

**Premier Retail/Restaurant Space
At Optima Lumina
In Downtown Wilmette**



optima Lumina™

721 Green Bay Rd
Wilmette, IL



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ABOUT THE PROPERTY

721 GREEN BAY ROAD | WILMETTE, IL



SVN Chicago Commercial is pleased to present the Retail at Optima Lumina in the Village of Wilmette. Located directly across from the Metra commuter rail station in Wilmette's bustling downtown, the approximately 4,000 SF retail/restaurant space occupies the ground floor of a 133-unit luxury new construction condominium development featuring exceptional amenities. The property benefits from strong surrounding demographics and adjacent residential density, bolstered by the adjacent 100-unit ultra-luxury Optima Verdana apartment development. Nearby co-tenants and destinations include Starbucks, Egg Harbor, Walgreens, the U.S. Post Office, Wilmette Public Library, Wilmette Village Hall, and a diverse selection of popular restaurants, including Walker Brothers, Sophia Steak, Valley Lodge, Pit & Tap, Carlos & Carlos, Napolita, Pescadero, Small Cheval, Panera and Hotcakes.



Two grocery stores - Jewel Osco and Whole Foods, are within blocks of the property. Wilmette is also the home of the first physical Wayfair store, located minutes away in Edens Plaza. Wilmette boasts the Wilmette Harbor, Gilson Beach, Bahai Temple & many other attractions. The retail space will have black-iron ductwork installed for restaurant uses. There is also an expansive outdoor seating area fronting the property along Green Bay Road as well as interior parking spaces available for retail customers. This retail space can be demised into two smaller spaces of approx. 2,000 SF each. The space will be available in Q3 2028.

PROPERTY HIGHLIGHTS

721 GREEN BAY ROAD | WILMETTE, IL



- » +/- 4,000 SF of ground floor retail/restaurant space
- » Ground floor of 133 luxury new construction condominiums
- » Next door to Optima Verdana - a 100 unit ultra-luxury apartment development with 100% occupancy
- » Incredible downtown Wilmette location - across from the Metra station and steps to many restaurants, cafes and shops
- » Restaurant capable space will have black iron ductwork already installed
- » 120' of frontage on Green Bay Road
- » Divisible to two distinct spaces
- » Great immediate area co-tenancy includes Egg Harbor, Starbucks, Carlos and Carlos restaurant
- » Other area tenants include Sophia Steak, Small Cheval, Napolita, Pescadero, Lefty's Pizza, Valley Lodge, Wilmette Theater and many others
- » Indoor parking available for retail customers
- » Fantastic area demographics with average HH incomes over \$200k and average home values over \$850k
- » Village Center zoning allows for a variety of uses
- » Delivery Q3 2028
- » The property website is: OptimaLumina.com

