, and employment services, etc. Building is in the process of upgrading lobby and facade. Bank space has up to 4 drive thru lanes available and prominent building signage is available.

### ■ AVAILABLE

**Suite 100 - 5,506 SF Former Bank Space**  
(available 4th quarter 2023)

**Suite 100 Lower Level - 5,191 SF**  
(available 4th quarter 2023)

### Additional Spaces Available:

Suite 102 - 1,172 SF (retail space)

Suite 203 - 535 SF

Suite 207 - 655 SF

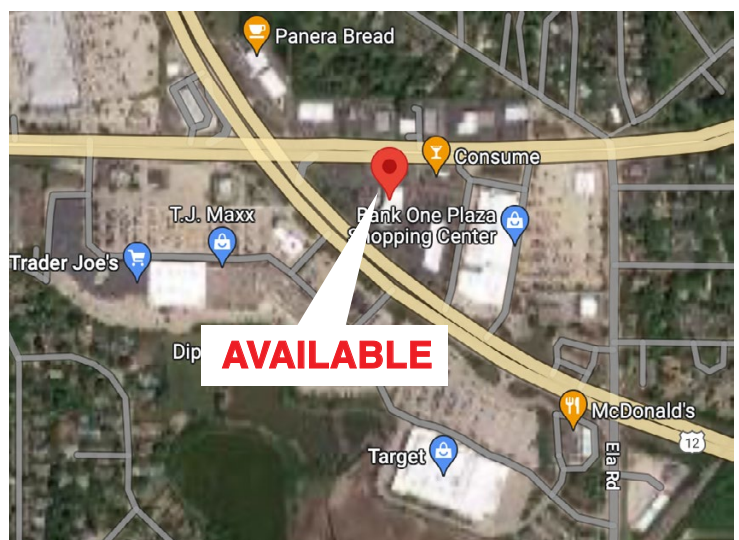
Suite 202 - 766 SF

Suite 303 - 944 SF

Suite 308 - 1,401 SF

### ■ TRAFFIC COUNT

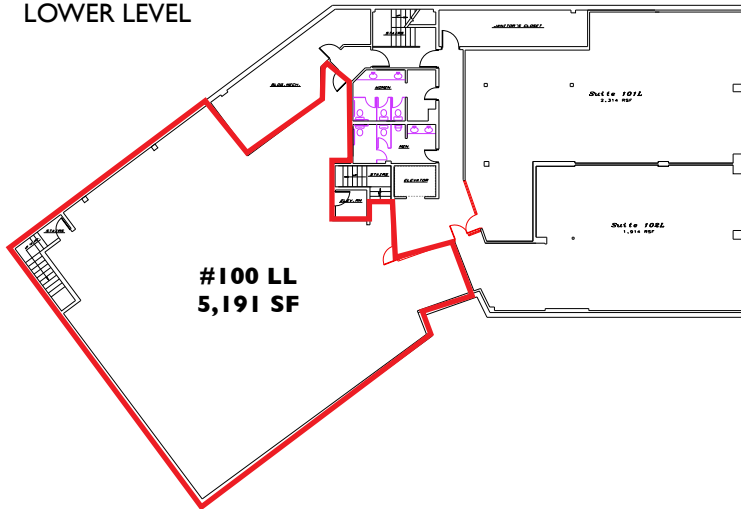
18,200 VPD Route 22 / 37,900 VPD Rand Rd



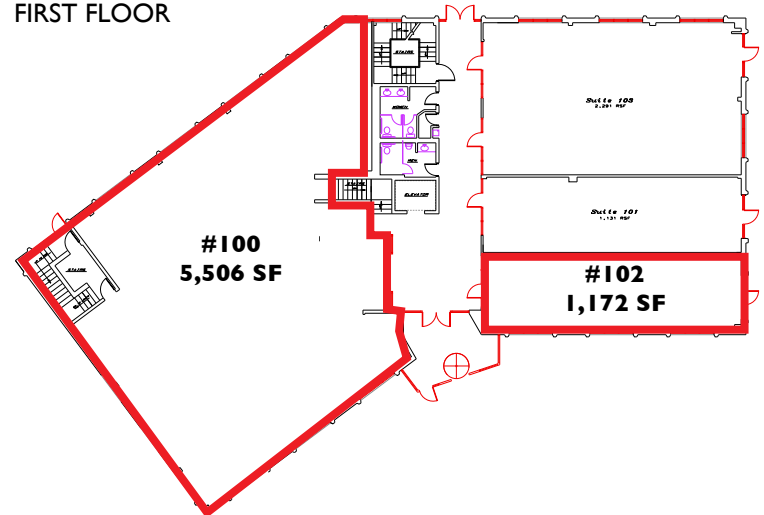


## FLOOR PLANS

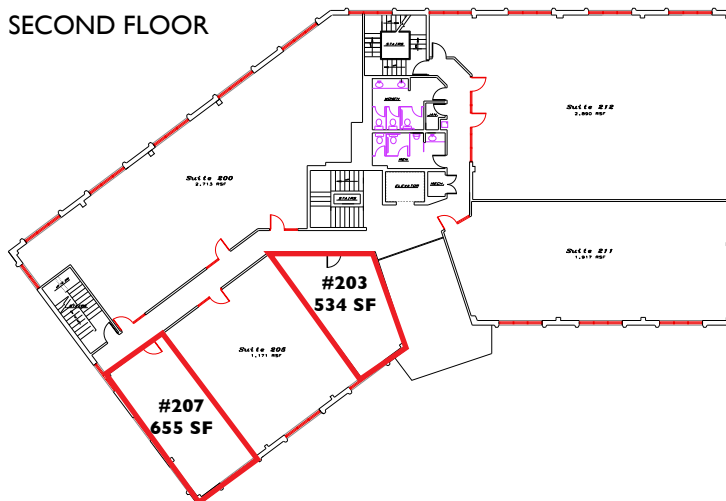
LOWER LEVEL



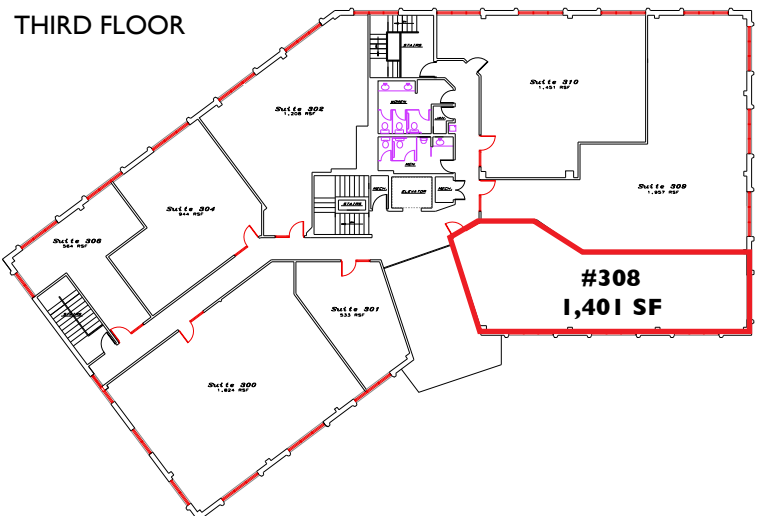
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
■ POPULATION	5,904	40,364	89,042
■ HOUSEHOLDS	2,160	14,422	33,055
■ AVG. HH INCOME	\$155,199	\$181,486	\$172,940
■ TOTAL EMPLOYEES	3,788	21,902	41,441

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

847-906-5023

jgoodman@terracoalestate.com

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terracoalestate.com](http://www.terracoalestate.com)



## PROPERTY DESCRIPTION

Join NorthShore University Health System, Dunkin Donuts and Anytime Fitness. Located at busy signalized intersection just south of Prospect Heights Metra Train Station. Excellent daytime population and in close proximity to Randhurst Village. Perfect for restaurant, salon and a variety of retail.

### ■ AREA TENANTS

Northshore University Health Systems, Dunkin Donuts, Anytime Fitness, Kensington Business Center, Walgreens.

### ■ GLA

24,000 SF

### ■ AVAILABLE SF

Up to 3,690 SF

### ■ TRAFFIC COUNT

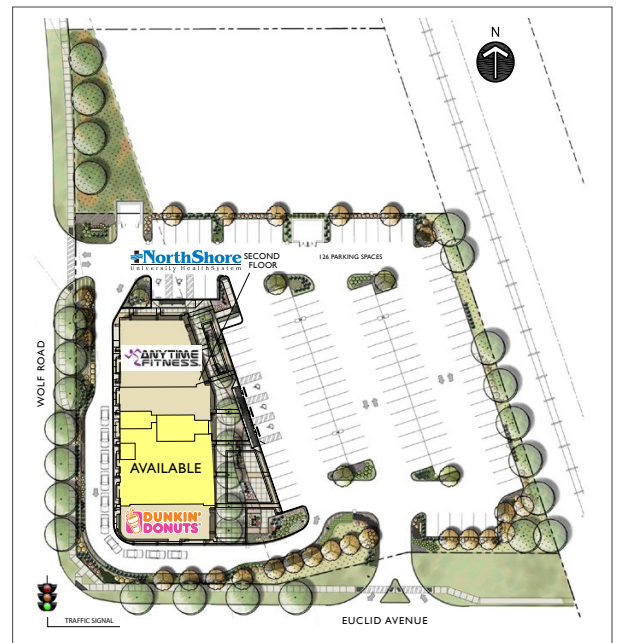
43,300 VPD

### ■ PARKING RATIO

5/1,000 SF

### ■ SIGNAGE

Highly visible storefront sign available  
Pylon signs available





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	13,058	96,626	332,195
■ HOUSEHOLDS	5,006	37,385	127,871
■ AVG. HH INCOME	\$107,194	\$96,107	\$97,028

## 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)



# NORTHBROOK SHOPPING PLAZA

NEC SHERMER RD & CHURCH ST, NORTHBROOK, ILLINOIS



## PROPERTY DESCRIPTION

Join Sunset Foods Grocery store at a popular, upscale shopping center in downtown Northbrook. Located two blocks from the Northbrook train station and in close proximity to Dundee Road & Waukegan Road. Ideal uses include retail, restaurant, and medical.

