



**LEASE RATE**

**CALL FOR PRICING**

**OFFERING SUMMARY**

Available SF:	1,800 SF
Lease Rate:	Call for Pricing
Lot Size:	6.38 Acres
Year Built:	1979
Building Size:	51,815 SF
Zoning:	B-1   General Business District
Market:	Chicago
Submarket:	Central North
Traffic Count:	34,400

**PROPERTY OVERVIEW**

Hawthorn Village Commons provides an outstanding tenant mix which includes Subway, Dollar Tree, Kong Dog, and the UPS Store among others. The center is anchored by Binny's Beverage Depot and excellent out lot restaurants Wendy's and Panda Express.

**LOCATION OVERVIEW**

Hawthorn Village Commons, nestled between dense neighborhoods and established retail centers at the North-East corner of W Townline Road and Lakeview Parkway in Vernon Hills, IL; is well-situated near traffic-driving area anchors Target, Walmart, and Hawthorn Mall. This ideal location, just moments from Route 21, boasts steady traffic counts of 34,400 vehicles per a day.

**PROPERTY HIGHLIGHTS**

- Minutes from Route 21
- Just West of Hawthorn Mall
- 34,400 VPD on Townline Rd
- Diverse Tenant Mix

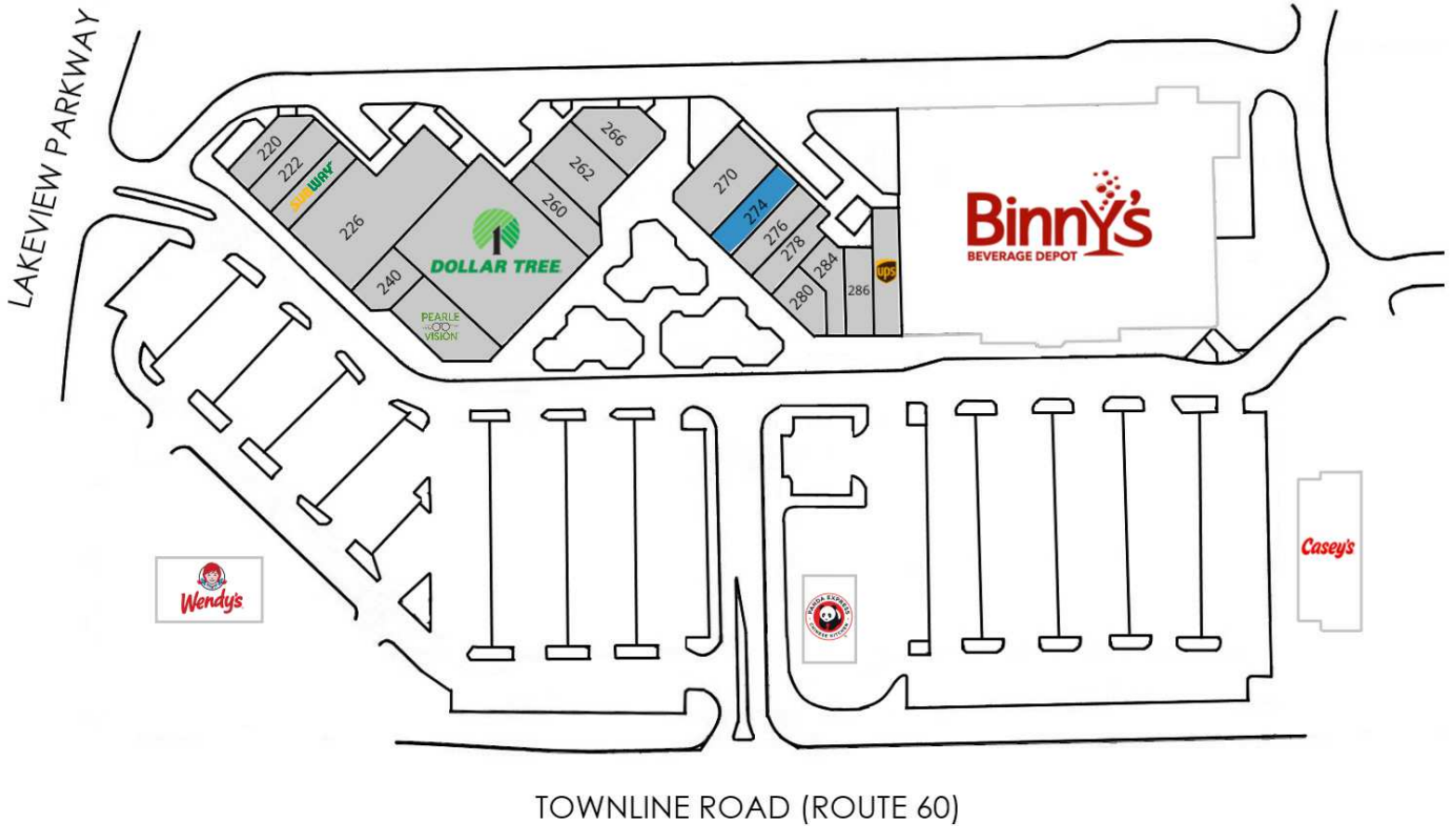
# HAWTHORN VILLAGE COMMONS

220 - 288 HAWTHORN VILLAGE COMMONS, VERNON HILLS, IL 60061



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UNAVAILABLE



AVAILABLE



SUITE	SIZE	TYPE	RATE	DESCRIPTION
Unit 274	1,800 SF	NNN	Call for Pricing	Former Nail Salon   Nail Salon Plumbing   Washer/Dryer Hookup   2 Restrooms   Ideal for Salon, Retail, or Professional Uses