PROPERTY SUMMARY

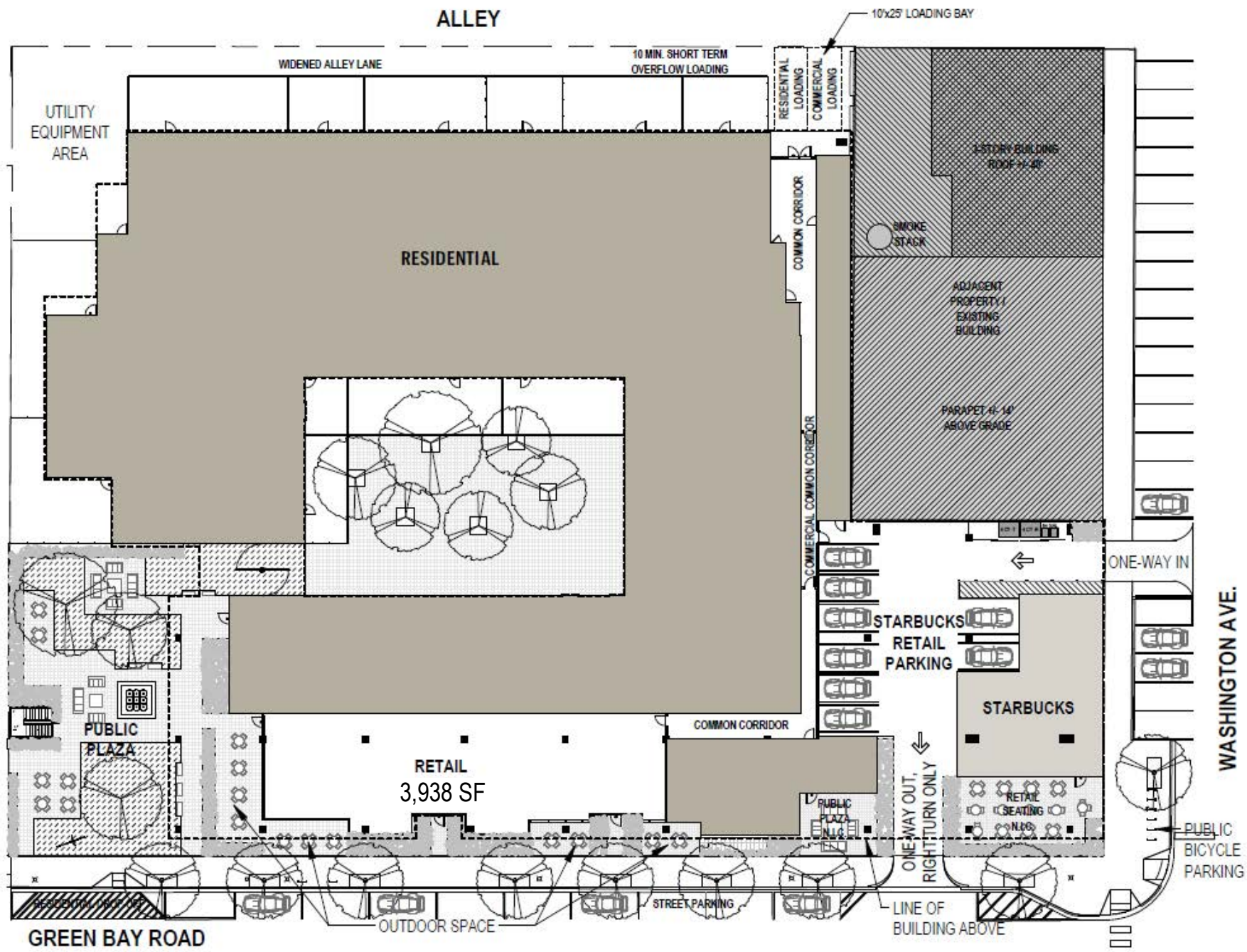
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ASKING RATE:	\$50/SF NNN
SPACE TYPE:	RETAIL / RESTAURANT
SPACE SIZE:	+/- 3,938 SF - DIVISIBLE
PARKING:	13 PUBLIC SPACES ON-SITE + AMPLE STREET & METRA LOT PARKING
ZONING:	VILLAGE CENTER - PEDESTRIAN COMMERCIAL WEST
MARKET:	CHICAGO - NORTH SHORE
SUB-MARKET:	WILMETTE

