



FOR LEASE
517 Green Bay Rd

517 GREEN BAY ROAD

Wilmette, IL 60091

PRESENTED BY:

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

ADAM NAPP, CCIM

O: 312.789.4864

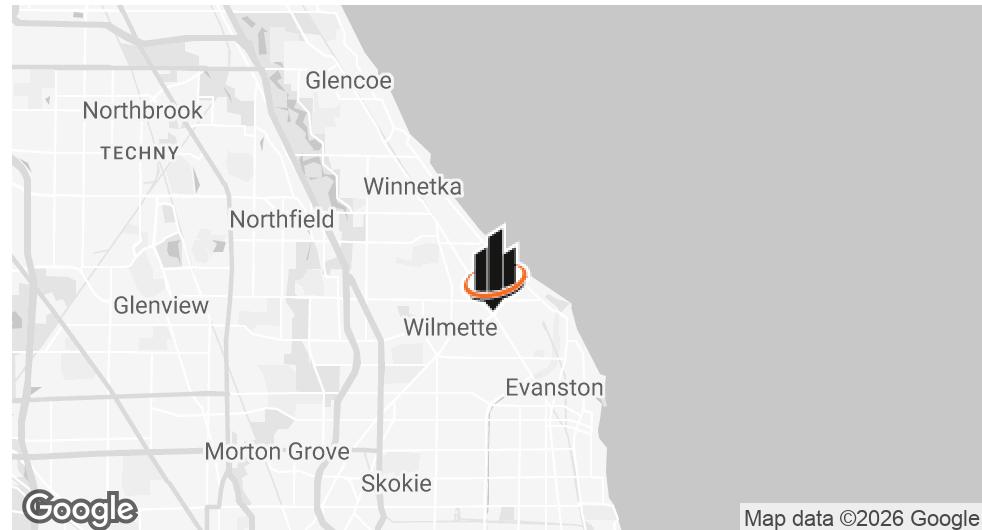
adam.napp@svn.com

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

EXECUTIVE SUMMARY



Map data ©2026 Google

OFFERING SUMMARY

| | |
|-----------------------|--------------|
| LEASE RATE: | \$21/PSF NNN |
| BUILDING SIZE: | 9,500 SF |
| AVAILABLE SF: | 4,000 SF |
| LOT SIZE: | 14,100 SF |
| ZONING: | VC |
| MARKET: | Chicago |
| SUBMARKET: | Wilmette |

PROPERTY OVERVIEW

Step into a modern, high-tech workspace at 517 Green Bay Road, Wilmette, IL. This recently renovated, approx. 4,000 SF space property is beautifully built-out and ready for a new tenant. Lots of wide open space, with private work areas, three washrooms, a kitchenette, and storage areas, beautiful lighting, high ceilings, and CAT 5 wiring. A usable, full-height, partial basement is included, as well as six dedicated parking spaces with additional ample street parking. Great space for a variety of businesses, including retail/restaurant, creative and medical office, salon, fitness, and daycare, to name a few. The property is incredibly well located in downtown Wilmette - steps to the Metra station, many restaurants and shops, and high-quality retailers, including Jewel Osco, Whole Foods, Illinois Bone and Joint, and Bank of America, to name a few. Amazing immediate area demographics with average household incomes over \$950,000 and average home values approaching \$970,000. Offered at the affordable rental rate of \$21/SF NNN.

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±4,000 SF of ground-floor commercial space
- Fantastic downtown Wilmette location - steps to Metra station, many shops, and restaurants
- Recent high-tech renovation with open & private work areas, and updated mechanicals
- Improvements include three bathrooms, a kitchenette & storage, IT room with CAT 5 wiring, and beautiful lighting
- 6 dedicated parking spaces as well as ample street parking
- Includes usable, full-height, partial basement
- Incredibly high immediate area annual household incomes and home values
- Great area co-tenancy includes Jewel Osco, Illinois Bone and Joint, Whole Foods, Bank of America, and Walker Brothers



ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

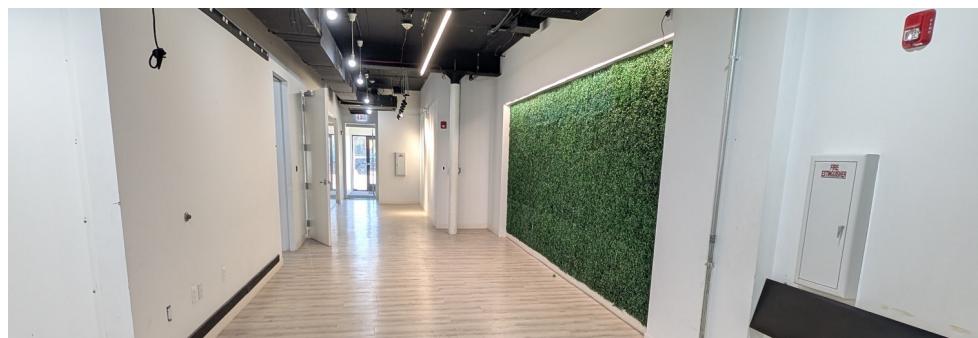
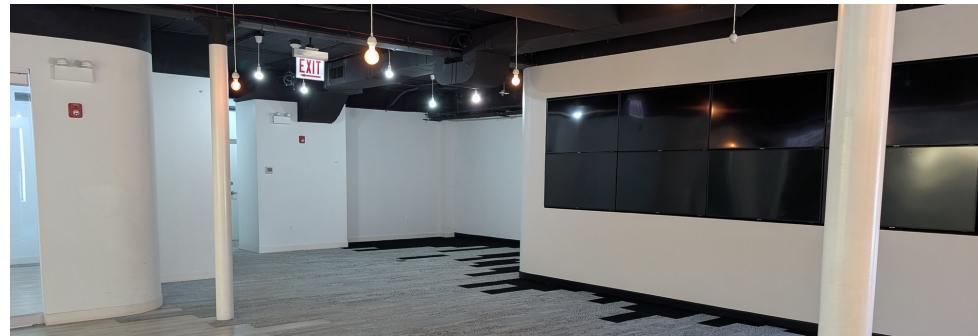
SITE PLAN



ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

ADDITIONAL PHOTOS



ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

NORTHSHERE AREA AERIAL MAP



ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

517 GREEN BAY RD | 517 Green Bay Road Wilmette, IL 60091

SVN | CHICAGO COMMERCIAL

LOCATION DESCRIPTION



LOCATION DESCRIPTION

Wilmette, IL is a bedroom community located 14 miles north of downtown Chicago on Chicago's affluent North Shore. Home to nearly 28,000 residents, and situated on the banks of Lake Michigan, Wilmette is the home of Wilmette Harbor, Gilson Park Beach & Lakefront Complex, and Baha'i Temple among the town's attractions. The municipality boasts an extremely high Average Household Income of over \$250,000/yr, and has an average home value well over \$960,000. The property is located in Wilmette's downtown commercial district, across from Wilmette's Metra station, and is steps to Jewel Ostco, many businesses, restaurants and shops, as well as the Wilmette Public Library, Village Hall and the US Post Office.