### ■ AREA TENANTS

Sunset Foods, Walgreens, Chase Bank, Bank of America, Do it Best Hardware, Starbucks, Francesca's North, United States Postal Service

### ■ GLA

80,000 SF

### ■ AVAILABLE SF

1,100 SF - 5,374 SF

### ■ TRAFFIC COUNT

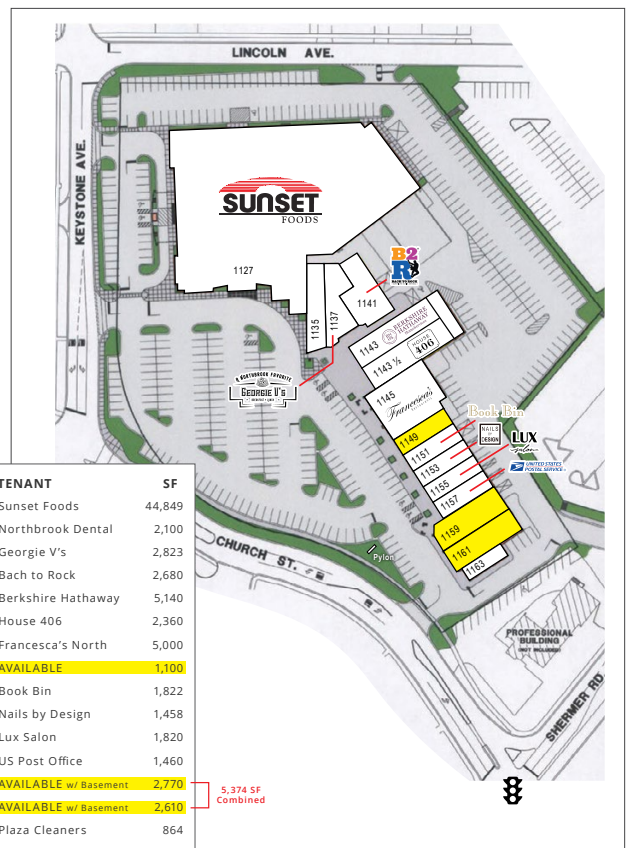
15,950 VPD

### ■ PARKING RATIO

4.62/1,000 SF

### ■ SIGNAGE

Highly visible storefront sign available





## AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	8,192	70,040	190,543
■ HOUSEHOLDS	2,989	25,704	69,699
■ AVG. HH INCOME	\$166,982	\$176,564	\$165,394

## 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)



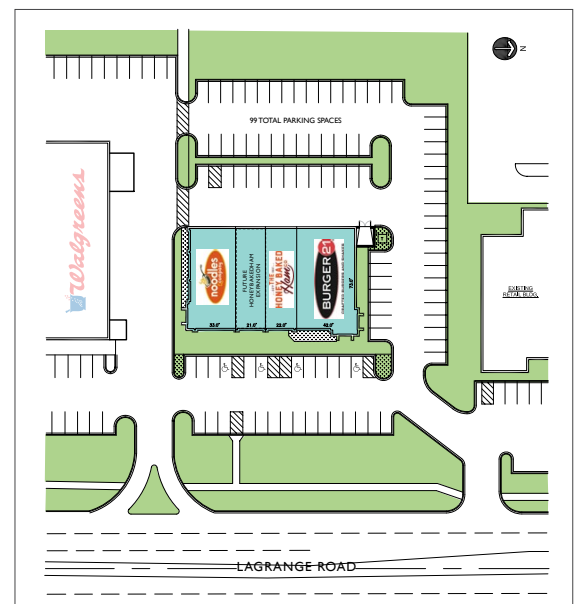
# 100% LEASED



## PROPERTY DESCRIPTION

Recently built attractive strip center anchored by Walgreens, Noodles & Co. Located in the heart of Orland Park's regional shopping district directly across from the Orland Square Mall and at the entrance to the Orland Park City Hall. Great access and visibility along the busy LaGrange Road.

- **AREA TENANTS**  
Macy's, Target, Lowe's, Kohl's, Sears, JC Penney
- **GLA**  
23,715 SF
- **AVAILABLE SPACE**  
N/A
- **TRAFFIC COUNT**  
44,200 VPD along LaGrange Rd.
- **PARKING RATIO**  
11.12/1,000 SF
- **SIGNAGE**  
Highly visible storefront sign available





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	9,084	62,527	160,248
■ HOUSEHOLDS	3,325	21,640	54,951
■ AVG. HH INCOME	\$74,613	\$87,081	\$86,315

## 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)

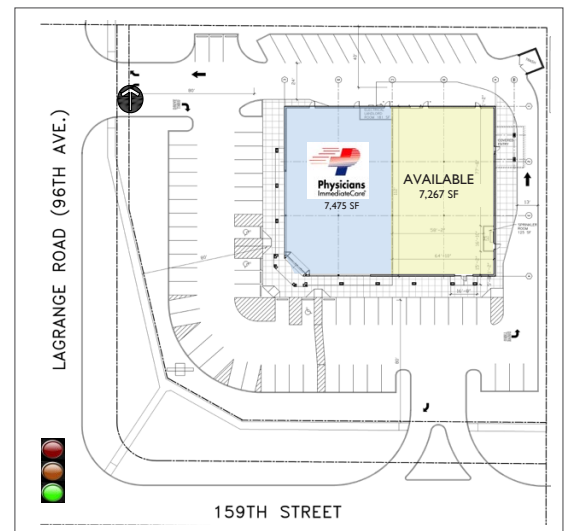




## PROPERTY DESCRIPTION

Join Physicians Immediate Care at the best intersection in one of the top suburban retail markets in the Chicagoland area. Located along busy LaGrange Road at a signalized intersection in close proximity to Orland Square Mall. Space can either be expanded or subdivided to accommodate a variety of different uses.

- **AREA TENANTS**  
Super Wal-Mart, Costco, Target, Jewel, Lowe's, and Best Buy
- **GLA**  
14,742 SF
- **AVAILABLE SF**  
3,000 SF - 7,267 SF
- **TRAFFIC COUNT**  
74,700 VPD
- **PARKING RATIO**  
5/1,000 SF





PROPERTY PHOTO



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	10,184	79,292	170,788
■ HOUSEHOLDS	3,676	27,338	57,806
■ AVG. HH INCOME	\$67,869	\$81,364	\$84,700

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)



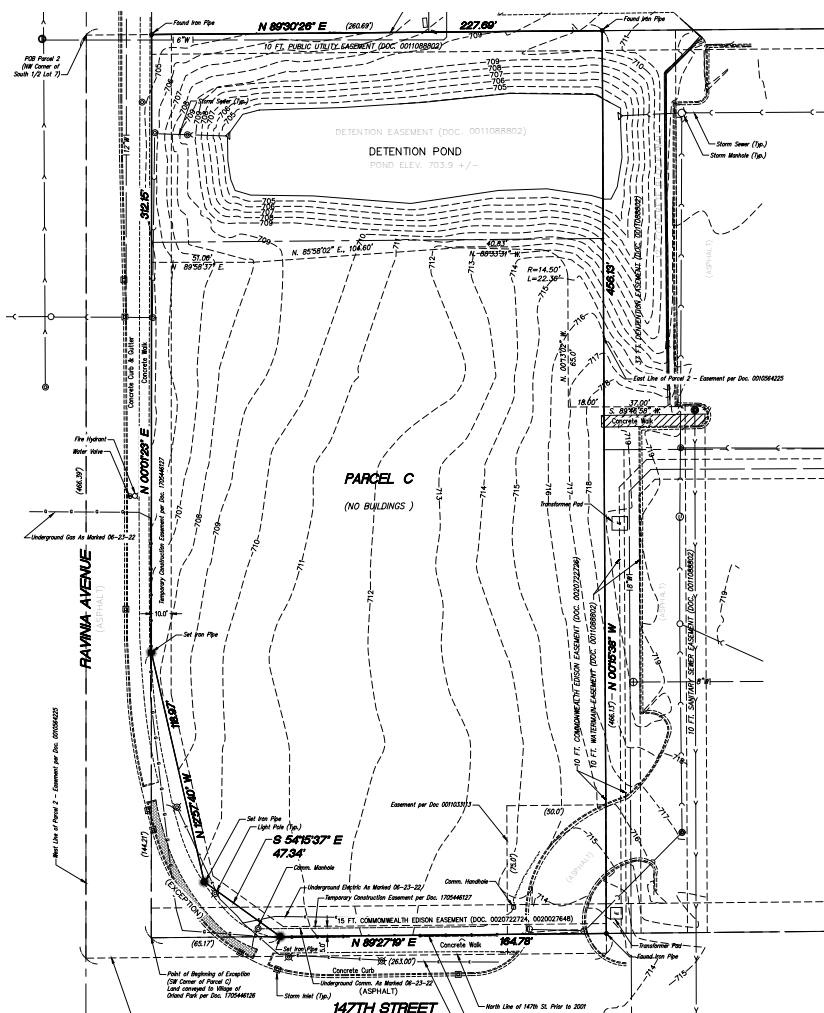
## PROPERTY DESCRIPTION

2.3 Acres available just off of busy LaGrange Road and adjacent to Village Hall. Ideal uses include Medical, Office, Daycare, Multi-Family and Senior Housing. Site is ready for development with utilities and detention in place.