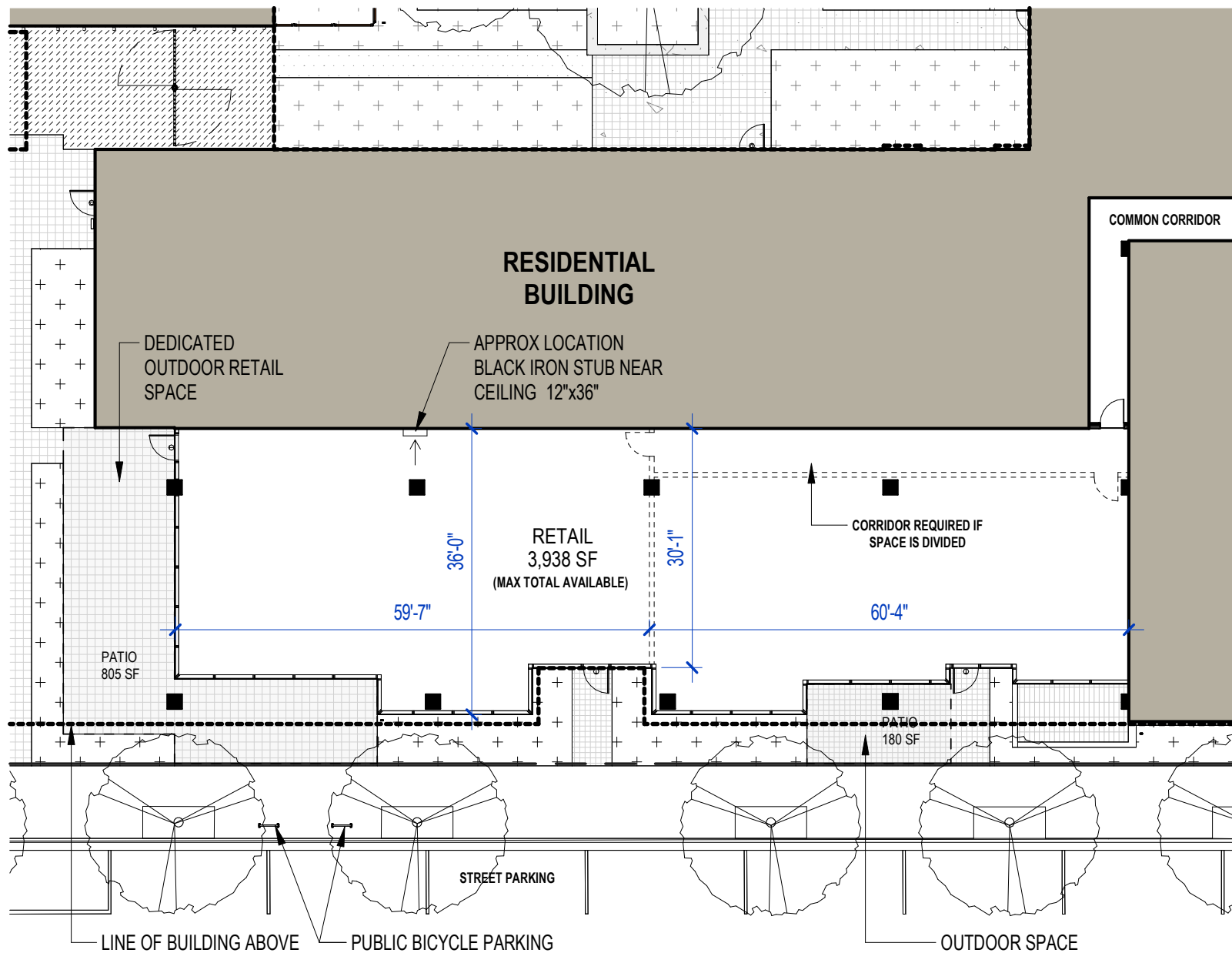
SITE PLAN

721 GREEN BAY ROAD | WILMETTE, IL



MEASURED FLOOR PLAN

721 GREEN BAY ROAD | WILMETTE, IL



GREEN BAY ROAD

ADDITIONAL RENDERINGS

721 GREEN BAY ROAD | WILMETTE, IL



OPTIMA LUMINA
SUBJECT PROPERTY
721 GREEN BAY ROAD



OPTIMA VERDANA
ADJACENT PROPERTY
1210 CENTRAL AVENUE

AREA & SUBMARKET DESCRIPTION

721 GREEN BAY ROAD | WILMETTE, IL



Wilmette, Illinois

Nestled along the picturesque shores of Lake Michigan, Wilmette, IL is a bedroom community of Chicago, located just 15 miles north of downtown. Wilmette embodies the quintessential charm of suburban living. Its tree-lined streets, meticulously maintained parks, and inviting beaches create an idyllic backdrop for residents seeking a serene yet vibrant community. Wilmette boasts a diverse array of neighborhoods, each with its own distinct character. Families are drawn to the village for its top-rated schools, family-friendly atmosphere, great shopping and dining and ample recreational opportunities including the lakefront and Gilson Beach. Professionals appreciate its proximity to downtown Chicago via both expressways and the Metra commuter rail.

Wilmette has a strong retail and restaurant scene anchored by the Plaza Del Lago shopping center on Sheridan Road and Edens Plaza, which boasts the first physical Wayfair store in the US. Downtown Wilmette boasts many eateries, restaurants and shops in and around the village center.

From the expansive greenery of Gillson Park to the cultural landmarks like the Baha'i House of Worship, Wilmette offers a blend of natural beauty, community spirit, and modern conveniences, making it a cherished haven for those seeking a fulfilling suburban lifestyle. Wilmette also offers potential businesses an affluent customer base, with average annual household incomes over \$240k, and average home values in excess of \$850,000.



