

# Commercial/Retail Site Available Development Opportunity

1252 E. US Highway 45,  
Vernon Hills, IL 60061



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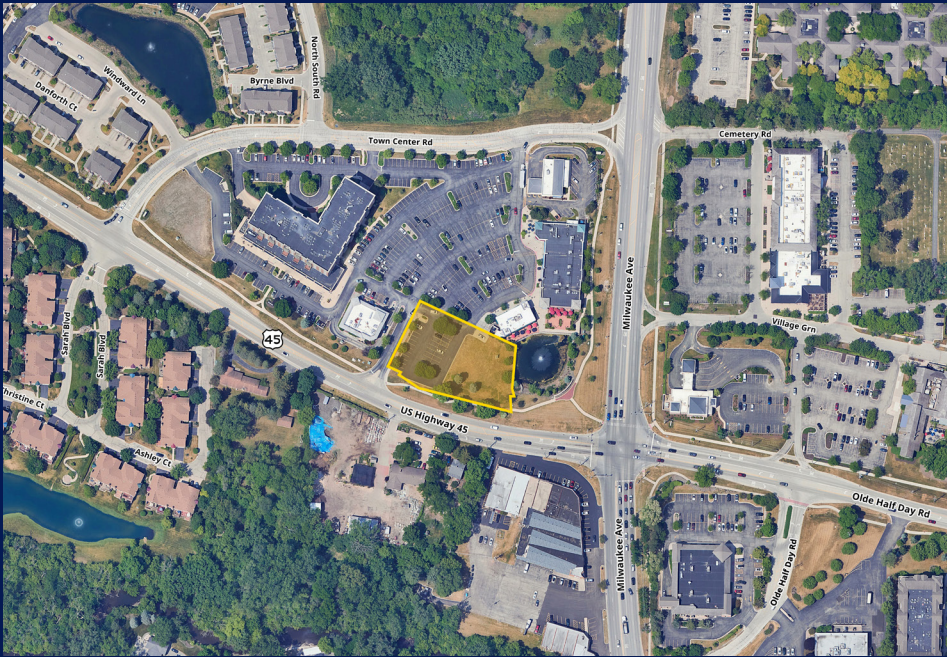
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# Executive Summary

The subject property consists of a 0.82-acre vacant land parcel located at 1252 E. US Hwy 45 in Vernon Hills, IL, with B-1 zoning. Supported by the surrounding residential rooftops within close proximity, the site presents an opportunity for successful commercial development.

Vernon Hills offers an exceptional opportunity for businesses seeking a prime location in a vibrant commercial hub. This property boasts a strategic position along a major highway, ensuring high visibility and easy accessibility for customers and clients. Known for its thriving retail and business community, Vernon Hills provides a dynamic environment that fosters growth and success. The property features modern facilities, ample parking, and proximity to key amenities, making it an ideal choice for a range of commercial enterprises. Whether for retail, office space, or other business ventures, 1252 E. US Hwy 45 offers a compelling blend of convenience, visibility, and potential for sustained success.

The property is currently being offered at \$850,000.