- **SITE SIZE**  
2.3 Acres
- **UTILITIES**  
Utilities and detention in place
- **IDEAL USE**  
Medical, office, daycare, multi-family, senior housing



### PLAT OF SURVEY



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	9,739	65,976	161,364
■ HOUSEHOLDS	3,799	25,349	61,729
■ AVG. HH INCOME	\$97,928	\$116,686	\$118,341

### CONTACT INFORMATION

**Kevin Gazley**  
Senior Vice President  
Direct: 847-906-5015  
kgazley@terraco realestate.com

**Joe Goodman**  
Director of Leasing  
Direct: 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)

# 100% LEASED



## PROPERTY DESCRIPTION

Join Starbucks at the former Skokie Swift train station; adjacent to new train station. Located in the heart of Skokie right along Dempster Street. Shadow anchored by Target Express store. Over 2,500 passenger boarding's per day. ATM space available.

### ■ AREA TENANTS

Starbucks, Subway, FedEx Office, Dunkin Donuts, Binny's, McDonalds, Panda Express, Chase Bank, Bank of America

### ■ GLA

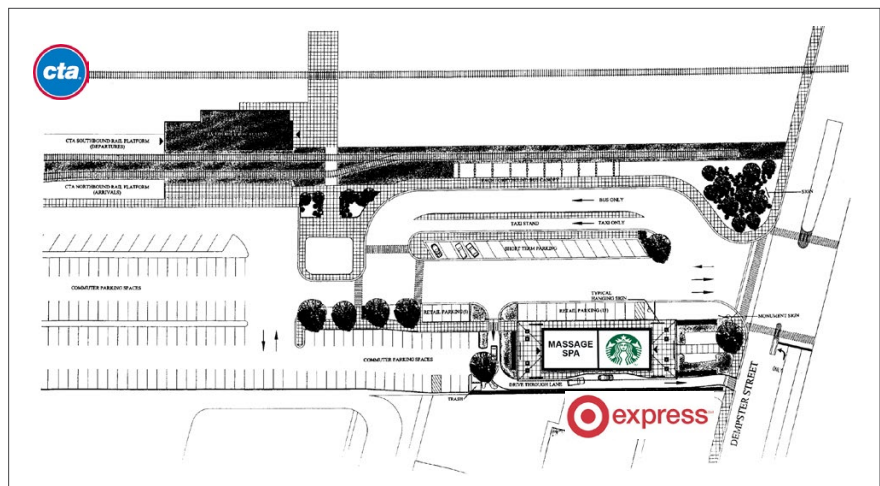
3,860 SF

### ■ TRAFFIC COUNT

30,100 VPD

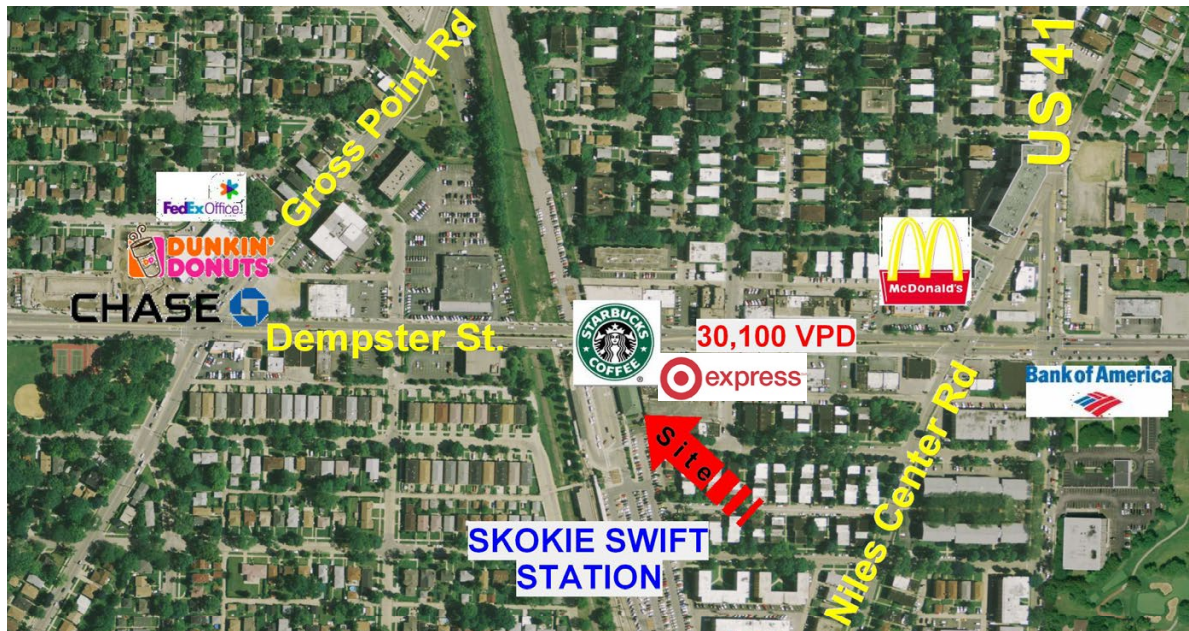
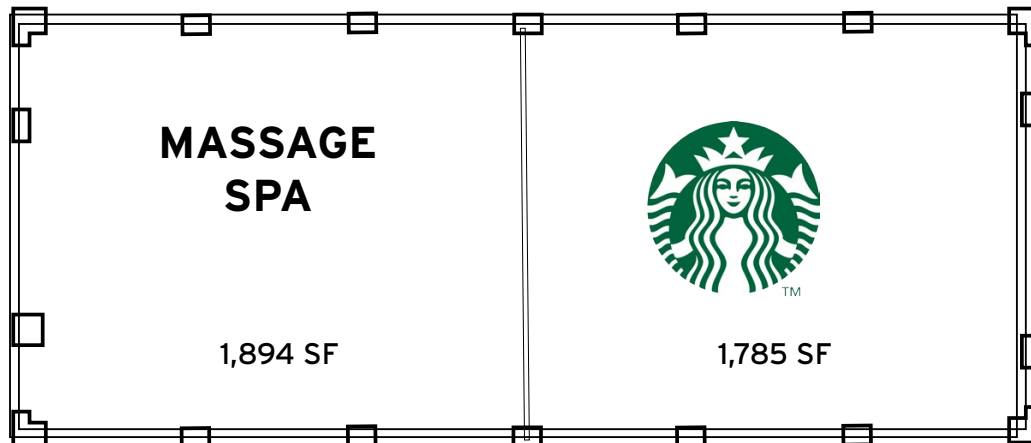
### ■ SIGNAGE

Highly visible  
pylon sign available





**SITE PLAN & LOCATION AERIAL**



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
■ POPULATION	25,529	144,949	507,044
■ HOUSEHOLDS	9,989	53,293	189,303
■ AVG. HH INCOME	\$80,245	\$108,049	\$101,323

**CONTACT INFORMATION**

**Julia Burnham**

Vice President

Direct: 847-906-5012

[jburnham@terraco realestate.com](mailto:jburnham@terraco realestate.com)

**Joe Goodman**

Director of Leasing

847-906-5023

[jgoodman@terraco realestate.com](mailto: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)