Nighborhood Snapshot

3-MILE DEMOGRAPHICS

MEDIAN AGE

41.5



AVERAGE INCOME PER HOUSEHOLD

\$244,914

ESTIMATED DAYTIME POPULATION

57,864



ESTIMATED POPULATION

118,131

ESTIMATED NUMBER OF HOUSEHOLDS

44,146



AVERAGE HOME VALUE*

+/- \$850,000

SOURCE:

©2026, Sites USA, Chandler, Arizona, 480-491-1112

Demographic Source: Applied Geographic Solutions 5/2026,

TIGER Geography

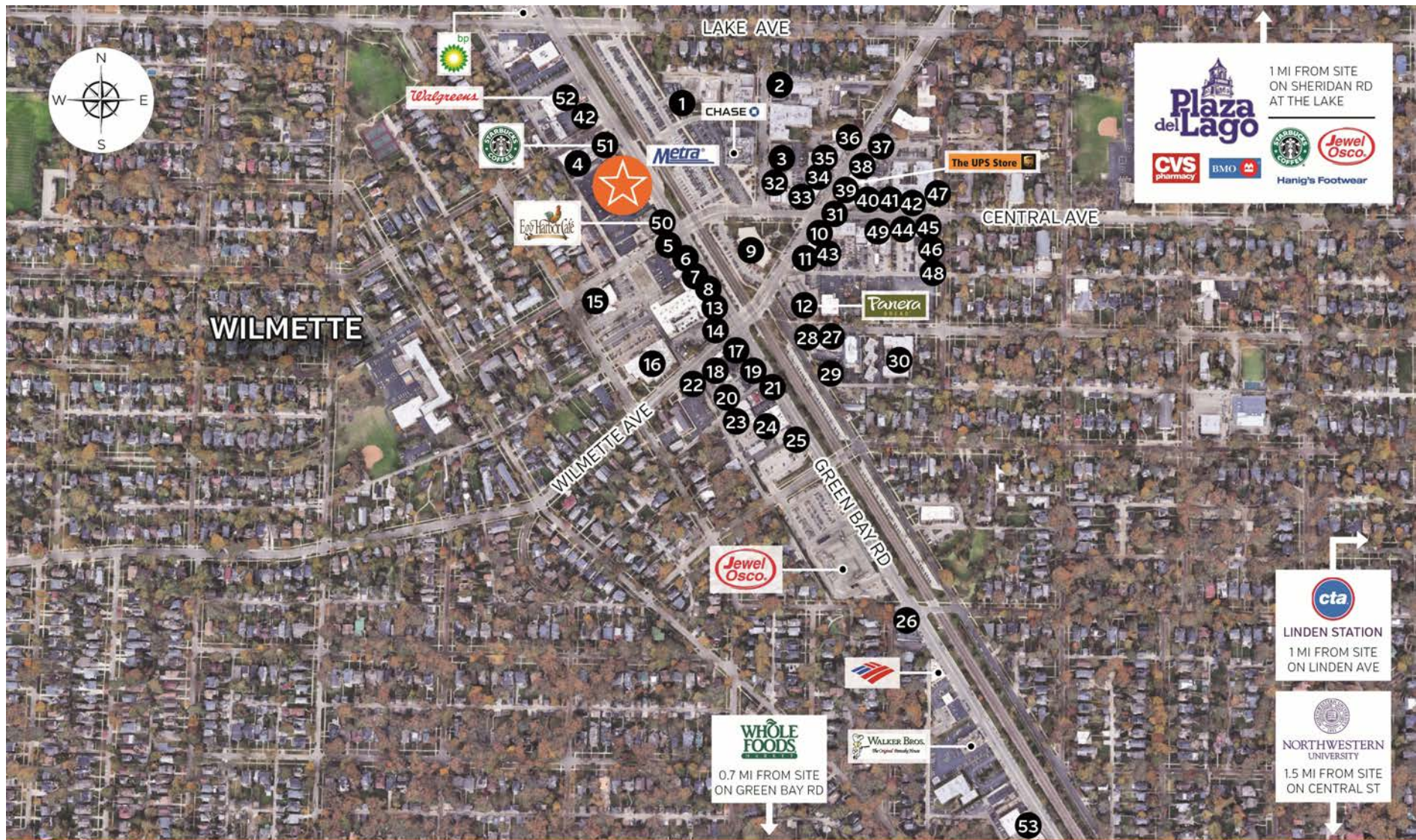
NORTH SHORE RETAIL / POINTS OF INTEREST

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DOWNTOWN WILMETTE RETAIL AERIAL