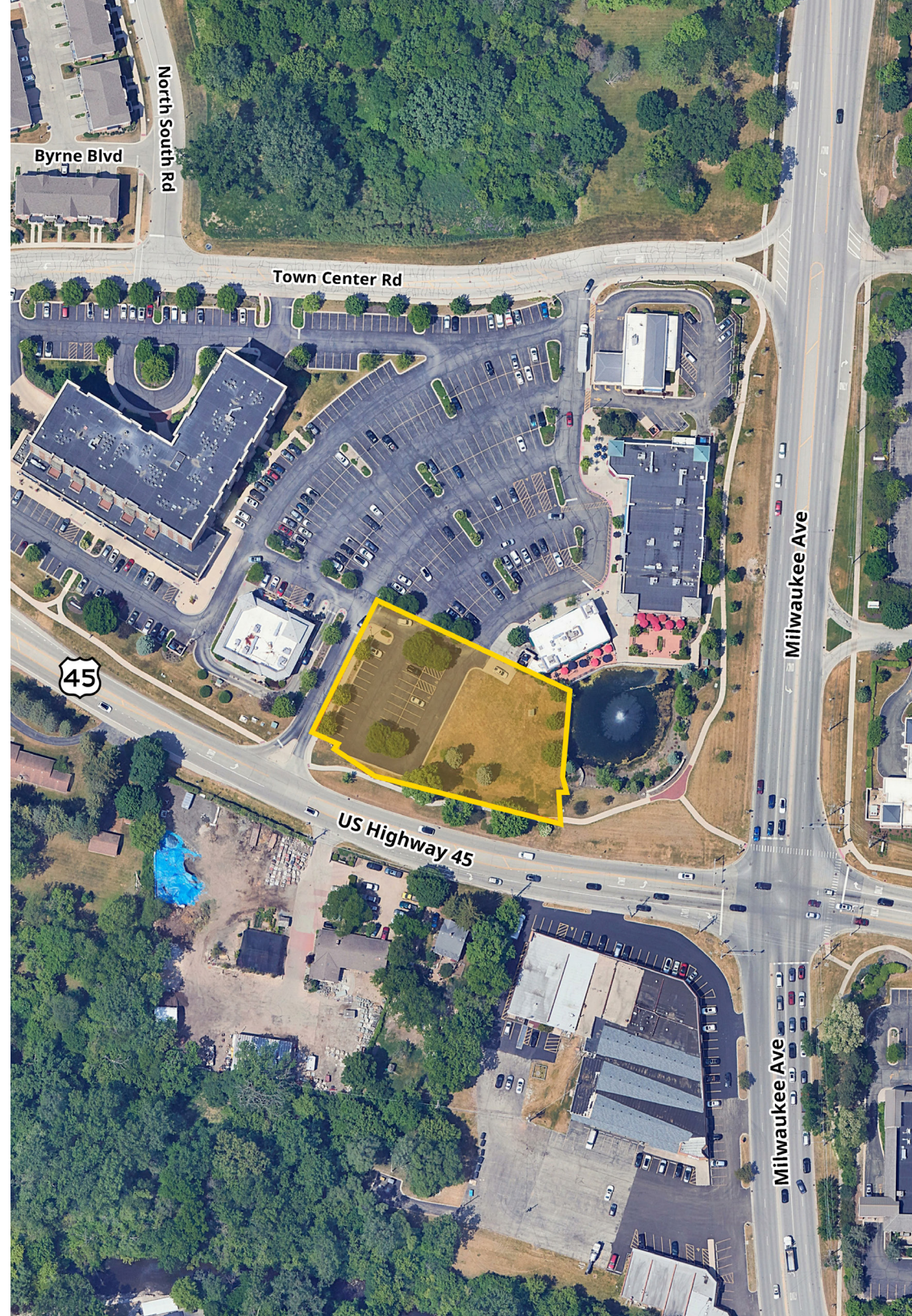
# Property Specs

|                       |  |                        |
|-----------------------|--|------------------------|
| <b>Address</b>        | 1252 E. US Highway 45  |                        |
| <b>City</b>           | Vernon Hills   |                        |
| <b>State</b>          | IL   |                        |
| <b>County</b>         | Lake   |                        |
| <b>Acres</b>          | 0.82   |                        |
| <b>Zoning</b>         | B-1 (General Business District)  |                        |
| <b>Parking</b>        | 30+  |                        |
| <b>Traffic Counts</b> | Highway 45 - 17,700  | Milwaukee Ave - 29,600 |
| <b>APN</b>            | 15-15-410-007  | 15-15-410-009          |
| <b>Taxes (2023)</b>   | \$21,086.48  |                        |
| <b>Sale Price</b>     | \$850,000  |                        |
| <b>Highlights</b>     | <ul style="list-style-type: none"><li>• Great traffic counts</li><li>• Proximity to residential roof tops that can support a commercial user</li><li>• New development opportunity</li></ul> |                        |

[Click for Market Overview](#)

[Click for the Consumer Report](#)

[Vernon Hills Website](#)