## PROPERTY DESCRIPTION

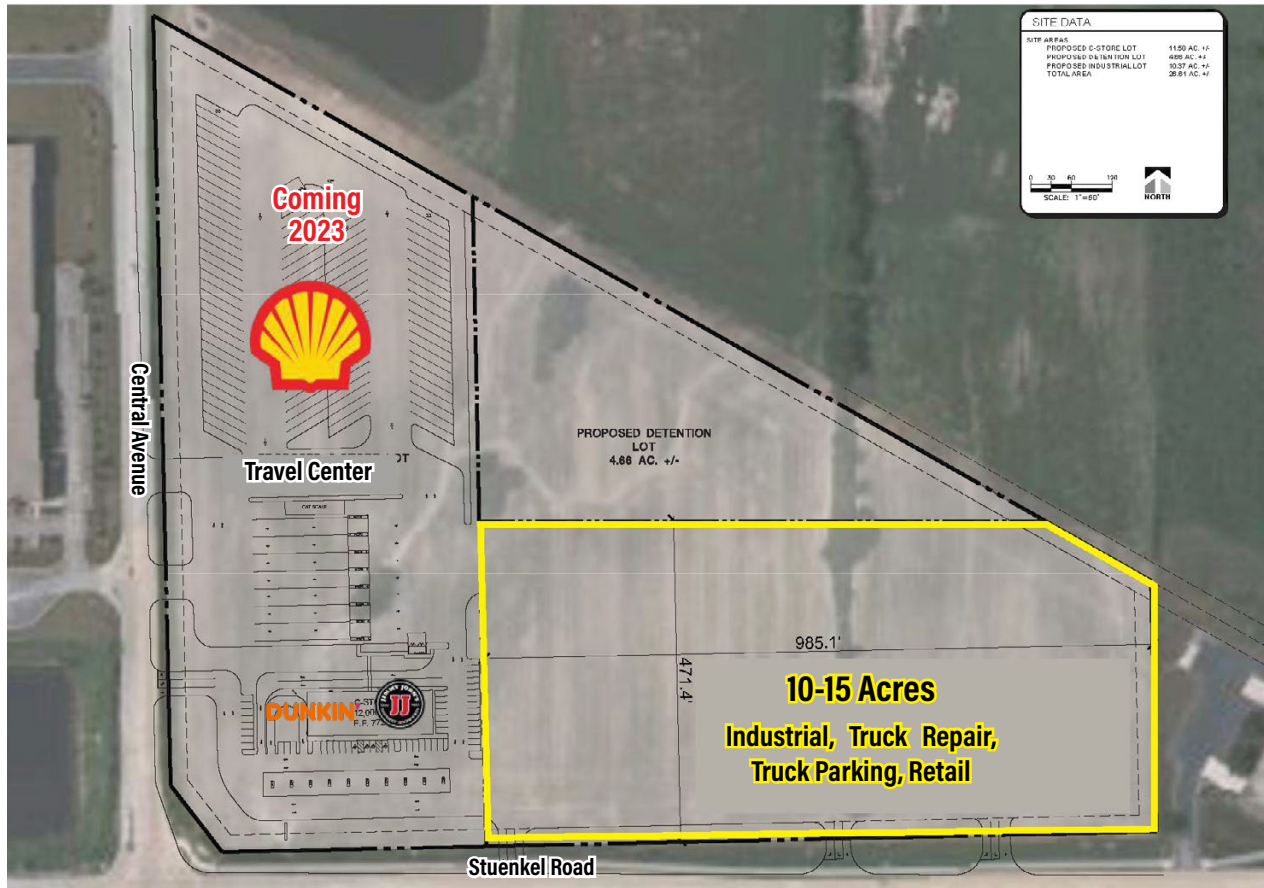
Brand new 26-acre travel center anchored development is located just off new I-57 interchange in the heart of a major industrial corridor along Stuenkel Road and Central Avenue.

Location is adjacent to Georgia Pacific, DSC Logistics, Dot Foods, and the recent 1.2 million square foot Amazon distribution center.

- **AVAILABLE LAND**  
10-15 Acres
- **UTILITIES**  
All utilities to site
- **IDEAL USE**  
All truck related uses are approved
- **HIGHWAY PROXIMITY**  
One block off I-57 interchange



## SITE PLAN



## DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
■ POPULATION	20,398	79,023	361,015
■ HOUSEHOLDS	7,479	29,537	131,419
■ AVG. HH INCOME	\$68,656	\$70,846	\$76,138

## CONTACT INFORMATION

### Dan Wander

Senior Vice President  
847-906-5019

[dwander@terraco realestate.com](mailto:dwander@terraco realestate.com)

### Joe Goodman

Director of Leasing  
Direct: 847-906-5023

[jgoodman@terraco realestate.com](mailto: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)

## 100% LEASED



### PROPERTY DESCRIPTION

Highly visible prime location in the heart of the Vernon Hills regional trade area. Building is situated along Route 60, on an outlot in front of the Chicago Bears themed health club and next to Portillo's.

- **BUILDING SIZE**  
6,230 SF
- **SITE SIZE**  
67,000 SF
- **TRAFFIC COUNT**  
Over 35,000 VPD along Route 60





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	10,984	62,399	128,662
■ HOUSEHOLDS	5,097	23,935	49,291
■ AVG. HH INCOME	\$120,905	\$185,539	\$209,883
■ EMPLOYEES	7,256	76,728	161,586

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing

847-906-5023

jgoodman@terracorealestate.com

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terracorealestate.com](http://www.terracorealestate.com)



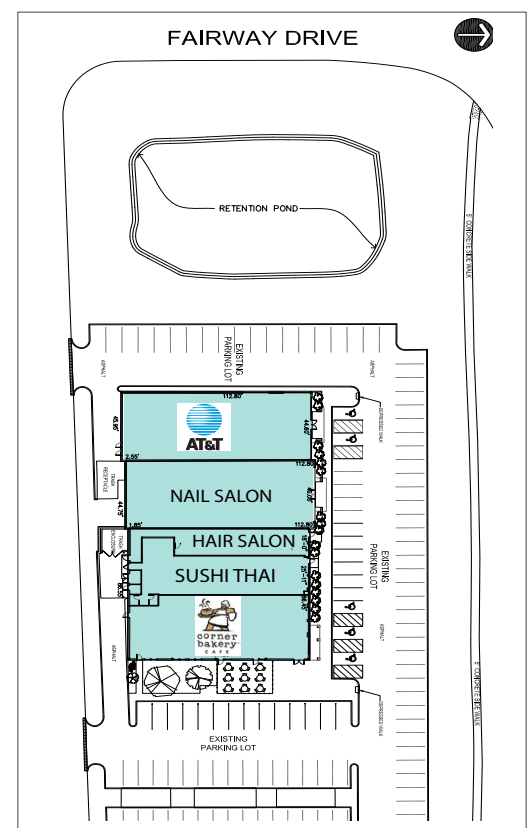
# 100% LEASED



## PROPERTY DESCRIPTION

Great opportunity in an upscale regional shopping district. Wal-Mart out-lot building with great visibility along Townline Road (Route 60) and across from Westfield Hawthorn Mall. Co-tenants include Corner Bakery, AT&T, and Sushi Thai.

- **AREA TENANTS**  
Wal-Mart, Target, Golf Galaxy, Office Max, Sears, Macy's
- **GLA**  
19,313 SF
- **TRAFFIC COUNT**  
42,500 VPD
- **PARKING RATIO**  
7.15/1,000 SF
- **SIGNAGE**  
Highly visible storefront sign available





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	7,293	58,724	132,529
■ HOUSEHOLDS	3,023	20,264	44,564
■ AVG. HH INCOME	\$95,476	\$118,381	\$142,527

## CONTACT INFORMATION

### Joe Goodman

Director of Leasing  
847-906-5023

jgoodman@terraco realestate.com

### Julia Burnham

Vice President  
847-906-5012

jburnham@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)

## 100% LEASED



### PROPERTY DESCRIPTION

Small strip center along busy Skokie Blvd. Located quarter mile north of Westfield Old Orchard Mall. Center is located in upscale community. Ideal for a variety of retail or a professional office. Excellent access at a traffic lighted intersection. Co-tenants include Oliva Cigar Lounge, and Hot Cuts Hair Salon.

#### ■ AREA TENANTS

Bloomingdale's, Macy's, Best Buy, Nordstrom's, Chase Bank, Bank of America, Ethan Allen, Bakers Square

#### ■ GLA

5,733 SF

#### ■ TRAFFIC COUNT

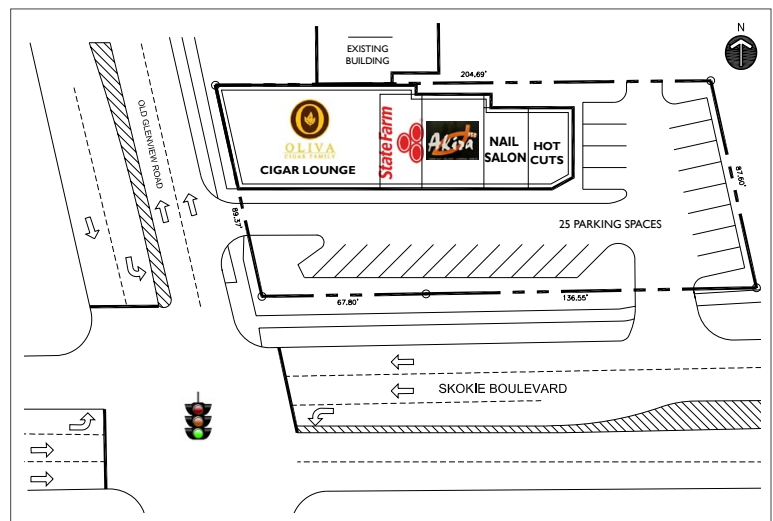
22,000 VPD

#### ■ PARKING RATIO

4.4/1,000 SF

#### ■ SIGNAGE

Highly visible storefront sign available





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	14,419	135,741	332,787
■ HOUSEHOLDS	5,320	50,006	124,266
■ AVG. HH INCOME	\$124,970	\$144,561	\$123,357