ADAM NAPP, CCIM

O: 312.789.4864

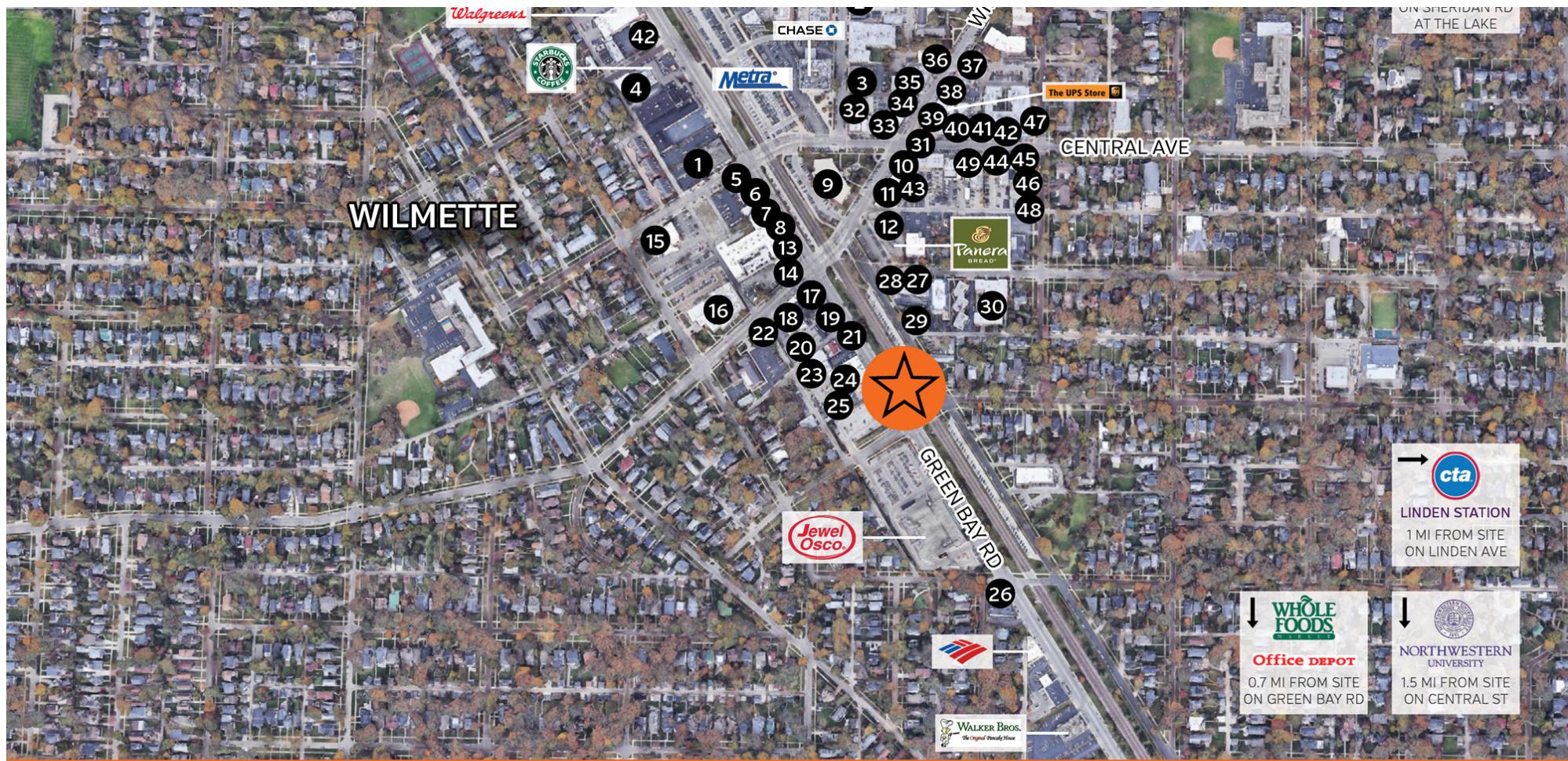
adam.napp@svn.com

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

DOWNTOWN WILMETTE RETAIL AERIAL



SUBJECT PROPERTY

- 1 Egg Harbor Cafe
- 2 Niyama Yoga
- 3 North Shore Bank

- 10 Hotcakes
- 11 Trendy Taco
- 12 Jos A Bank
- 13 Wilmette Bicycle Shop

- 20 Backyard Barbecue Store
- 21 Wilmette Food Mart
- 22 The Village Dog
- 23 Northshore Automotive

- 30 Kashian Bros Flooring
- 31 Valley Lodge Tavern
- 32 Lefty's Pizza Kitchen
- 33 The Bottle Shop

