



THE CLOVE

The Clove, an exciting landmark redevelopment with a programmable and activated Central Park surrounded by luxury residential, dining, retail, and entertainment. The Clove represents the preeminent destination and vibrant focal point for Buffalo Grove residents to gather. Kensington Development and IM Properties are pleased to present The Clove.



66,000
COMBINED VEHICLES
PASSING PER DAY

\$111k
AVERAGE HOUSEHOLD
INCOME
(5 MILE)



2025
GRAND
OPENING

THE CLOVE

171k
DAYTIME
POPULATION
(5 MILE)

\$150 M
REDEVELOPMENT



226,000
POPULATION
(5 MILE)







THE CLOVE

MASTER PLAN CONCEPT



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NOTES

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| A BOWLERO (REBRAND TO LUCKY STRIKE) <ul style="list-style-type: none">• 54,000 Square Feet | F NEW MIXED-USE DEVELOPMENT <ul style="list-style-type: none">• 297 Residential Units (Floors 1-7)• 558 Dedicated Parking Space• Retail space available | J NEW GUZMAN Y GOMEZ <ul style="list-style-type: none">• 3,000 Square Feet |
| B EXISTING COMMERCIAL BUILDING <ul style="list-style-type: none">• +/- 13,500 SF 2nd Floor Office/Medical/Retail Available | G NEW VILLAGE 'MAIN STREET' <ul style="list-style-type: none">• Updated Circulation / Connectivity | K FUTURE DUTCH BROTHERS COFFEE <ul style="list-style-type: none">• 3,000 Square Feet• Drive-Thru Lane |
| C NEW CHICK FIL A | H VILLAGE GREEN <ul style="list-style-type: none">• 0.85 Acre Open Space• Amenities Shown for Reference Only | L NEW GROCER <ul style="list-style-type: none">• 43,000 Square Feet |
| D NEW COMMERCIAL BUILDING <ul style="list-style-type: none">• Panda Express and proposed Jamba Juice• 1,440 SF Inline Space Available | I 1-STORY COMMERCIAL USE <ul style="list-style-type: none">• +/- 5,850 SF Available | M ENHANCED RETENTION PONDS <ul style="list-style-type: none">• Naturalized Landscape Edging |
| E 1-STORY RESTAURANT USES <ul style="list-style-type: none">• +/- 4,000 SF Available | | |



THE
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BUILDING “B” ELEVATION IMMEDIATE AVAILABILITY



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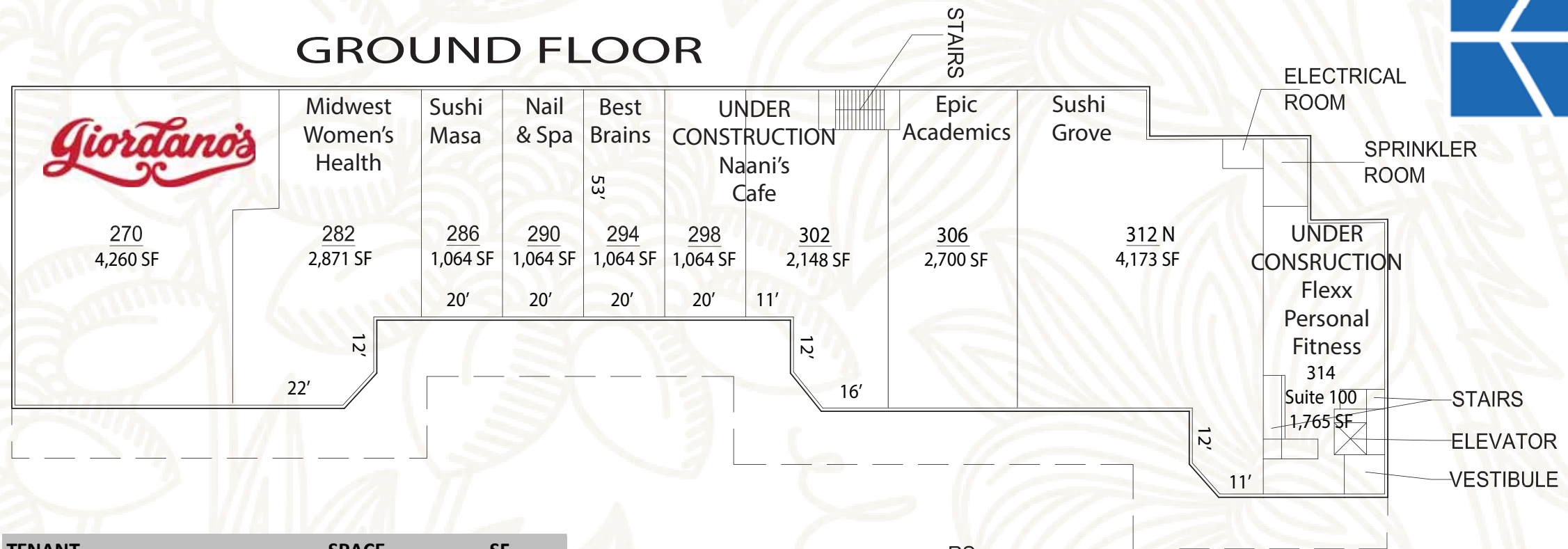
THE
CLOVE

