

NATIONAL RETAIL PARTNERS - MIDWEST

VACANT 20K SF BUILDING

30 West Philip Road

VERNON HILLS, IL (CHICAGO MSA)

30WPHILIP-CBRE.COM



CBRE

EXECUTIVE SUMMARY

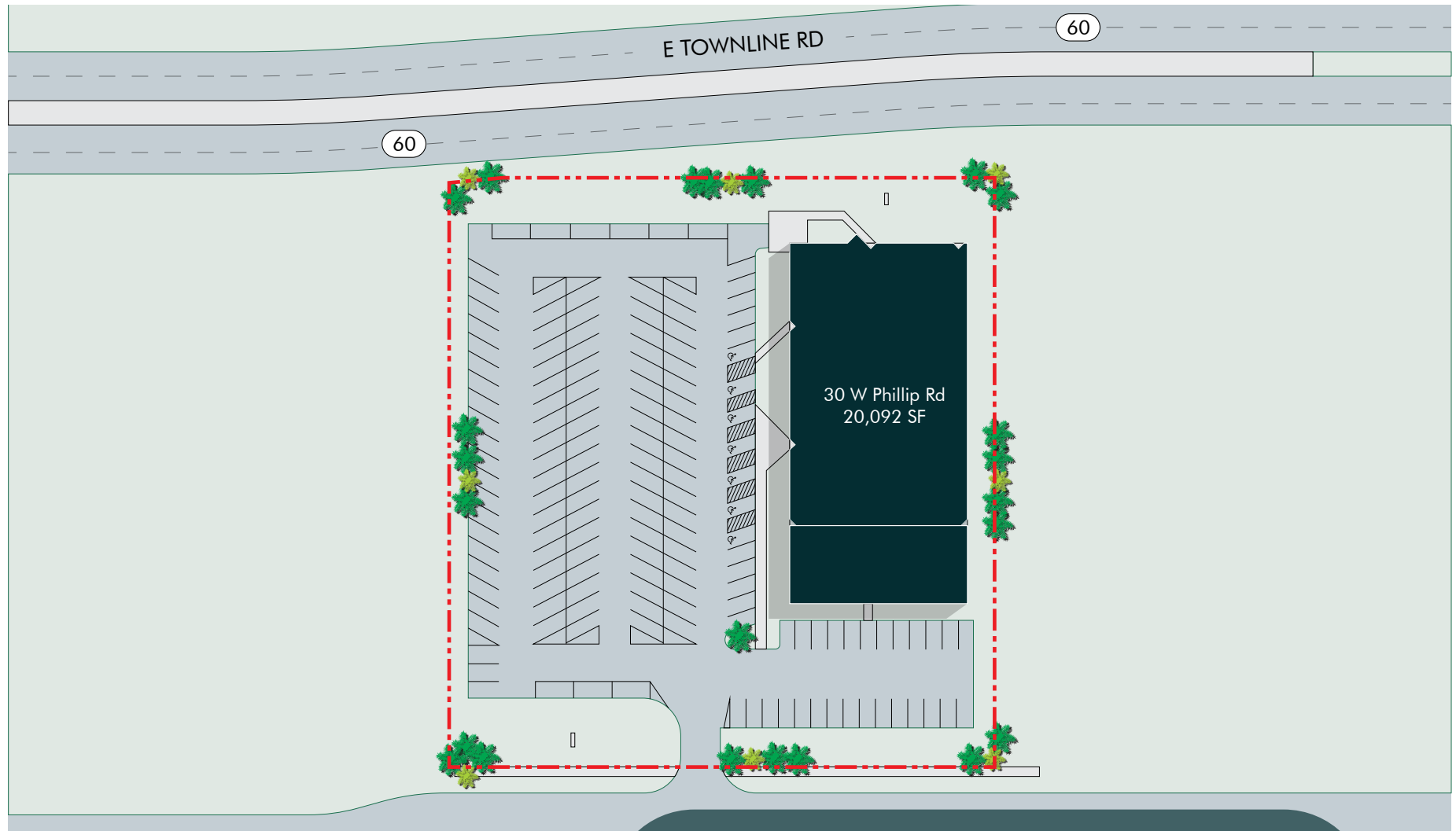
CBRE is pleased to present as it's exclusive advisor the opportunity to acquire a 2.29-acre piece of land that includes a vacant 20,092-square-foot former Bally's Fitness. This opportunity presents the next owner the opportunity to utilize the existing building or redevelop the parcel. The current zoning allows for a number of flexible uses. The Property is located less than one mile West of Vernon Hills' major retail corridor. The corridor contains over two million square feet of retail with nearly every national retailer. The Property is strategically located on Townline Road which sees an average of 34,400 VPD. The Property also has excellent visibility with abundant parking and accessible road. Additionally, the Property's zoning allows future investors to redesign the space to meet their expectations. Surrounding the Property is an affluent consumer base with a daytime population of 69,608 within a three mile radius.

