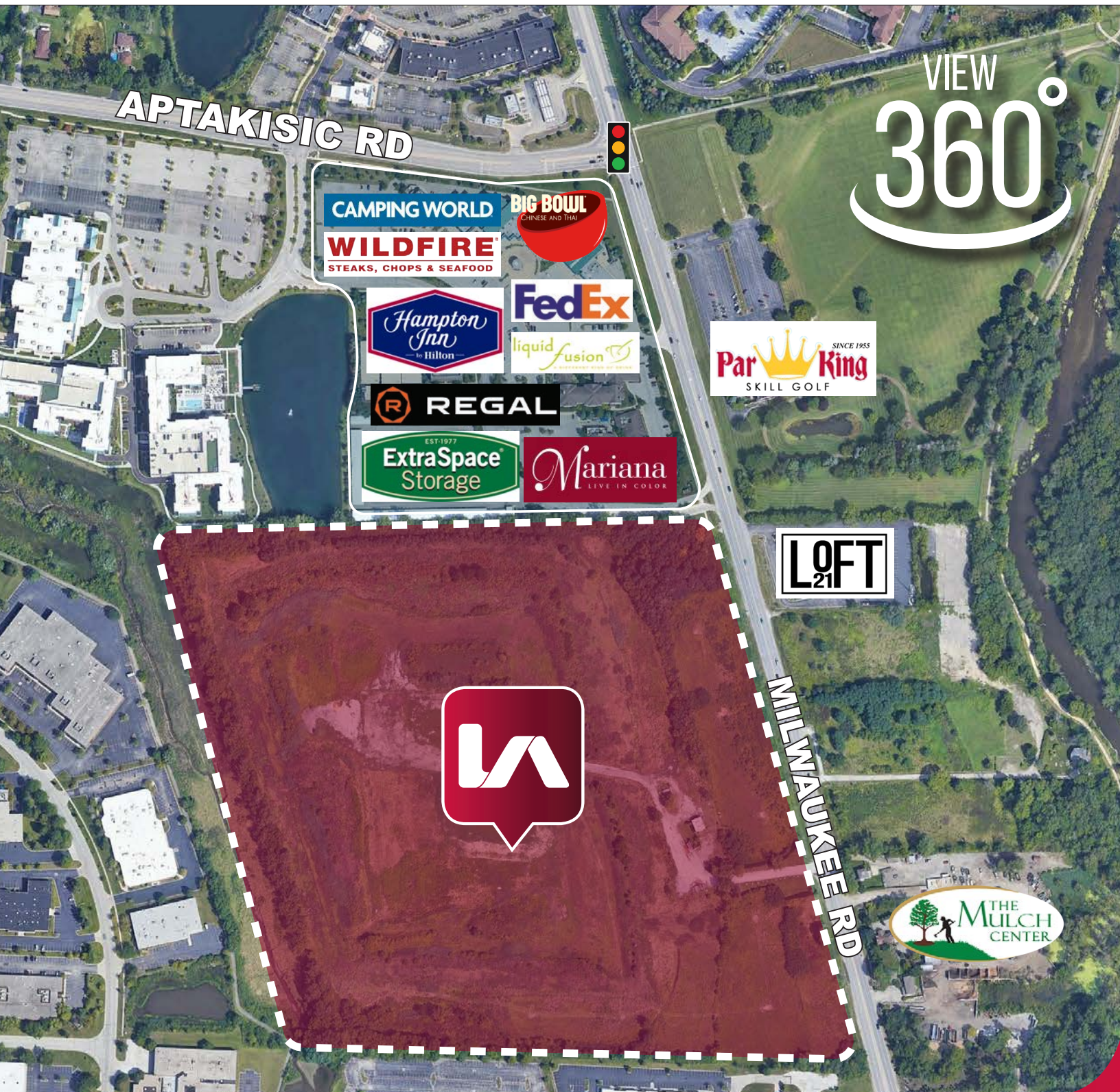


58 ACRE DEVELOPMENT SITE

1300 MILWAUKEE AVENUE | BUFFALO GROVE



VIEW
360°

APTAKISIC RD

MILWAUKEE RD

CAMPING WORLD
WILDFIRE
STEAKS, CHOPS & SEAFOOD

BIG BOWL
CHINESE AND THAI

Hampton Inn
by Hilton

FedEx

liquid fusion
A RESTAURANT SIDE BY SIDE

Par King
SINCE 1955
SKILL GOLF

REGAL

EST. 1977
ExtraSpace
Storage

Mariana
LIVE IN COLOR

LOFT
21

THE MULCH CENTER



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS



58 acres for sale



Outstanding trade area comprised of affluent residents and an exceptional daytime population



