



# Development Opportunity

FOR SALE | ±21,250 SF Lot

750-752 Green Bay Rd  
Winnetka, IL 60093

SITE

GREEN BAY RD



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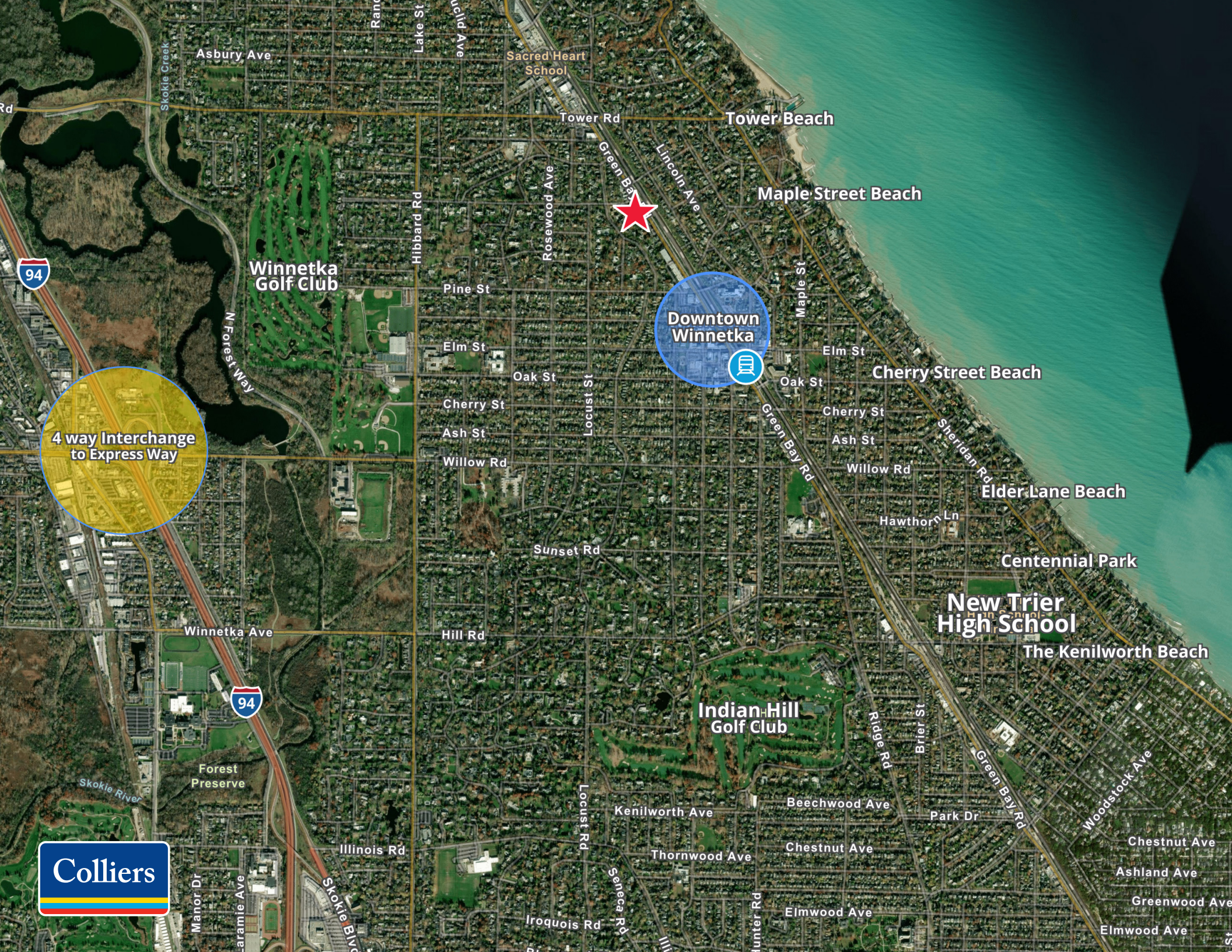
# Property Specs

|                |  |        |
|----------------|--|--------|
| Address        | 750-752 Green Bay Rd   |        |
| City, State    | Winnetka, Illinois, 60093  |        |
| County         | Cook   |        |
| Land size      | 21,250 SF  |        |
| Zoning         | B1   |        |
| Traffic Counts | Green Bay Road   | 8,700+ |
| APN            | 05-17-412-023 & 024  |        |
| Taxes (2023)   | \$80,661   |        |
| Sale Price     | Subject to Offer   |        |
| Highlights     | <ul style="list-style-type: none"><li>• Excellent infill Winnetka redevelopment opportunity for 3-4 story condo development</li><li>• Premier North Shore Location - Located in the heart of Winnetka, one of the most prestigious and sought-after suburbs on Chicago's North Shore.</li><li>• Steps from downtown Winnetka's upscale shops, fine dining, and everyday conveniences.</li><li>• Less than a 5-minute walk to the Metra station, offering a quick and comfortable commute to downtown Chicago.</li><li>• Proximity to Lake Michigan beaches, parks, and the scenic Green Bay Trail.</li></ul> |        |