## 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)

# WILMETTE OFFICE BUILDING

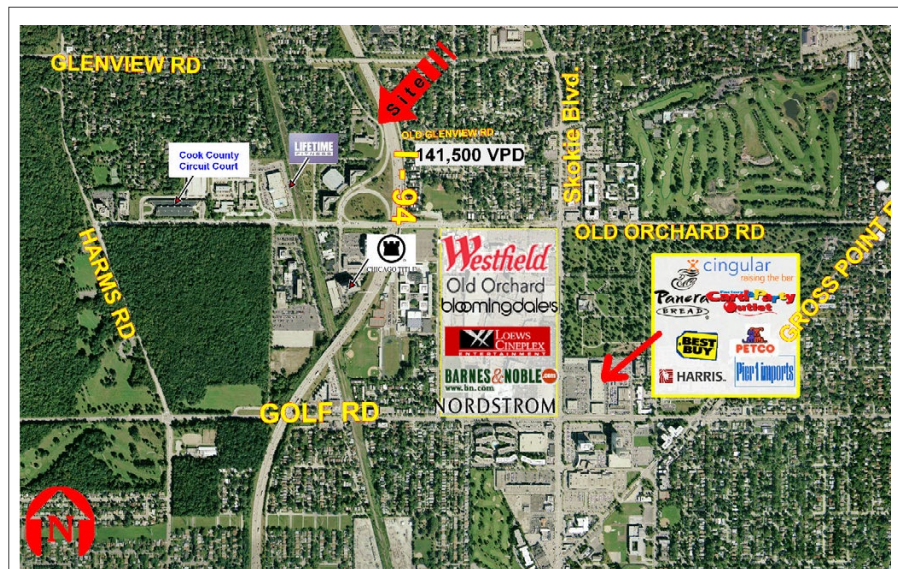
OLD GLENVIEW RD & EDENS EXPWY, WILMETTE, ILLINOIS



## PROPERTY DESCRIPTION

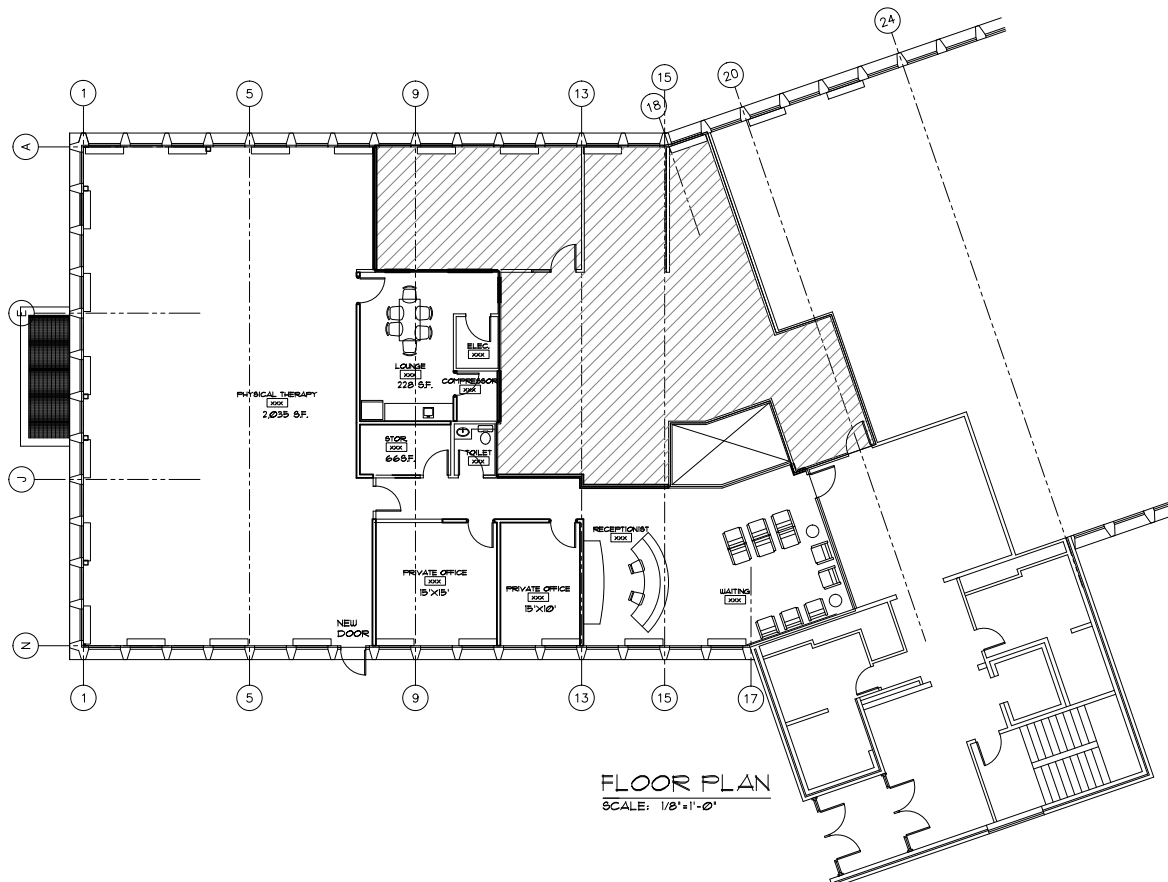
Existing three story (plus garden level) 58,000 SF office building along the Edens Expressway. Excellent Northshore corporate headquarters location with tremendous exposure to the Edens Expressway. Close proximity to Westfield Old Orchard Mall & Cook County Circuit Court.

- **AVAILABILITY**  
1,500 SF- 5,800 SF
- **TRAFFIC COUNT**  
160,000 VPD on Edens Expwy.
- **PARKING RATIO**  
4/1,000 SF





## FLOOR PLAN



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	12,363	128,129	333,376
■ HOUSEHOLDS	4,496	46,981	123,715
■ AVG. HH INCOME	\$117,173	\$125,459	\$107,781

## CONTACT INFORMATION

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

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







## **IV. PROPERTIES OUTSIDE OF ILLINOIS**

# 100% LEASED



## PROPERTY DESCRIPTION

Bayshore Plaza is a very attractive multi-tenant retail building that is a part of a larger successful shopping center. The property is located within the beautiful Islands Master Planned Community, a high-end community that is also a part of the desirable Town of Gilbert. The property is 100% leased to three successful tenants (Ace Hardware, Next Level Soccer, and Wilkins Learning Center).

- **GLA**  
60,876 SF
- **LAND AREA**  
5.93 Acres
- **NEARBY TENANTS**  
Starbucks, Fry's Food & Drug (Kroger), McDonald's, Taco Bell, AutoZone, Discount Tire, Wendy's and Walgreens





**LOCATION AERIAL**



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
■ POPULATION	17,638	133,129	344,610
■ AVG. HH INCOME	\$97,797	\$78,855	\$74,809

**CONTACT INFORMATION**

**Dan Wander**  
Senior Vice President  
847-906-5019  
dwander@terracorealestate.com

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

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



## PROPERTY DESCRIPTION

Conveniently located at a lighted intersection located on the hard corner of Grand National Dr and International Dr. in Orlando's ultra-strong tourist corridor with over 72 million visitors a year. A few miles from Universal Studios, Disney, Seaworld and the Orange County Convention Center Close Proximity to I-4 and Florida Turnpike.

### ■ AREA ATTRACTIONS

Universal Studios, Island of Adventures, Wet N' Wild Water Park, Orlando Prime Outlets, Festival Bay Mall