Currently zoned B-3 Commercial



Largest piece of contiguous retail land available in Chicago's northern suburbs



Just South of the SW corner of Milwaukee Avenue (U.S. 45 / Route 21) and Aptakisic Road



Development opportunity that is ideal for a multitude of uses such as big box or junior anchor retail centers, free-standing restaurants, entertainment, a sports complex, medical offices, or light industrial



Milwaukee Avenue (U.S. 45 / Route 21): 26,500 VPD
Aptakisic Road: 15,600 VPD
Deerfield Parkway: 21,700 VPD

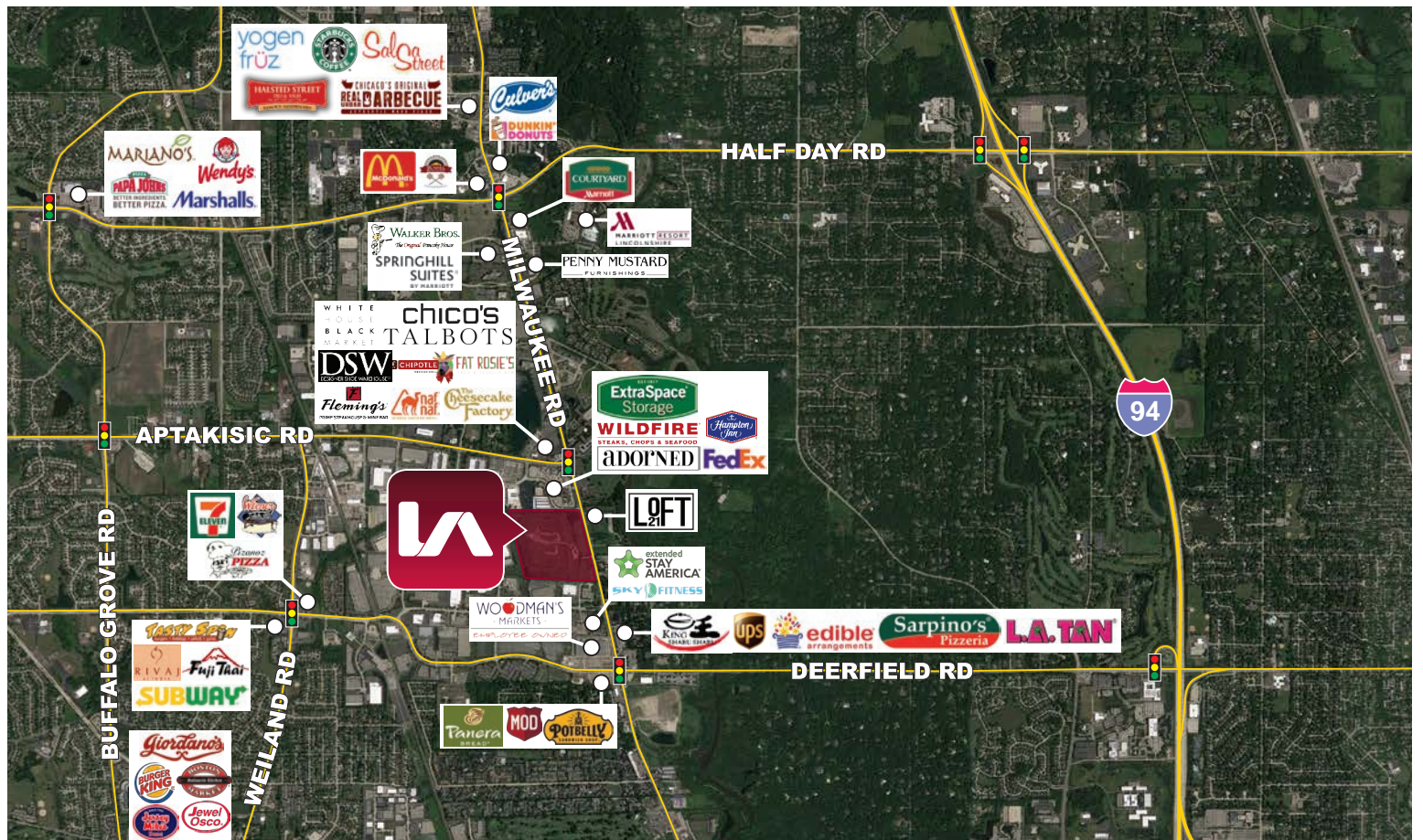
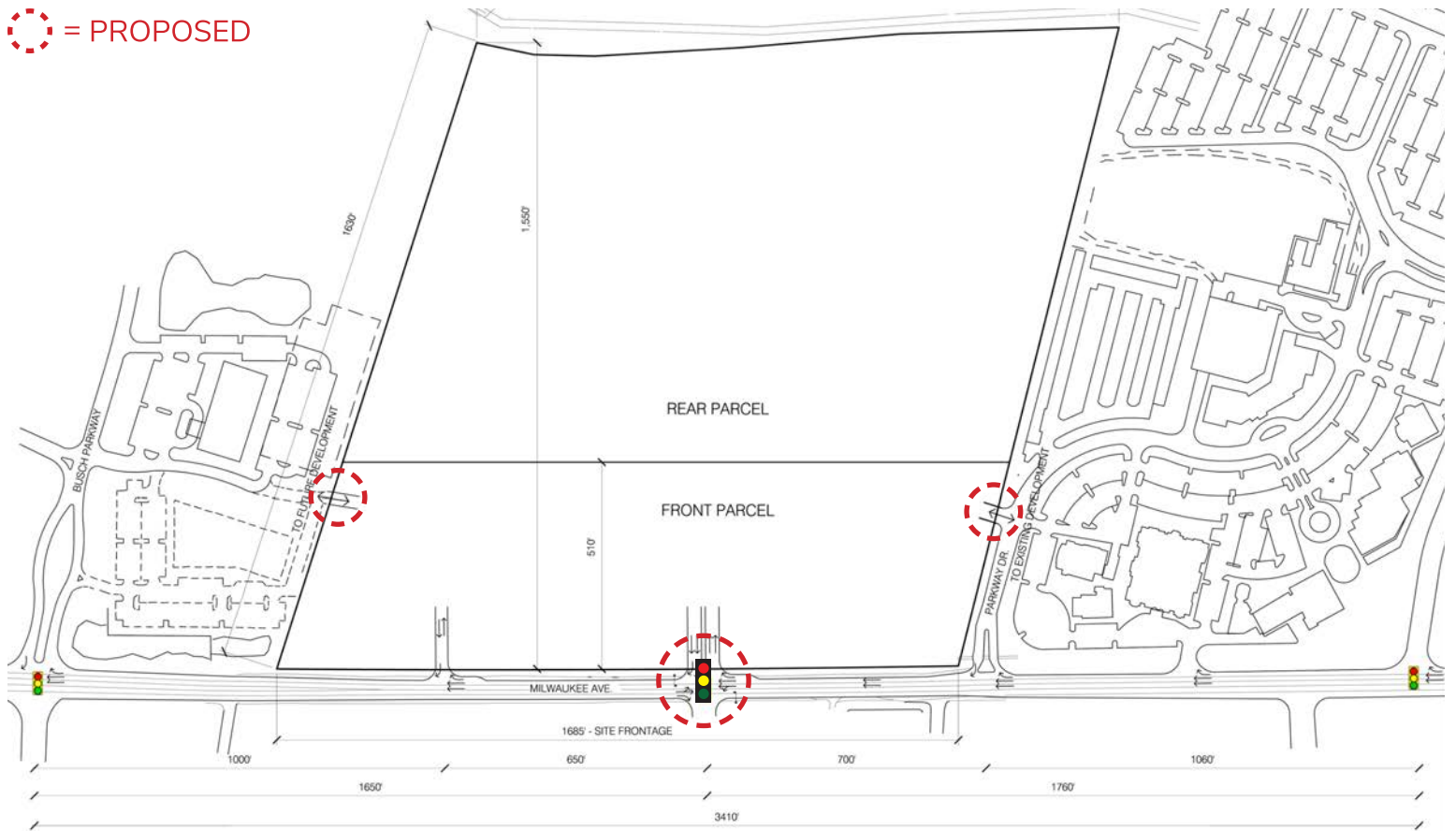
	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,174	72,287	191,901
# OF HOUSEHOLDS	1,939	28,036	75,060
HOUSEHOLD INCOME	\$195,636	\$187,067	\$185,649
DAYTIME POPULATION	14,212	88,521	209,920