- 40 Pescadero
- 41 Napolita
- 42 Wilmette Theatre
- 43 Haniq's Footwear

ADAM NAPP, CCIM

O: 312.789.4864

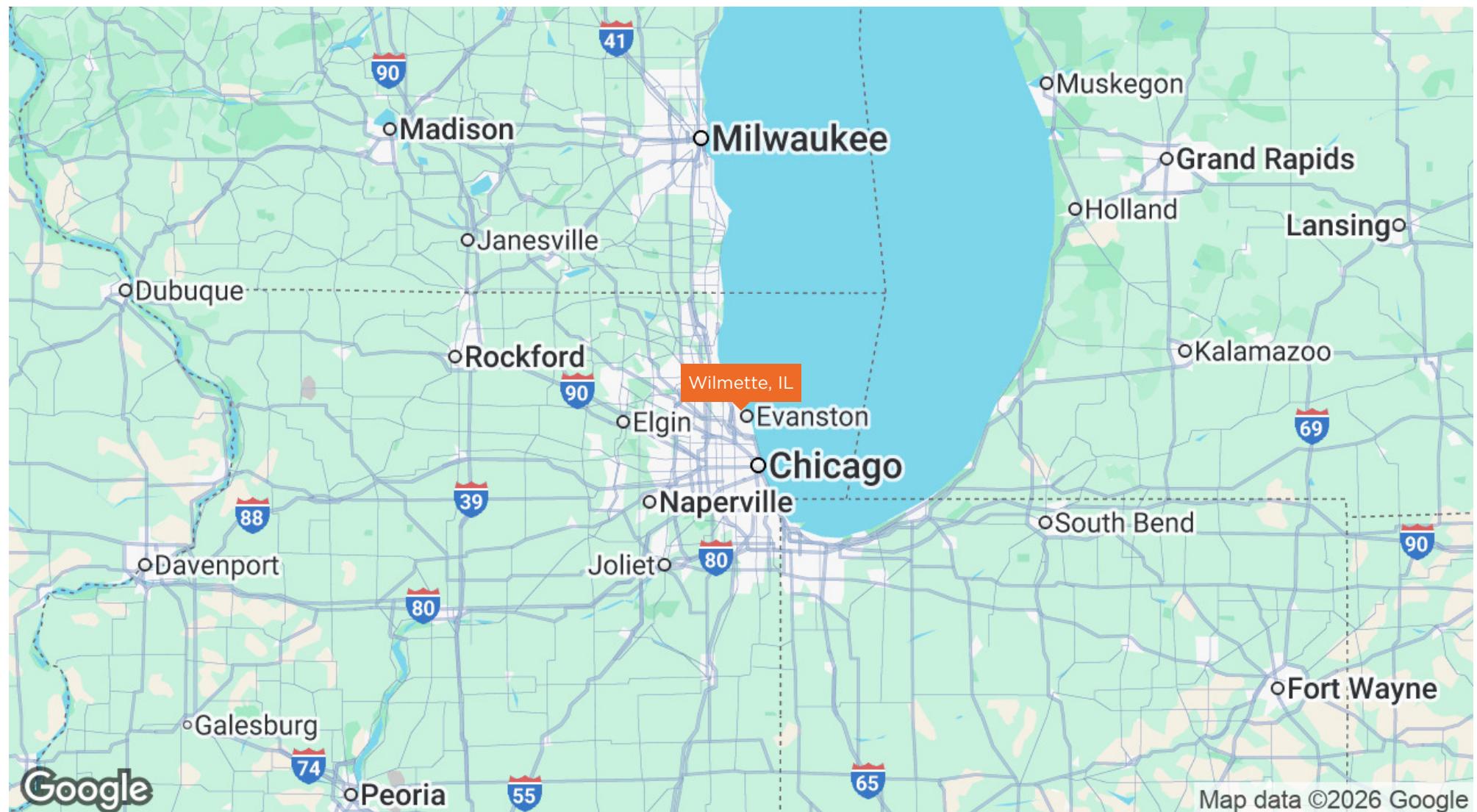
adam.napp@svn.com

WAYNE CAPLAN

O: 312.529.5791

wayne.caplan@svn.com