# Retail Amenities



## Vernon Hills Town Center



45



ane's Landing Golf Club



Adlai E. Stevenson High School/  
District 125 Office

W Port Clinton Rd

N US Highway 45

Forest Edge Dr

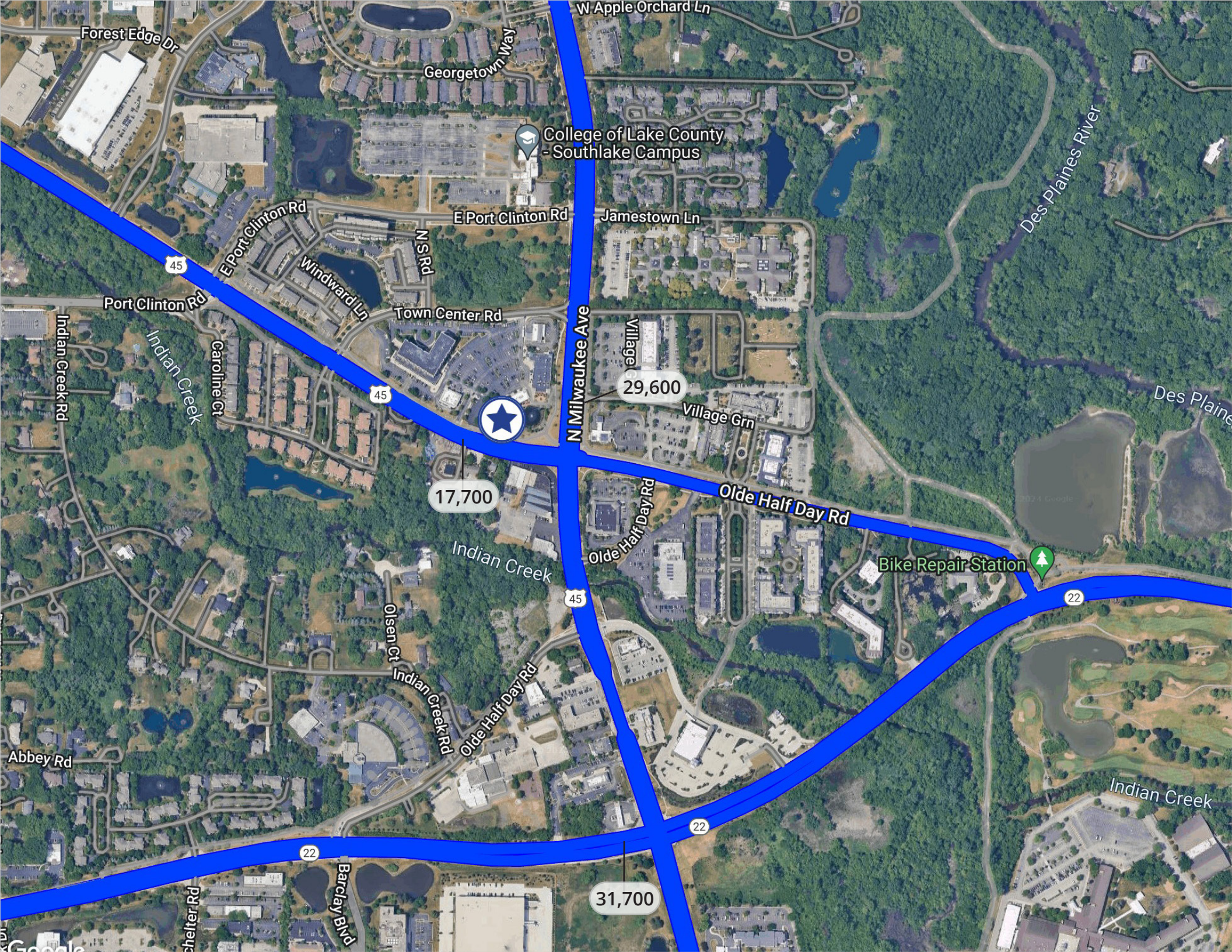
Woodlands Pkwy

N Indian Creek Rd

W Half-Day Rd

Oxford Dr

Madera Ln



College of Lake County  
- Southlake Campus

29,600

17,700

31,700

Bike Repair Station

Forest Edge Dr

Georgetown Way

W Apple Orchard Ln

E Port Clinton Rd

E Port Clinton Rd

Jamestown Ln

45

45

45

22

22

Des Plaines River

Des Plaines

Indian Creek Rd

Indian Creek

Caroline Ct

Port Clinton Rd

Town Center Rd

Windward Ln

NS Rd

Village

Village Grn

Olde Half Day Rd

Indian Creek

Olde Half Day Rd

Olsen Ct

Indian Creek Rd

Olde Half Day Rd

Bike Repair Station

22

Indian Creek

Shelter Rd

Barclay Blvd

Abbey Rd

# Location Overview

Vernon Hills, Illinois, is a vibrant village located in Lake County, approximately 37 miles north of downtown Chicago. Known for its excellent quality of life, Vernon Hills offers a blend of suburban tranquility and urban convenience. The village boasts a robust economy supported by a mix of retail, commercial, and residential developments. Its strategic location near major highways and public transportation options makes it highly accessible and attractive to both businesses and residents. Vernon Hills is home to several parks, recreational facilities, and top-rated schools, making it an ideal place for families. The village is also known for its shopping destinations, including the popular Hawthorn Mall, which features a variety of stores, dining options, and entertainment venues. With a strong sense of community and ongoing development projects, Vernon Hills continues to thrive as a desirable place to live, work, and play.