### ■ GLA

32,400 SF

### ■ AVAILABLE SF

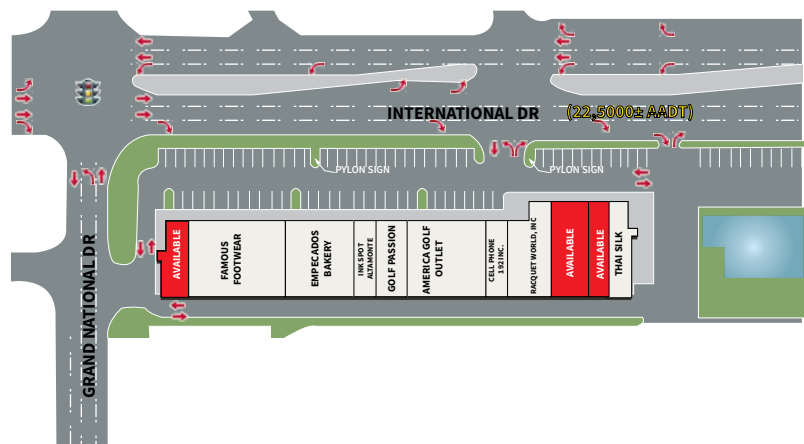
1,800 SF; 2,000 SF; 1,683 SF

### ■ PARKING RATIO

3 / 1,000 SF

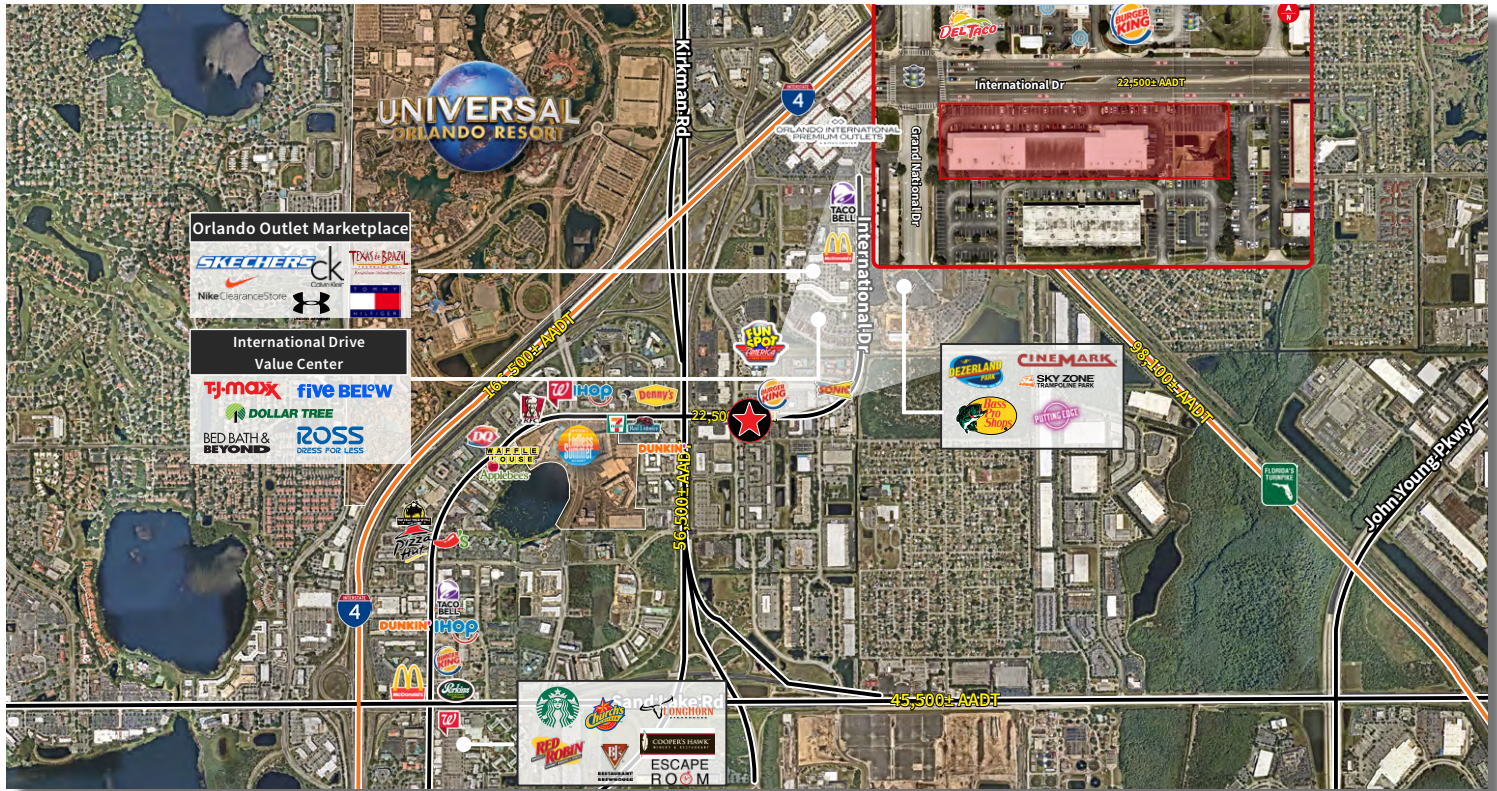
### ■ SIGNAGE

Highly visible pylon and storefront sign available





## LOCATION AERIAL



## DEMOGRAPHICS

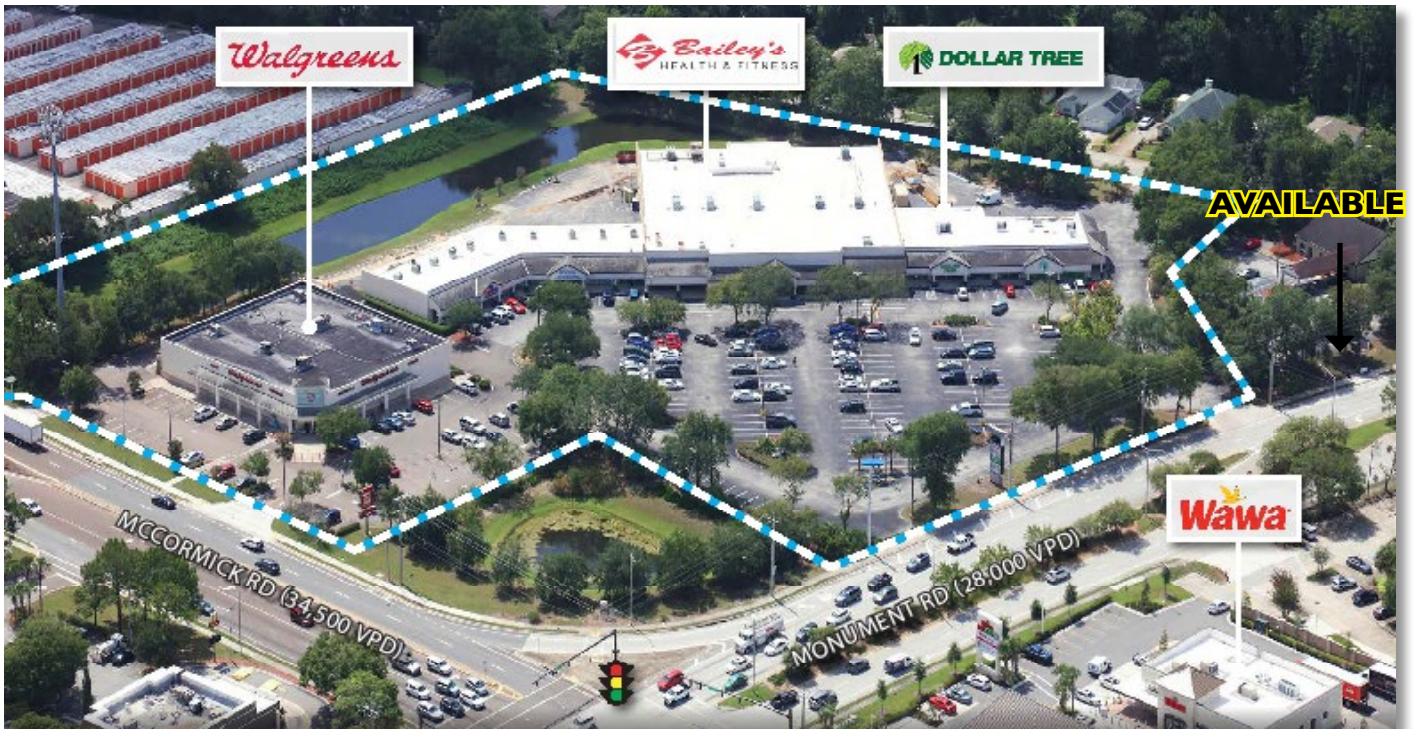
	1 MILE	3 MILES	5 MILES
■ POPULATION	2,590	77,655	233,623
■ HOUSEHOLDS	824	30,276	86,727
■ AVG. HH INCOME	\$71,431	\$89,427	\$88,331
■ EMPLOYEES	12,587	94,419	180,500

## CONTACT INFORMATION

**Robert Swanson**  
Executive Vice President  
847-906-5014  
rswanson@terracorealestate.com

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





## PROPERTY DESCRIPTION

Located at the corner of McCormick/Merrill Roads and Monument Road (62,500 VPD) which are primary east-west and north-south roads connecting Fort Caroline and northern parts of East Arlington to I-295 three miles west. Neighborhood shopping center serving the captive, established and infill areas of East Arlington and Fort Caroline in Jacksonville, FL.