FLOOR PLAN EXISTING BUILDING “B” IMMEDIATE AVAILABILITY

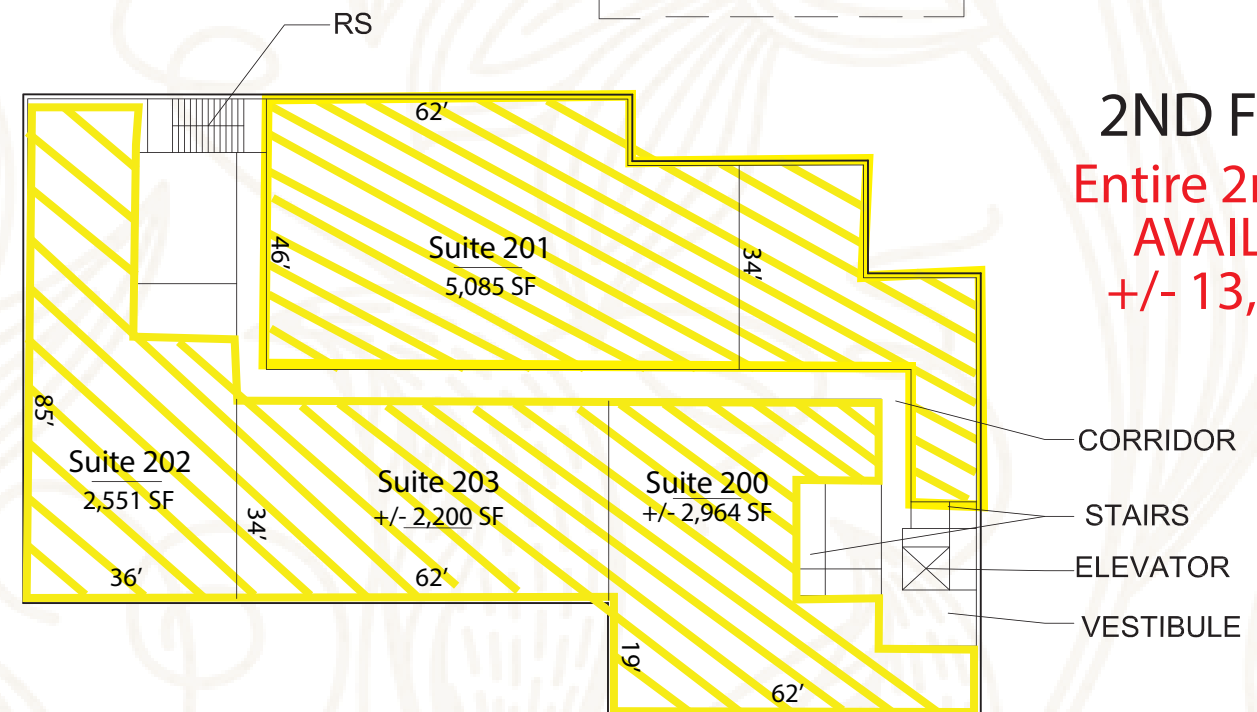


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GROUND FLOOR



TENANT	SPACE	SF
AVAILABLE	314-Ste 200	2,964
AVAILABLE	314-Ste 201	5,085
AVAILABLE	314-Ste 202	2,551
AVAILABLE	314-Ste 203	2,200
Proposed - Flexx	314-Ste 100	1,765
Sushi Grove	306	3,678
Epic Academics	312	2,700
Proposed - Naani's Cafe	302	2,148
Best Brains	298	1,064
AVAILABLE	294	1,064
Nail & Spa	290	1,064
Sushi Masa	286	1,064
Midwest Women's Health	282	2,871
Giordano's	270	4,260



2ND FLOOR
Entire 2nd floor
AVAILABLE
+/- 13,500 SF