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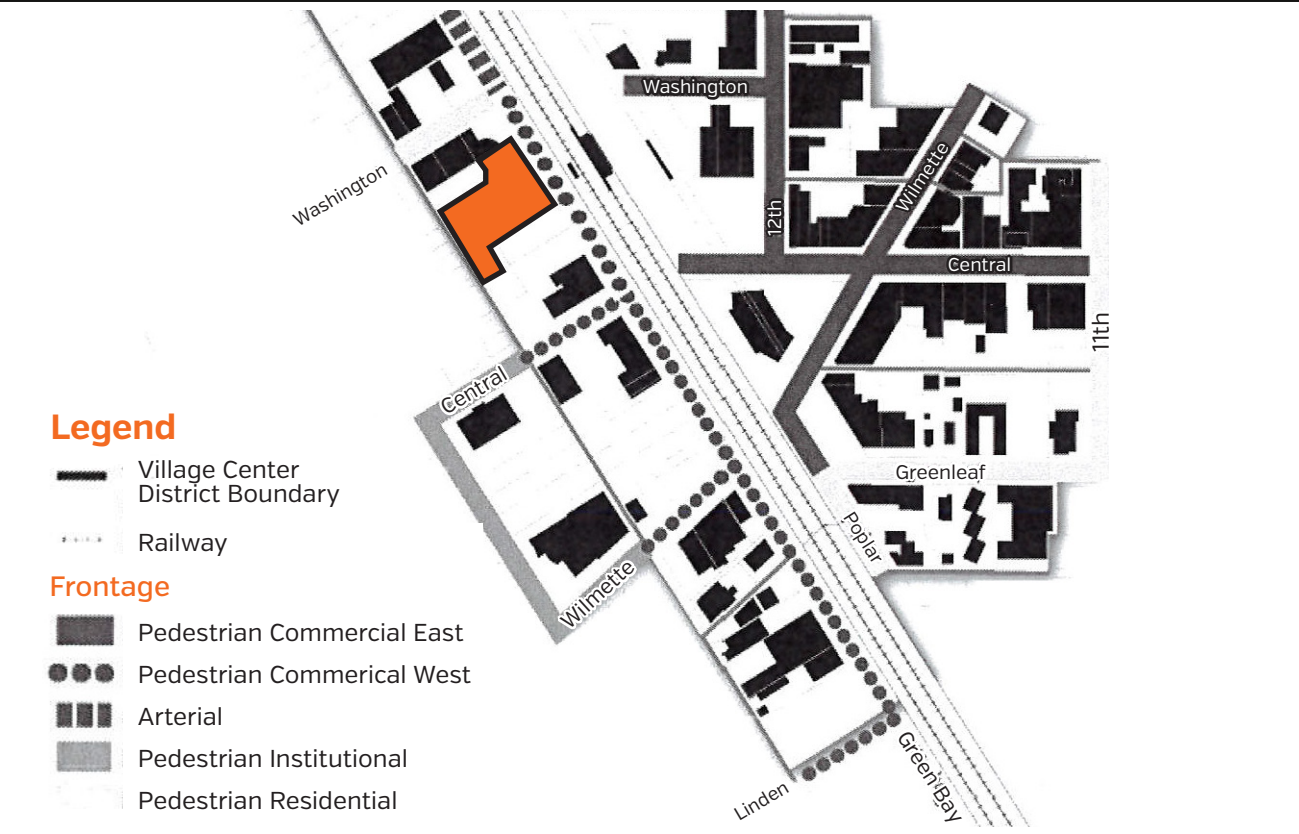
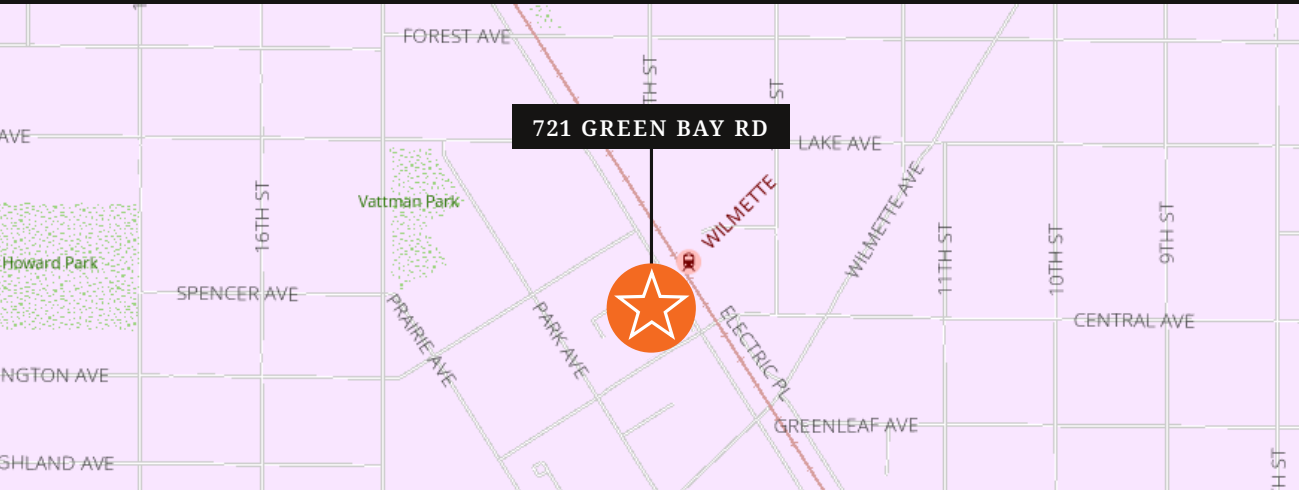


★ 721 Green Bay Road

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|------------------------------|------------------------------|------------------------------------|---------------------------|--------------------------------|
| 1 Fuel Restaurant | 11 Trendy Taco | 22 The Village Dog | 33 The Bottle Shop | 44 Mazmez Middle Eastern Grill |
| 2 Niyama Yoga | 12 Panera | 23 Northshore Automotive | 34 Pit & Tap | 45 Dowzie Bistro |
| 3 North Shore Bank | 13 Wilmette Bicycle Shop | 24 IL Bone & Joint Institute | 35 Torino Ramen | 46 St. Roger Abbey Bakery |
| 4 Redefined Fitness | 14 Mona Lisa Stone & Tile | 25 CrossFit Wilmette | 36 Sophia Steak | 47 Koya in Wilmette |
| 5 Jerry's Barber Shop | 15 US Post Office | 26 Foremost Liquors | 37 Bella Cosa Jewelers | 48 Total Body Restore |
| 6 Salon Del Lago | 16 Wilmette Public Library | 27 Pizza By Sal | 38 Cocomero Frozen Yogurt | 49 EvaDean's Bakery & Cafe |
| 7 West End Antiques | 17 Rouzati Rugs | 28 Buck Russell's | 39 The Mette Cocktail Bar | 50 Egg Harbor Cafe |
| 8 Carlos & Carlos Restaurant | 18 Millen Hardware | 29 Integrated Holistic Health Care | 40 Pescadero | 51 Starbucks |
| 9 Wilmette Village Hall | 19 Tsing Tao Chinese Kitchen | 30 Kashian Bros Flooring | 41 Napolita | 52 Walgreens |
| 10 Hotcakes | 20 Backyard Barbecue Store | 31 Valley Lodge Tavern | 42 Wilmette Theatre | 53 Taverna Naxos |
| | 21 Wilmette Food Mart | 32 Lefty's Pizza Kitchen | 43 Hanig's Footwear | |

ZONING INFORMATION

721 GREEN BAY ROAD | WILMETTE, IL



Legend

- Village Center District Boundary
- Railway

Frontage

- Pedestrian Commercial East
- Pedestrian Commercial West
- Arterial
- Pedestrian Institutional
- Pedestrian Residential

Property Zoning Summary

Zoning Designation:

The property's zoning is VC - Village Center Pedestrian West.

What VC Means:

The Village Center District (VC) zoning district in downtown Wilmette exists to promote a transit oriented, mixed use, walkable village center. The primary desired commercial tenants are retail, restaurant, and other consumer oriented business providers.

Sources: City of Wilmette

Disclaimer

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A modern multi-story building with a dark brown, vertically-slatted facade and large glass windows. The building features several balconies with lush green plants. The scene is set in an urban environment with trees and a street in the foreground.

optima Lumina™

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For More Information:

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