Village of Winnetka







94

94

4 way Interchange  
to Express Way

Colliers

Asbury Ave

Winnetka  
Golf Club

Winnetka Ave

Forest  
Preserve

Sacred Heart  
School

Tower Rd

Tower Beach

Maple Street Beach

Downtown  
Winnetka



Cherry Street Beach

Elder Lane Beach

Centennial Park

New Trier  
High School

The Kenilworth Beach

Indian Hill  
Golf Club

Kenilworth Ave

Thornwood Ave

Beechwood Ave

Chestnut Ave

Elmwood Ave

Woodstock Ave

Chestnut Ave

Ashland Ave

Greenwood Ave

Elmwood Ave

Skokie Creek

N Forest Way

Randolph Ave

Hibbard Rd

Pine St

Elm St

Oak St

Cherry St

Ash St

Willow Rd

Sunset Rd

Hill Rd

Rosewood Ave

Locust St

Locust Rd

Iroquois Rd

Green Bay Rd

Lincoln Ave

Maple St

Elm St

Oak St

Cherry St

Ash St

Willow Rd

Hawthorn Ln

Sheridan Rd

Ridge Rd

Brier St

Park Dr

Green Bay Rd

Illinois Rd

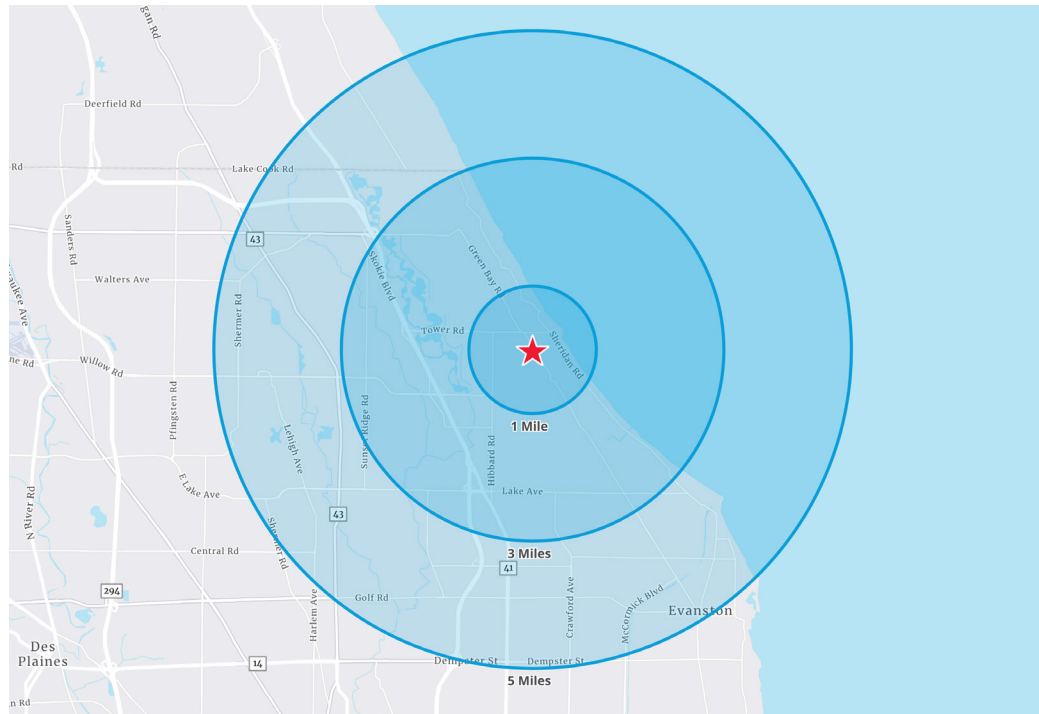
Skokie Blvd

Manor Dr

Saramie Ave



# Demographics & Location Overview



Nestled along Lake Michigan's North Shore, Winnetka is a community of tree-lined streets, sandy beaches, renowned schools, outstanding parks, quality recreation facilities, and plentiful non-profit and religious organizations. Founded in 1869, the name given to the community was a Native American word meaning "beautiful land." Natural beauty brought early settlers, but through careful planning, Winnetka has maintained a historic, small town charm, as well as family-oriented neighborhoods, while developing into a thriving village for people to live, work, and visit.

Winnetka was named "one of the best places to live" by 24/7 Wall Street in 2020. It is located in Cook County, less than 20 miles north of the City of Chicago and is accessible from the Eden's Expressway (I-94).

Visitors of all types and ages will find an array of activities available-be it leisure time in nature, shopping, or dining. Winnetka boasts numerous shops, restaurants, and specialty merchants in the Village's three distinct shopping districts (Hubbard Woods, Elm, and Indian Hill). Shops here are frequent stops for local residents, but also destinations for many in the surrounding area.

|                         | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| <b>PEOPLE</b>           | 9,203     | 51,525    | 160,613   |
| <b>HOUSEHOLDS</b>       | 3,131     | 18,358    | 59,674    |
| <b>Median HH INCOME</b> | \$312,534 | \$273,963 | \$212,158 |

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## CONTACT US

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