VILLAGE OF  
*Vernon Hills*  
ILLINOIS

**Century Park**  
4 miles from site



**Stevenson High School**  
1.5 miles from site



**Marriott Lincolnshire Resort**  
1 mile from site



**Cuneo Museum**  
4 miles from site



# Demographics

## 1 Miles

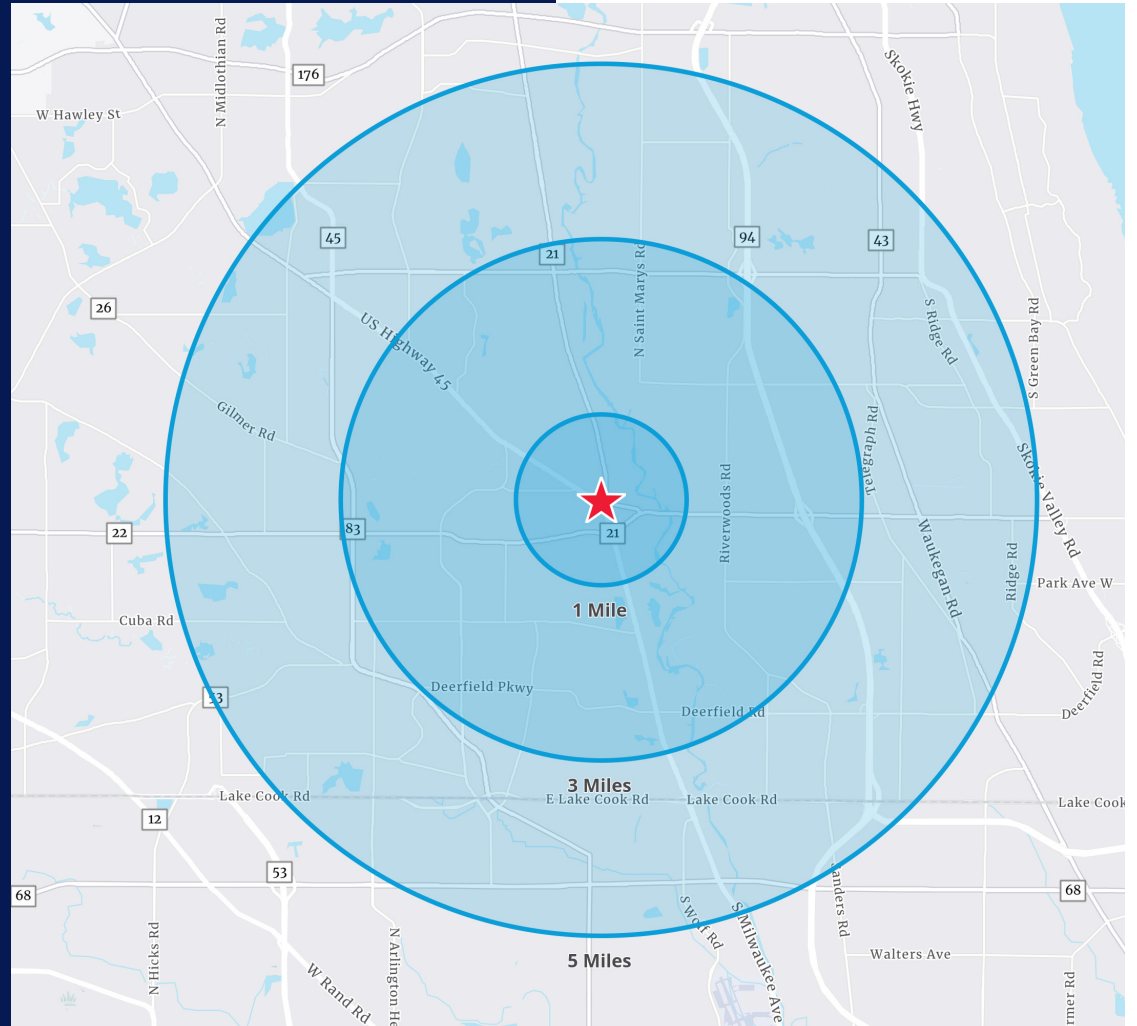
|                   |             |
|-------------------|-------------|
| Population        | 4,668       |
| Median Income     | \$161,952   |
| Median Net Worth  | \$1,002,638 |
| Median Home Value | \$496,835   |

## 3 Miles

|                   |           |
|-------------------|-----------|
| Population        | 52,337    |
| Median Income     | \$153,135 |
| Median Net Worth  | \$904,901 |
| Median Home Value | \$490,149 |

## 5 Miles

|                   |           |
|-------------------|-----------|
| Population        | 157,638   |
| Median Income     | \$128,198 |
| Median Net Worth  | \$677,408 |
| Median Home Value | \$436,079 |



Market Overview

Consumer Report

FOR SALE

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## CONTACT US

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