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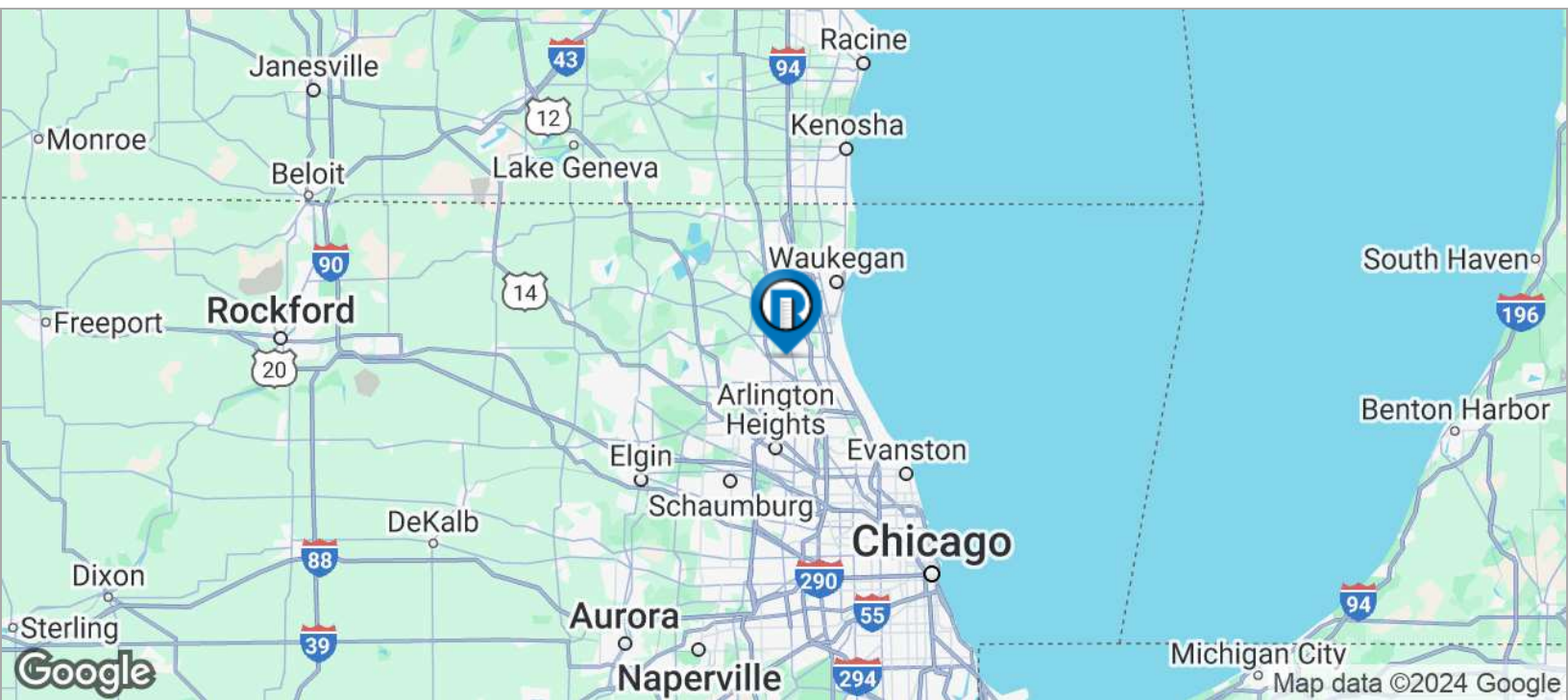
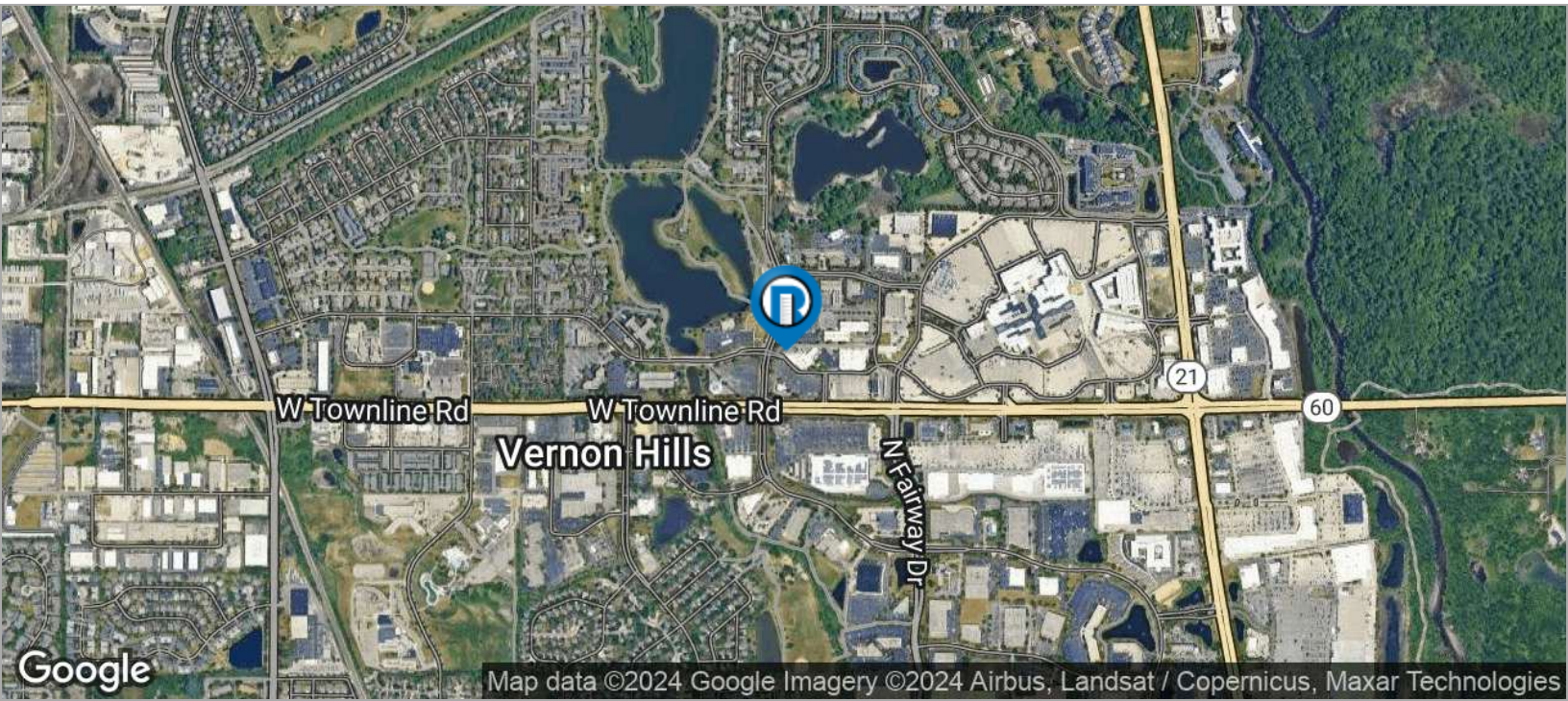
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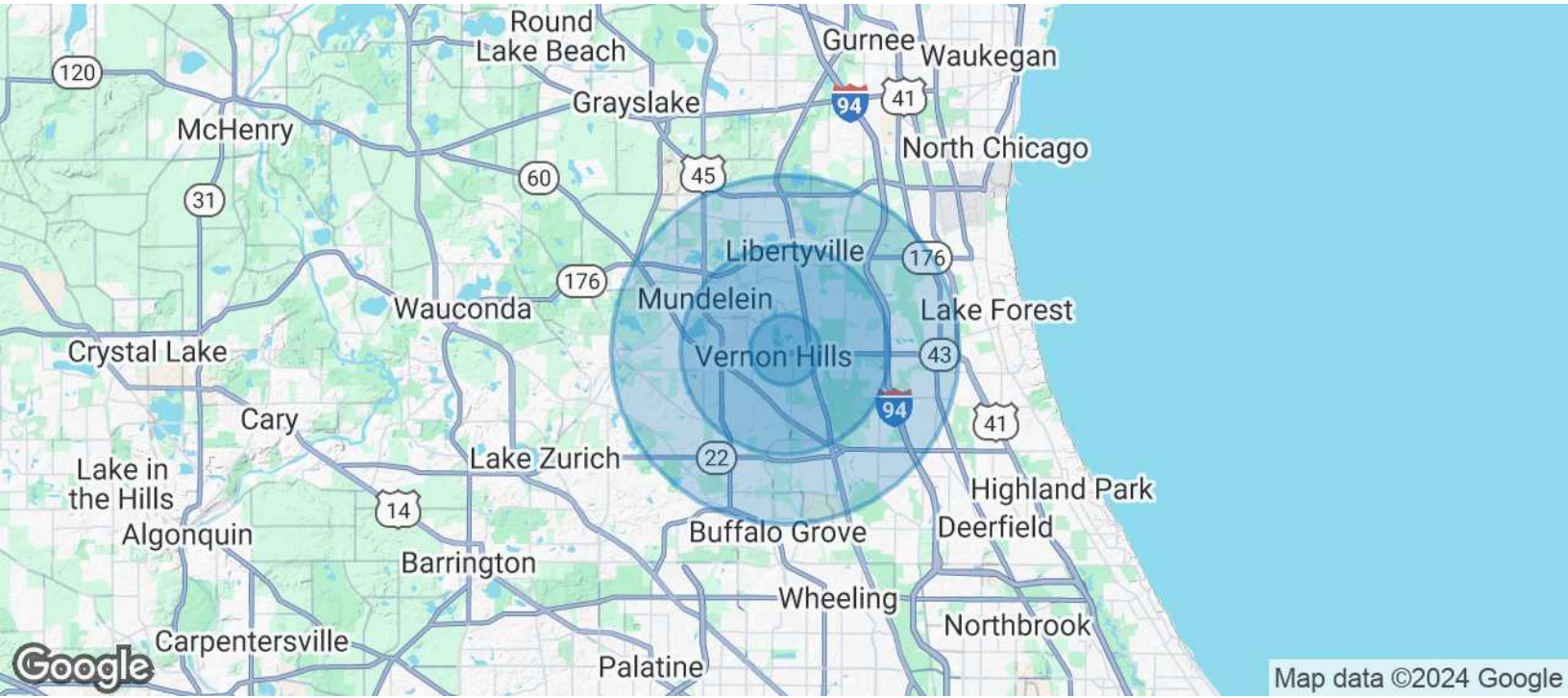
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,226	60,792	132,259
Average Age	43	41	42
Average Age (Male)	41	39	41
Average Age (Female)	45	42	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,298	22,518	48,308
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$146,311	\$170,518	\$189,161
Average House Value	\$390,080	\$481,966	\$559,543

Demographics data derived from AlphaMap