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

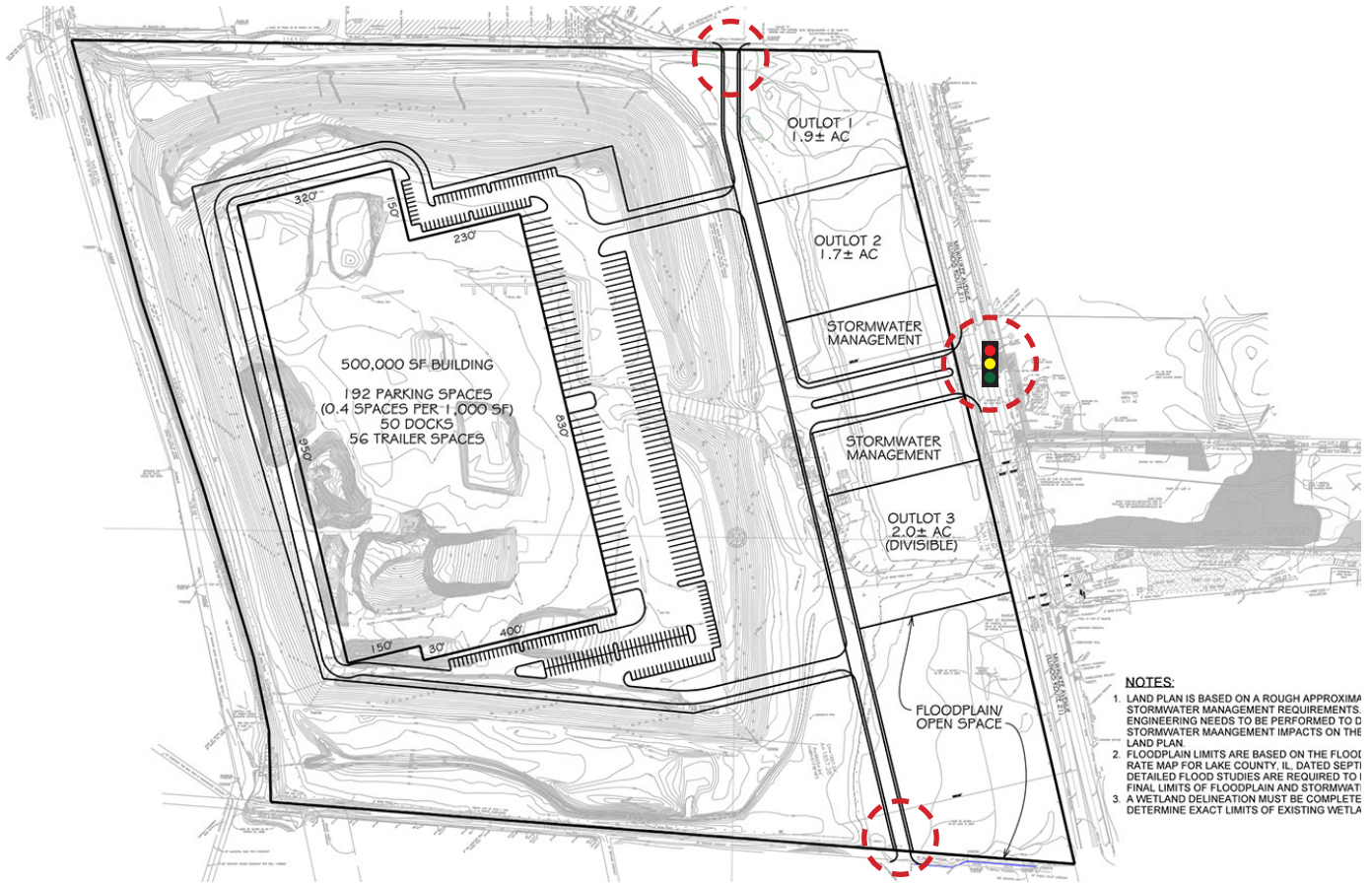
SITEPLAN



⊙ = PROPOSED



CONCEPTUAL PLANS



CONCEPTUAL PLANS



= PROPOSED

TOTAL HIGH SCHOOL ENROLLMENT



DEMOGRAPHICS



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)



ESTIMATED POPULATION

1 MILE

4,174

3 MILES

72,287

5 MILES

191,901



NUMBER OF HOUSEHOLDS

1,939

28,036

75,060



HOUSEHOLD INCOME

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DAYTIME POPULATION

14,212

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209,920