### ■ TENANTS

Bailey's Gym, Walgreens, University of Florida Medicine, Chase Bank ATM, and more

### ■ GLA

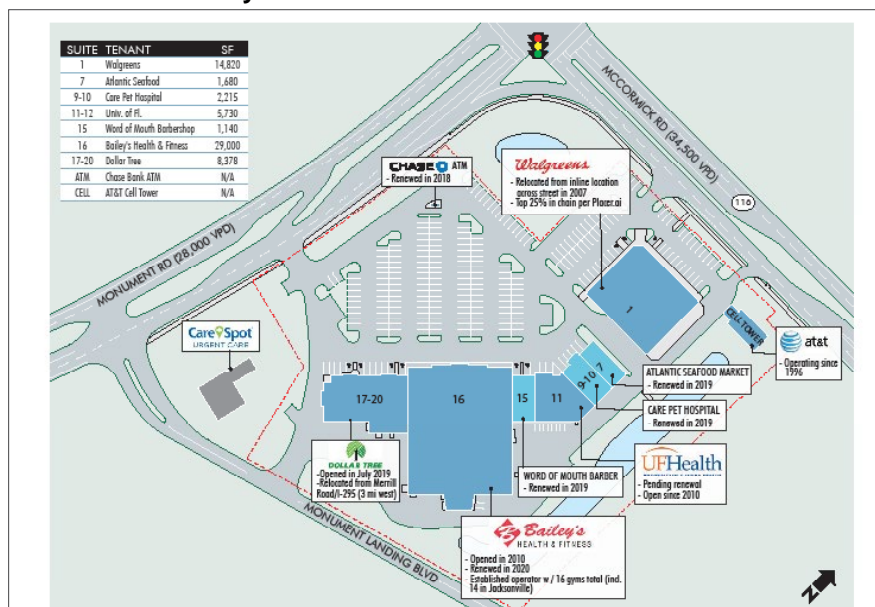
62,963 SF

### ■ OCCUPANCY

100%

### ■ TRAFFIC COUNT

62,500 VPD





## LOCATION AERIAL



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
■ POPULATION	8,879	26,082	52,636
■ PROJECTED 2025 POPULATION	9,337	27,227	55,607
■ AVG. HH INCOME	\$84,697	\$98,786	\$91,457

## CONTACT INFORMATION

### Dan Wander

Senior Vice President  
847-906-5019

[dwander@terraco realestate.com](mailto:dwander@terraco realestate.com)

### Joe Goodman

Director of Leasing  
Direct: 847-906-5023

[jgoodman@terraco realestate.com](mailto: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)



## LOCATION AERIAL



## PROPERTY DESCRIPTION

Retail space available at Home Depot out lot building along busy Highway 30. Located in close proximity to I-65 Interchange. Over 3 Million square feet of retail shopping within one mile. Cross Easements with Westfield Southlake Mall and Target.

## ■ AREA TENANTS

Home Depot, Harlem Furniture, Petsmart, Target, Macy's, Costco, Lowe's, Best Buy, Sam's Club, Wal-Mart, JC Penney, HH Gregg, Southlake Mall.

- GLA

97,163 SF

- AVAILABLE SF

2,500 SF

- TRAFFIC COUNT

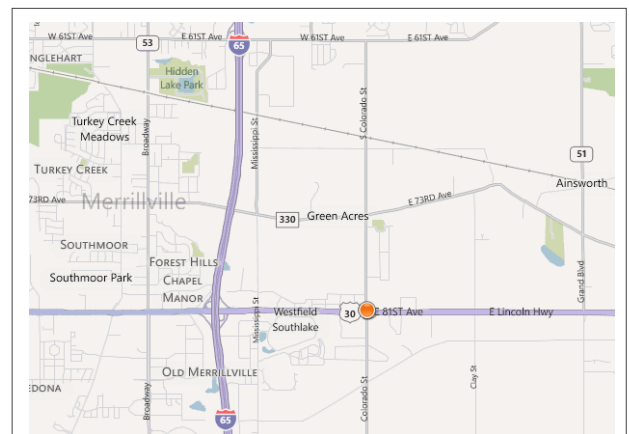
70,000 VPD

- PARKING RATIO

5.57/1,000 SF

## ■ SIGNAGE

Highly visible storefront and pylon sign available





## SITE PLAN



## DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
■ POPULATION	24,855	93,930	345,747
■ HOUSEHOLDS	6,778	30,432	61,956
■ AVG. HH INCOME	\$61,728	\$66,534	\$68,885

## CONTACT INFORMATION

**Joe Goodman**  
Director of Leasing  
Direct: 847-906-5023  
jgoodman@terracorealestate.com

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

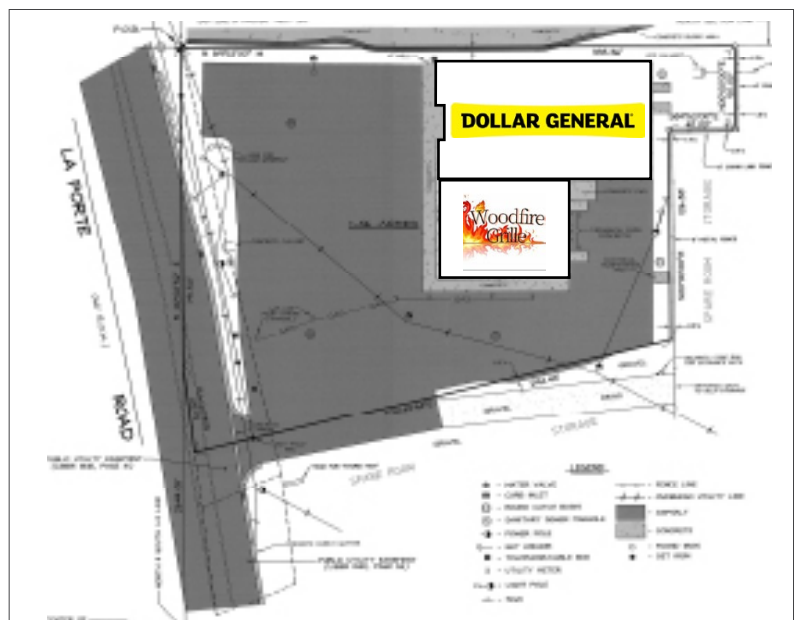
# 100% LEASED



## PROPERTY DESCRIPTION

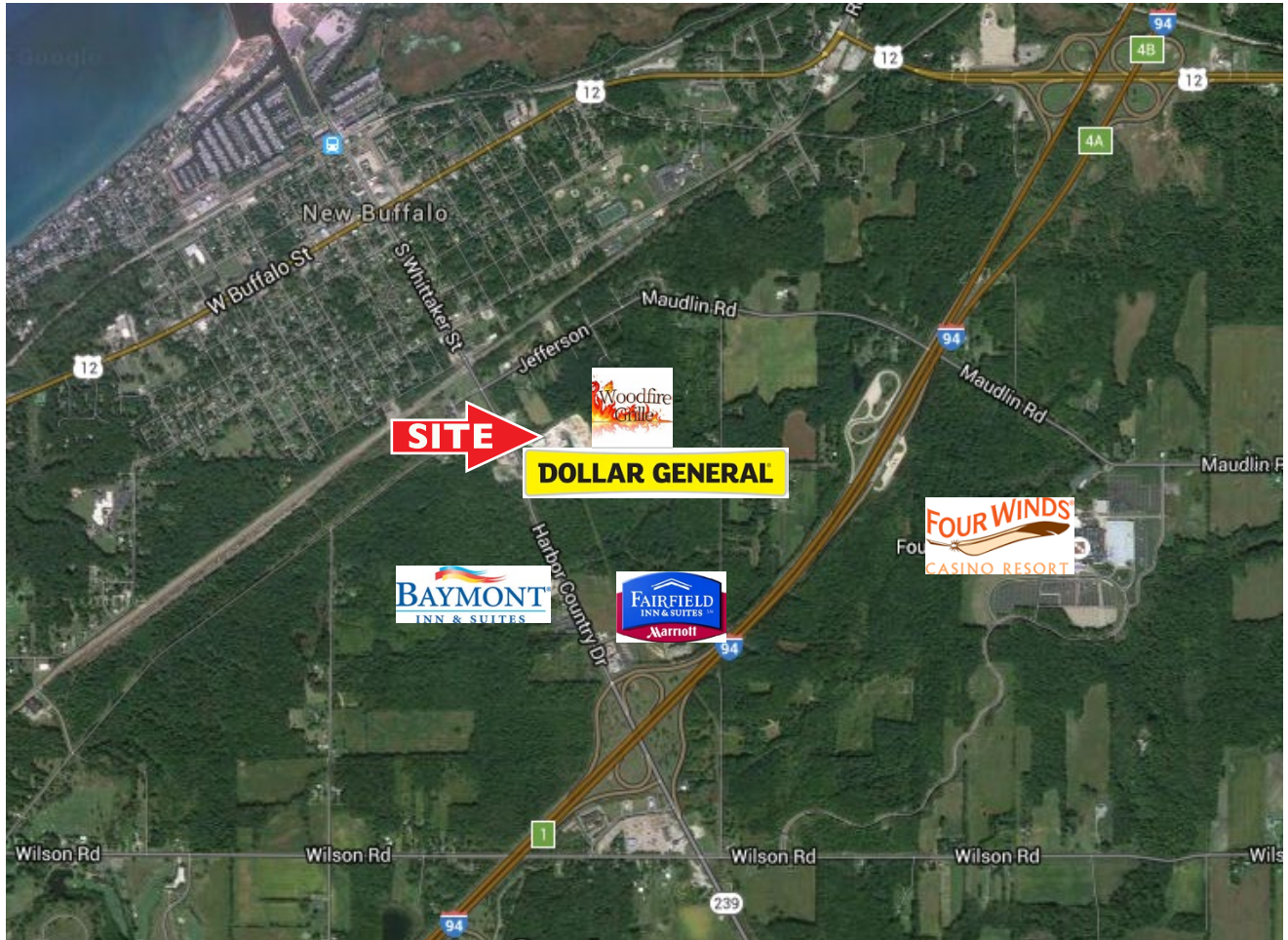
Woodfire Grille now open in recently built Dollar General anchored shopping center located in popular vacation town of New Buffalo, MI just off Interstate 94 and near Four Winds Casino Resort.

