

Deer Park Retail Project | Lots for ground lease or build-to-suit

20338-20350 Rand Rd., Deer Park, IL

Features

- 6-acre development site in prime location
- Minutes from Deer Park Town Center and Across the Street from Whole Foods
- Heavily traveled Rand Rd with 49,904 VPD

Strong Demographics

- Population of 191,588 in 5-mile radius
- Average household income of \$135,792 within 5 miles

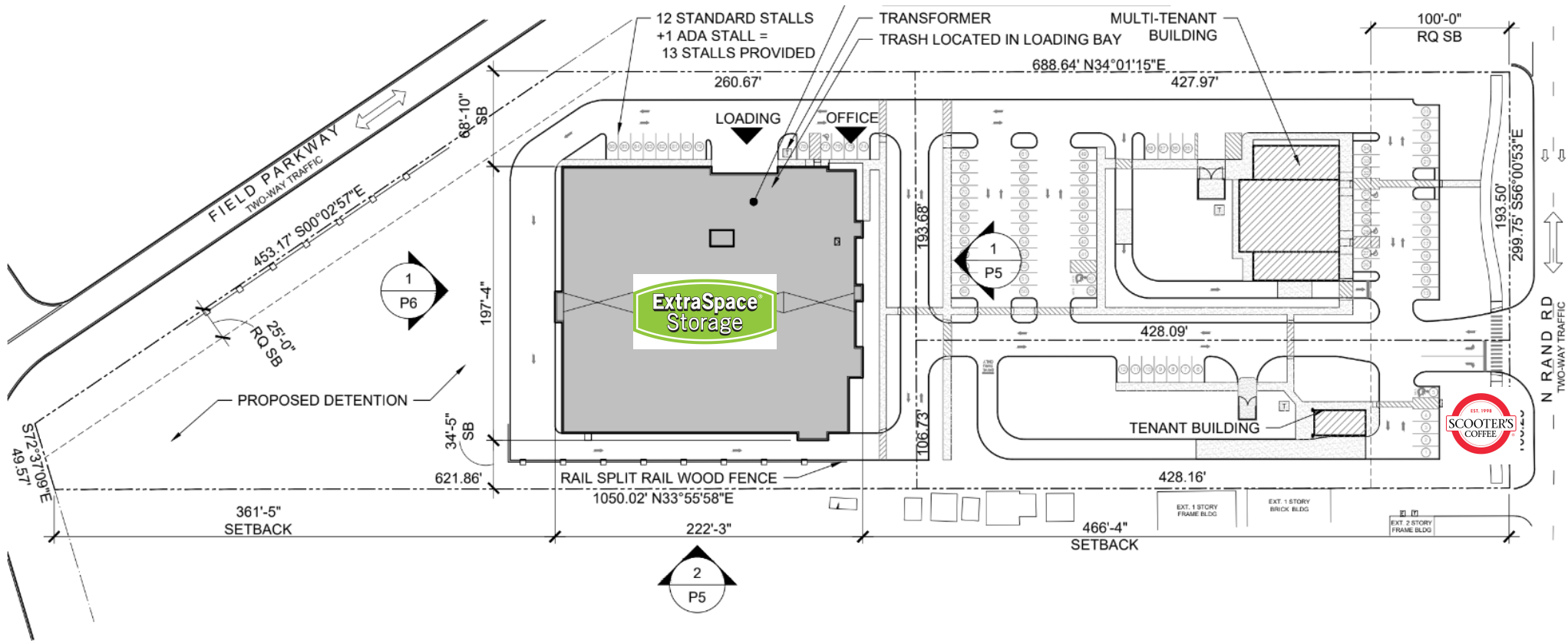
Great Visibility

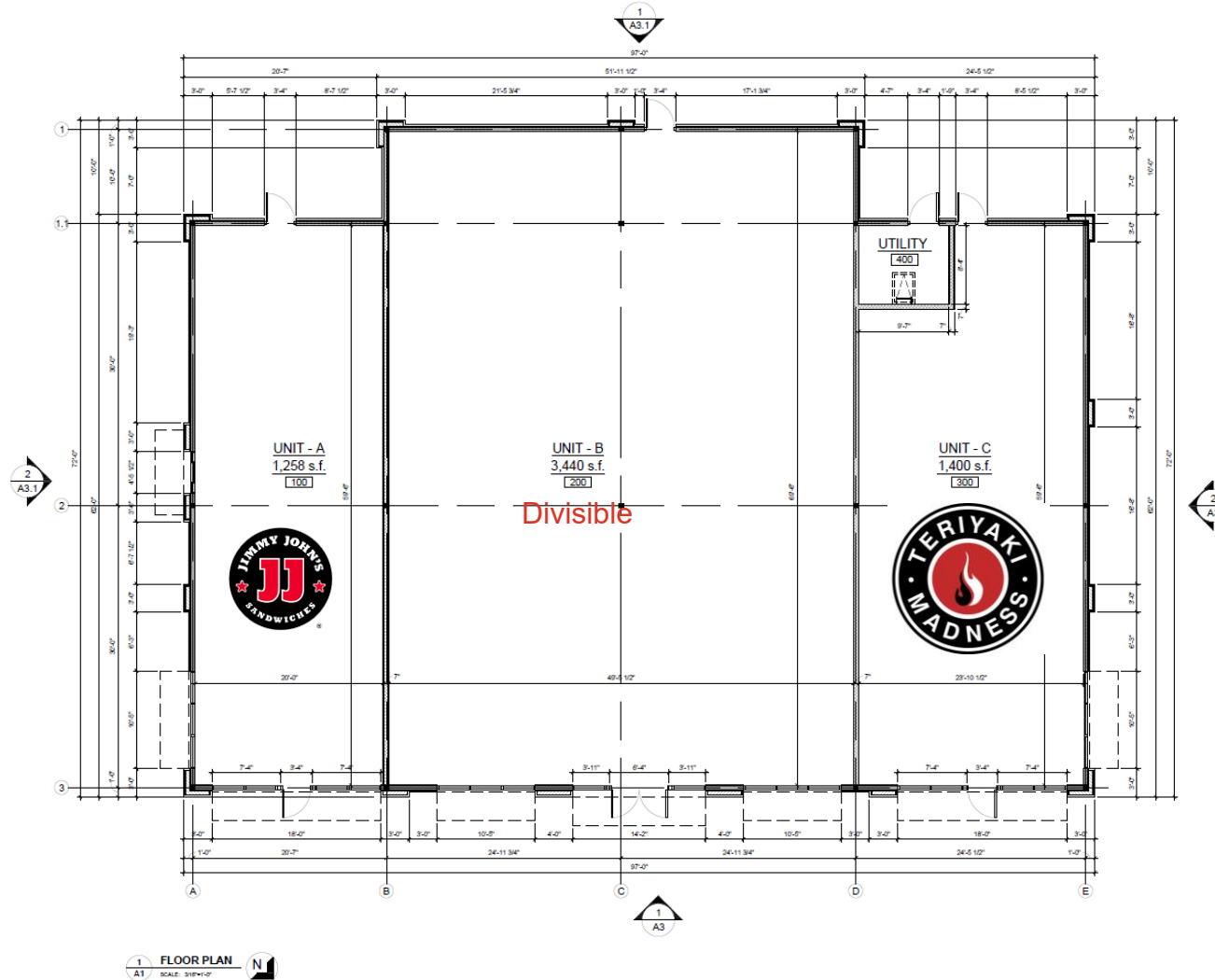
- Pad building opportunities, development ready
- Flexible site plan



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QUENTIN COLLECTION

SHOPS AT KILDEER

PROMENADE

KILDEER VILLAGE SQUARE

KILDEER MARKETPLACE

DEER PARK TOWN CENTER

Site

Quentin Road
20,400 VPD

Field Pkwy

Deer Park Blvd

20,200 VPD

Lake Cook Road

Rand Road 49,900 VPD

US Hwy 12

Radius	2 Mile		3 Mile		5 Mile	
Population						
2027 Projection	26,510		67,511		188,847	
2022 Estimate	26,896		68,592		191,588	
2010 Census	27,346		70,253		194,942	
Growth 2022 - 2027	-1.44%		-1.58%		-1.43%	
Growth 2010 - 2022	-1.65%		-2.36%		-1.72%	
2022 Population by Hispanic Origin	8,072		16,241		25,640	
2022 Population	26,896		68,592		191,588	
White	22,290	82.87%	56,690	82.65%	159,282	83.14%
Black	960	3.57%	1,852	2.70%	3,173	1.66%