PROPERTY OVERVIEW

Building Size	20,092 SF
Site Size	2.29± Acres/ 99,752 SF
Year Built	2008
PIN	15-05-201-010
Parking	169
Zoning	OR&D



FLOOR PLAN



± 20,092 SF

AERIAL VIEW LOOKING NORTHWEST



GARDEN FRESH MARKET

TOWNLINE SQUARE
Jewel Osco

30 W Philip Rd



BEARSFIT

TARGET

TOWNLINE COMMONS
WALMART GOLF GALAXY
BOB'S FURNITURE HARBOR FREIGHT TOOLS

HAWTHORN HILLS SQUARE
DICK'S ULTA
DOLLAR TREE
PETSMART
LIQUOR BARN

THE MIL'TON
Luxury Apartments
294 Units

ASHLEY

ROUTE 21 (MILWAUKEE AVENUE) - 23,000 VPD

HAWTHORN VILLAGE COMMONS
Binny's UPS DOLLAR TREE

WESTFIELD HAWTHORN MALL
JCPenney AMC THEATRES
macy's DAVE & BUSTERS

HAWTHORN 2.0 DEVELOPMENT
635K SF Retail (272K Small Shop)
561 Multifamily Residences
25K SF Grocer
Multilevel Indoor Park Experience

THE MIL'TON
Luxury Apartments
294 Units

ROUTE 60 (TOWNLINE ROAD) - 34,400 VPD

LOWE'S
MARIANO'S

MENARDS

RED TOP PLAZA
Jewel Osco PLATO'S CLOSET
PET SUPPLIES PLUS

TRADER JOE'S

MELLODY FARMS
BARNES & NOBLE
WHOLE FOODS MARKET REI NORDSTROM
HomeGoods ATHLETA

RIVERTREE COURT
BEST BUY ROSS TJ-MAXX
OLD NAVY Burlington five BELOW
MICHAEL'S DISCOVERY KIRKLANDS carter's

SKY ZONE

MARKETPLACE AT VERNON HILLS
THE HOME DEPOT ASHLEY Steinhaefer's
urbanair JOANN
DSW planet fitness

SAMS CLUB
KOHL'S

30W

Philip Road

VERNON HILLS, IL (CHICAGO MSA)

30WPHILIP-CBRE.COM



PRIMARY CONTACTS

ADAM FORET

Vice President

+1 630 368 8609

adam.foret@cbre.com

KEEGAN BARRETT

Vice President

+1 847 951 6228

keegan.barrett@cbre.com

BRIAN BUCKINGHAM

Senior Vice President

+1 630 573 7021

brian.buckingham@cbre.com

OLMAN CHAHEINE

Financial Analyst

+1 708 270 4077

olman.chaheine@cbre.com

DEBT & EQUITY FINANCE

STEVE KUNDERT

Senior Vice President

+1 312 213 8757

steven.kundert@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE