

***Off Market New Ground Up Retail Development for BTS,
Ground Lease or Lease in Affluent North Shore Location***

333 Skokie Blvd.

Northbrook, IL



COMMERCIAL REALTY
& DEVELOPMENT INC

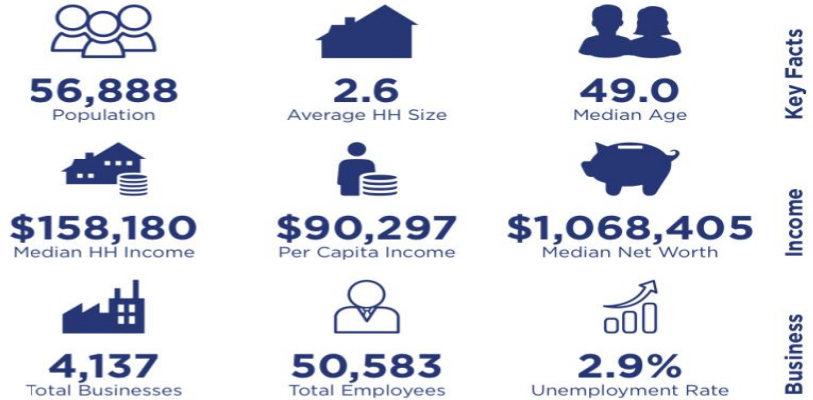
New ground up North Shore retail development at prime location on Skokie Boulevard. Highway branding opportunity on 94 Spur and Highway 41. Easy access from both Lake Cook and Dundee Roads.

Restaurant and retail opportunities for ground lease or lease with 500 feet of frontage along Skokie Boulevard.

Join Barnes and Noble, Bloomingdales, Charlie Beinlich's, Chipotle, Claim Company, Container Store, Dicks, Marianos, Morton's, Nordstrom Rack, Panera, Pet Smart, Potbelly, Prairie Grass, Ron Of Japan, Roti, Ruth's Chris, Saks OFF 5TH, Starbucks, TJ Maxx, Trader Joes and more.

- 2.5 Acres Divisible at Signalized Intersection
- A Variety of Configurations with up to 9,000 SF plus Patio
- BTS Ground Lease, lease opportunities available
- 112 On site Parking Spaces
- Pylon on the Highway and Great Visibility from both North and Southbound with 140K VPD
- Delivery 1st quarter 2025
- Over 200,844 Daytime workers within 5 miles

DEMOGRAPHIC PROFILE - 3 MILE RADIUS



CO-TENANTS INCLUDE



**TRADER
JOE'S**



 **The Container Store®**

PLAT OF SURVEY

OF

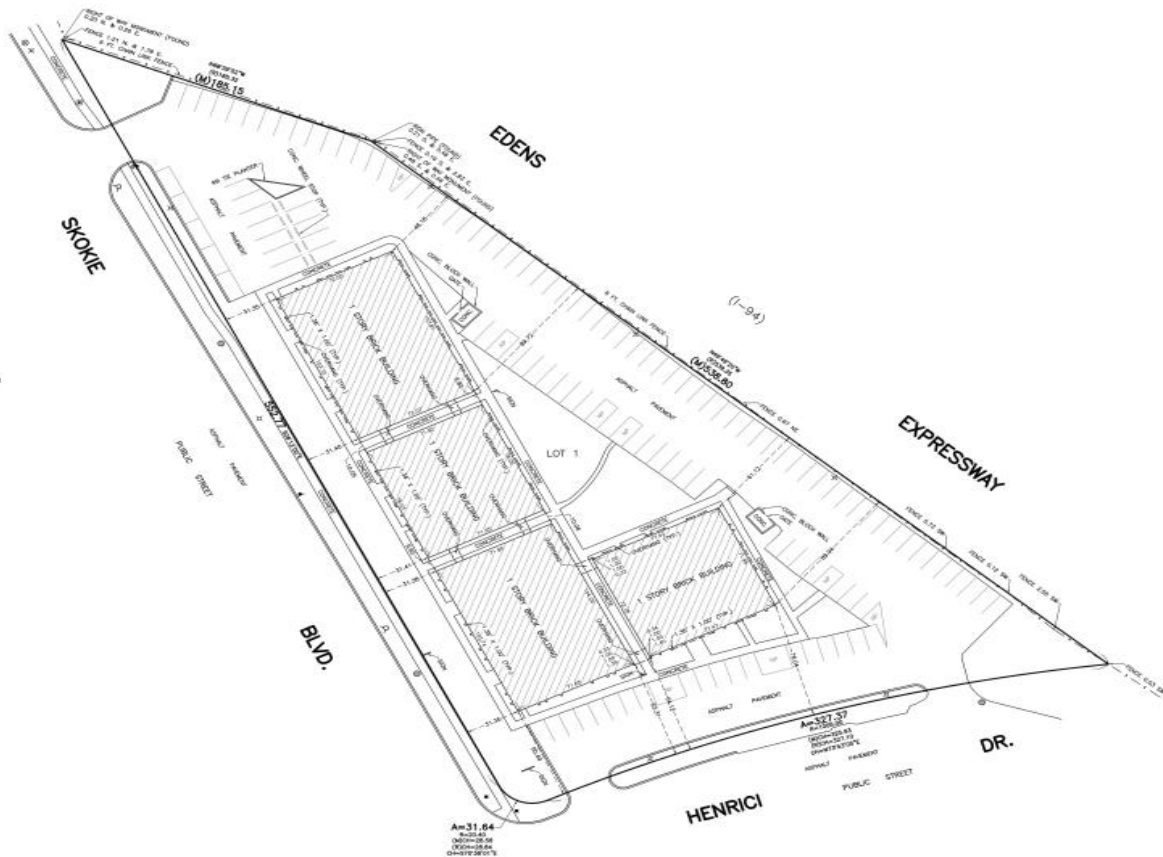
LOT 1 IN NORTHWOOD ESTATE, A SUBDIVISION OF UNINCORPORATED BLOCKS 4, 5, 10 AND 11, WHICH ARE SOUTH AND WEST OF THE TRAIL ROAD AND EDENS HIGHWAY, LOCATED WITHIN BLOCKS 41, 50 AND 51 AND THE CORNER NEARBY THE 500 BLOCK AND PARCEL, EXCEPT FOR PARKWAY DRIVE AND SMOKE BOULEVARD, AND THE NORTH HALF OF SMOKE AVENUE AND DRIVE, ALL BEING PART OF VARIOUS WELLS, MOORE CORPORATION'S RECONSTRUCTION OF UNITED REALTY COMPANY'S SMOKE ROAD SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 333 SMOKE BOULEVARD, NORTHBROOK, ILLINOIS



LEGEND:

- ⊗ Storm Manhole
- ⊙ Storm Catch Basin/Valve
- ⊖ Water Valve Vault
- ⊕ Light Pole
- ⊠ Traffic Sign
- Depressed Curb



THE PARCEL PERMANENT BOOK NUMBER: 04-82-483-025-0005

AREA STATEMENT: THE PROPERTY CONTAINS 110,520 SQUARE FEET OR 2.5316 ACRES.

Am 31.84
 11/14/08
 02/09/08-08
 02/09/08-08
 02/09/08-08

Am 327.37
 11/14/08
 02/09/08-08
 02/09/08-08
 02/09/08-08

THE TRACT OF LAND SURVEYED IS SUBJECT TO ADDITIONAL MATTERS OF TITLE THAT MAY BE DISCLOSED UPON INSPECTION OF A CURRENT TITLE COMMITMENT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS)
) SS.

COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT A SURVEY WAS DONE AND MADE UNDER MY SUPERVISION OF THE PROPERTY, LEGALLY DESCRIBED HEREON, AND THAT THE PLAT SURVEYED SHOWS A CORRECT REPRESENTATION OF LAND SURVEY DIMENSIONS AS SHOWN IN FEET AND DECIMAL PARTS THEREOF.

WITNESSED AT BENSenville, ILLINOIS THIS 22ND DAY OF JUNE, A.D. 2014.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.

AN ILLINOIS PROFESSIONAL SERVICE FIRM - LICENSE NO. 154-104843

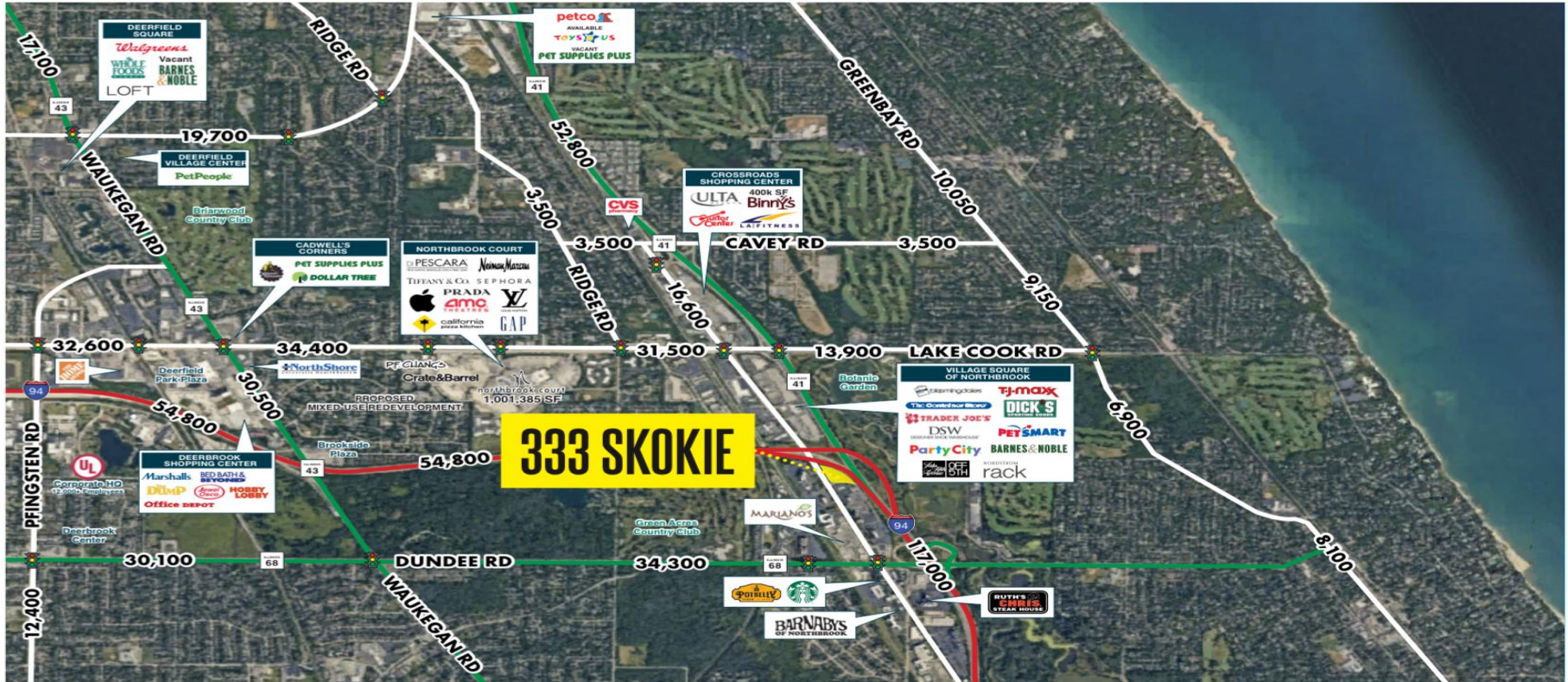
THOMAS A. MOLLOY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 012-0100

(EXPIRES NOVEMBER 30, 2016 AND IS RENEWABLE)



VALID ONLY WITH EMBOSSED SEAL





333 Skokie Blvd.

NORTHBROOK, IL

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& DEVELOPMENT INC