Am. Indian & Alaskan	204	0.76%	365	0.53%	705	0.37%
Asian	2,903	10.79%	8,357	12.18%	25,033	13.07%
Hawaiian & Pacific Island	26	0.10%	66	0.10%	120	0.06%
Other	512	1.90%	1,262	1.84%	3,276	1.71%
U.S. Armed Forces	0		9		35	
Households						
2027 Projection	9,326		25,023		71,016	
2022 Estimate	9,470		25,447		72,110	
2010 Census	9,642		26,110		73,501	
Growth 2022 - 2027	-1.52%		-1.67%		-1.52%	
Growth 2010 - 2022	-1.78%		-2.54%		-1.89%	
Owner Occupied	6,433	67.93%	17,459	68.61%	57,148	79.25%
Renter Occupied	3,037	32.07%	7,989	31.39%	14,962	20.75%
2022 Households by HH Income	9,471		25,448		72,110	
Income: <\$25,000	900	9.50%	2,462	9.67%	5,620	7.79%
Income: \$25,000 - \$50,000	2,003	21.15%	4,644	18.25%	9,713	13.47%
Income: \$50,000 - \$75,000	1,591	16.80%	3,843	15.10%	9,334	12.94%
Income: \$75,000 - \$100,000	995	10.51%	2,840	11.16%	8,302	11.51%
Income: \$100,000 - \$125,000	1,094	11.55%	2,922	11.48%	8,521	11.82%
Income: \$125,000 - \$150,000	559	5.90%	1,849	7.27%	6,558	9.09%
Income: \$150,000 - \$200,000	986	10.41%	3,151	12.38%	9,588	13.30%
Income: \$200,000+	1,343	14.18%	3,737	14.68%	14,474	20.07%
2022 Avg Household Income	\$112,651		\$117,819		\$135,792	
2022 Med Household Income	\$81,068		\$90,624		\$109,054	



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4/21/2023