- **LOT SIZE**  
1.46 acres
- **BUILDING SF**  
13,800 SF





## LOCATION AERIAL



## DEMOGRAPHICS

	3 MILE	6 MILES	12 MILES
■ POPULATION	3,611	11,164	68,305
■ HOUSEHOLDS	1,531	4,623	28,307
■ AVG. HH INCOME	\$81,532	\$77,280	\$60,872

## CONTACT INFORMATION

### Julia Burnham

Vice President

847-906-5012

[jburnham@terracorealestate.com](mailto:jburnham@terracorealestate.com)

### Terraco Real Estate Development & Management

3201 Old Glenview Road | Suite 300

Wilmette, Illinois 60091

[www.terracorealestate.com](http://www.terracorealestate.com)

**LOCATION AERIAL**



**PROPERTY DESCRIPTION**

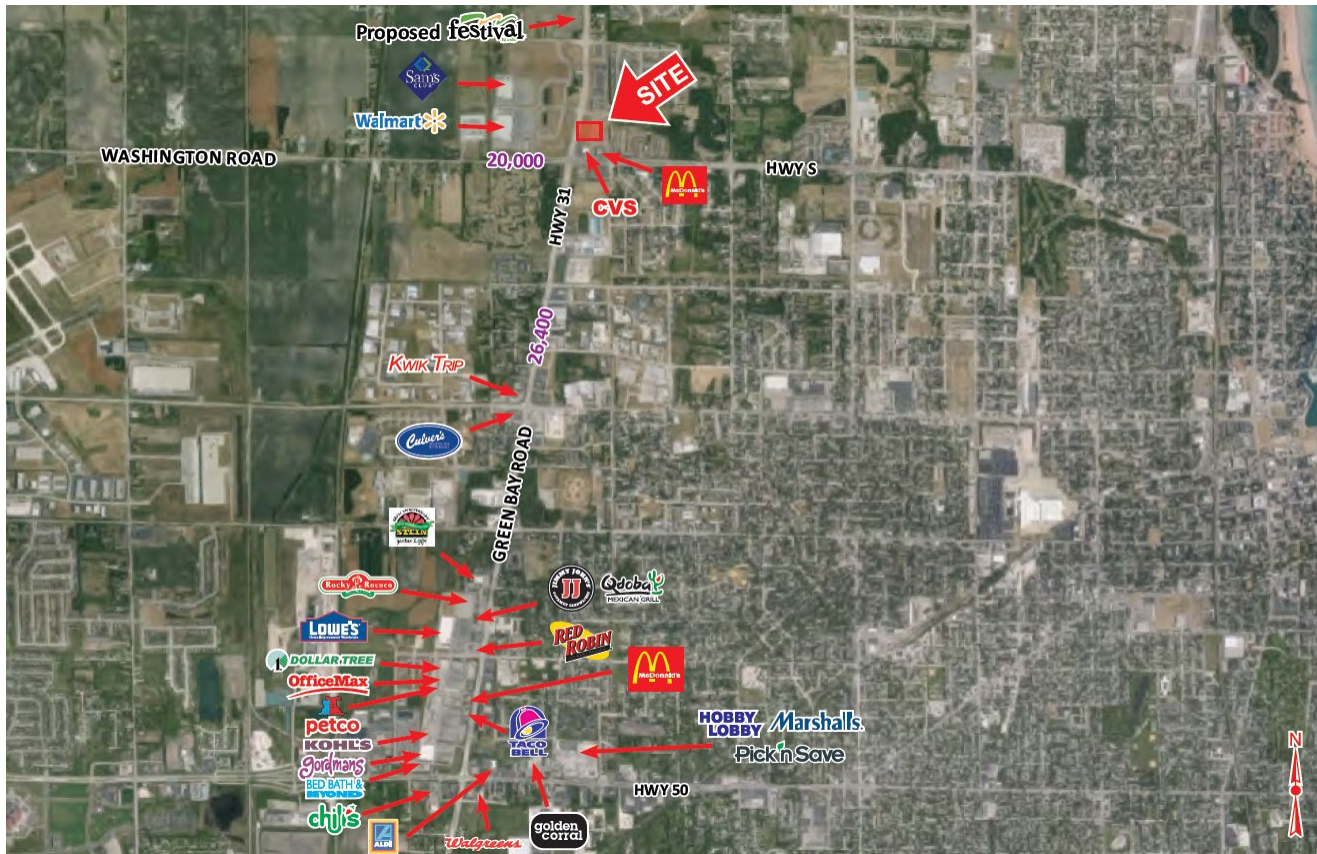
Great pad site opportunity across the street from Walmart Supercenter and Sam's Club. Excellent opportunity for bank, fast food, hotel, or a single tenant retail user/office/medical.

- **AVAILABLE**  
5.16 Acres
- **TRAFFIC COUNTS**  
26,400 VPD along Hwy 31/Green Bay Rd.  
20,000 VPD along Hwy S/Washington St.





## FAR AERIAL



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	3,297	46,224	81,619
■ HOUSEHOLDS	1,341	24,046	44,693
■ AVG. HH INCOME	\$58,445	\$47,701	\$51,480

## CONTACT INFORMATION

### Dan Wander

Senior Vice President

847-906-5019

[dwander@terraco realestate.com](mailto:dwander@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)







## **V. ADDITIONAL PROPERTIES**

JEWEL-OSCO  
61ST ST & COTTAGE GROVE  
CHICAGO, IL



WSS SHOES  
SEC WILSON WAY & FREMONT  
STOCKTON, CA



WALGREENS  
SWC OLD ORCHARD RD &  
CRAWFORD AVE  
SKOKIE, IL





**BANK OF AMERICA**  
**75TH ST & LEMONT RD**  
**WOODRIDGE, IL**



**WAL-MART NEIGHBORHOOD**  
**MARKET**  
**76TH & ASHLAND AVE**  
**CHICAGO, IL**



**WALGREENS**  
**WILSON WAY & FREMONT AVE**  
**STOCKTON, CA**



**TRADER JOE'S**  
**1211 CHICAGO AVE**  
**EVANSTON, IL**



**IFLY**  
800 W SCOTT ST  
CHICAGO, IL



**HOBBY LOBBY**  
150 W FM ROAD 544  
MURPHY, TX



**MARIANO'S/LA FITNESS**  
RAVENSWOOD STATION  
CHICAGO, IL



**KINDERCARE**  
600 GURNEE MILLS CIRCLE  
GURNEE, IL



**GLADIOLUS**  
7430 GLADIOLUS DR  
FORT MEYERS, FL



**AMITA HEALTH MEDICAL GROUP**  
1339 W. LAKE STREET  
ADDISON, IL



**AUTOZONE**  
2743 HARTIGAN RD  
VOLO, IL



**ADVANCE AUTO**  
182- W BELVIDERE RD  
WAUKEGAN, IL



**PNC BANK**  
21250 S MILWAUKEE  
VERNON HILLS, IL



**TEXAS ROADHOUSE**  
3151 TONTI DR  
JOLIET, IL



**WAUKEGAN & DEERFIELD RD**  
800 IL-43  
DEERFIELD, IL



**STARBUCKS**  
71ST & STONY ISLAND AVE  
CHICAGO, IL





**WALGREENS**  
9595 GRAND AVE  
FRANKLIN PARK, IL



**US BANK**  
9339 WAUKEGAN RD  
MORTON GROVE, IL



**WALGREENS**  
2101 W JEFFERSON ST  
JOLIET, IL



**DUNKIN' DONUTS**  
3310 W ADDISON  
CHICAGO, IL



**PET SUPPLIES PLUS**  
3640 W ELSTON AVE  
CHICAGO, IL



**SPEEDWAY SHOPS**  
(PNC, AT&T, ATI)  
6345 CRAWFORDSVILLE ROAD  
INDIANAPOLIS, IN



**DAVITA DIALYSIS CENTER**  
4215 W 167TH STREET  
COUNTRY CLUB HILLS, IL



**VEIN CLINICS OF AMERICA**  
12760 IL-59  
PLAINFIELD, IL



**BARTLETT PAD SITES**  
SWS ROUTE 59 & SCHICK RD

BARTLETT, IL  
3.59 ACRES



**FOX LAKE RETAIL CENTER**  
NEC ROUTE 12 & SAYTON

FOX LAKE, IL  
24,630 GLA



**STONEBROOK COMMONS**  
SEC STONEBROOK & GRAND AVE.

GURNEE, IL  
152,246 GLA



**HOMWOOD SQUARE**  
NEC RIDGE & HALSTED

HOMWOOD, IL  
239,020 GLA





**ROMEOVILLE CARILLON COURT**  
NWC 135TH & WEBER ROAD

ROMEOVILLE, IL



**ROMEOVILLE TOWNE CENTER**  
NWC 135TH & WEBER ROAD

ROMEOVILLE, IL  
121,590 GLA



**KENSINGTON CENTER**  
SWC ROUTE 59 & 127TH STREET

PLAINFIELD, IL  
194,254 GLA



**GABE'S**  
6285 SAMILL ROAD

DUBLIN, OH



**WALGREENS & WENDY'S**  
JOLIET ST & CALUMET DR

DYER, IN