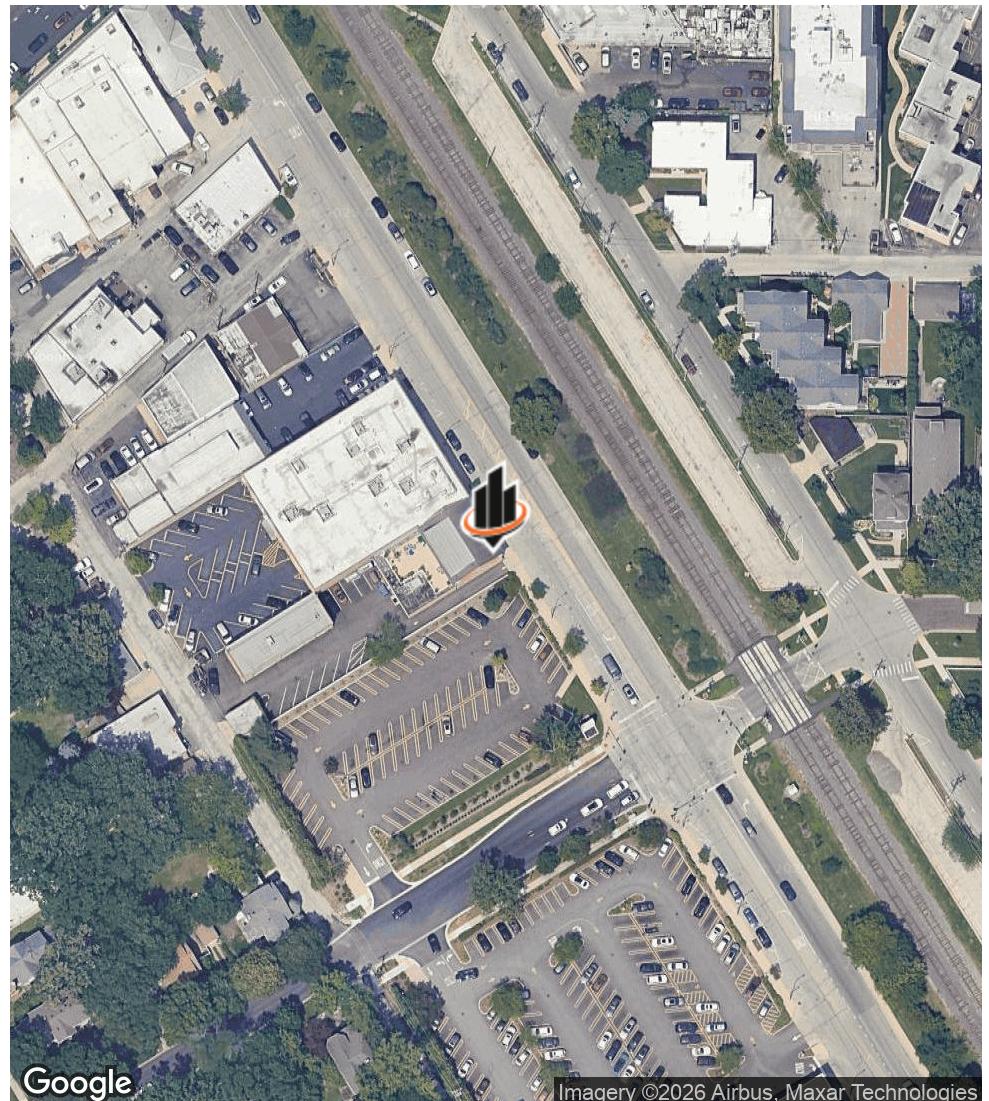
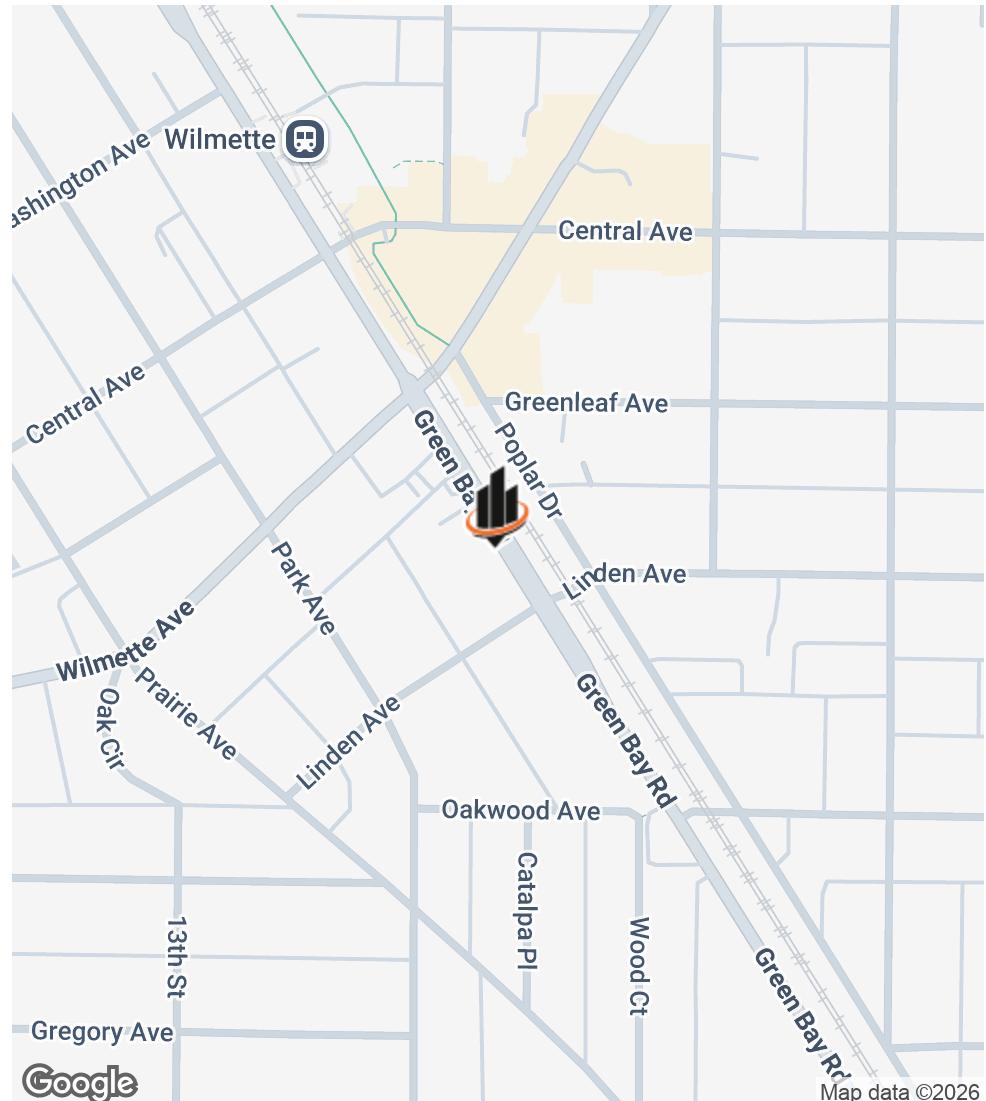
REGIONAL MAP



ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

LOCATION MAPS



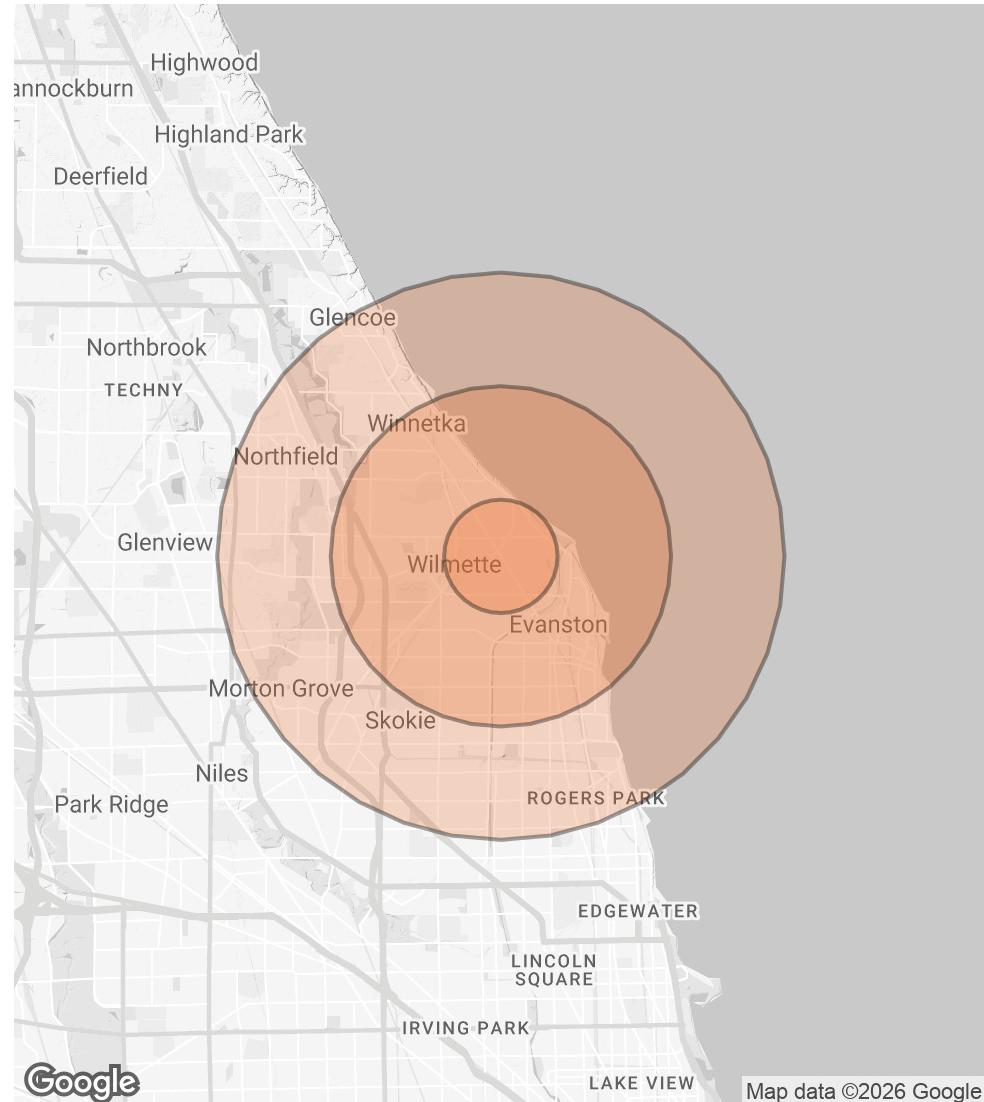
ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com

DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 20,197 | 117,391 | 263,505 |
| AVERAGE AGE | 43 | 41 | 42 |
| AVERAGE AGE (MALE) | 41 | 40 | 40 |
| AVERAGE AGE (FEMALE) | 44 | 42 | 43 |
| HOUSEHOLDS & INCOME | | | |
| | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 7,590 | 43,481 | 99,266 |
| # OF PERSONS PER HH | 2.7 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$256,181 | \$188,847 | \$161,378 |
| AVERAGE HOUSE VALUE | \$967,451 | \$756,070 | \$637,454 |

Demographics data derived from AlphaMap



ADAM NAPP, CCIM
O: 312.789.4864
adam.napp@svn.com

WAYNE CAPLAN
O: 312.529.5791
wayne.caplan@svn.com