

DOWNTOWN  
CHICAGO

(±23.5 miles from  
Subject Property)



MILLCO INVESTMENTS

COMMERCIAL REALTY  
& DEVELOPMENT INC



I-94

±53,368 VPD



SKOKIE BLVD

±59,319 VPD

## OFFERING MEMORANDUM

# 2.5 Acres Divisible at Signalized Intersection Highly Sought After Chicago North Shore

333 Skokie Blvd | Northbrook (Chicago MSA), IL

**Prime Retail Ground Lease Development Opportunity | Highway Branding Opportunity on 94 Edens Spur & Highway 41 | Excellent Access to Both Lake Cook & U.S. 41 / Skokie | 500 Feet of Frontage Along Skokie Blvd Signalized Intersection | 3-Mile Population: 57,000+ | 3-Mile Avg HHI: \$210,012**



EXCLUSIVELY LISTED BY



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## PROPERTY SUMMARY

Property Type	Redevelopment Opportunity
Address	333 Skokie Boulevard
City, State, Zip	Northbrook, IL 60062
County	Cook
Parcel ID	04-02-403-023-0000
MSA	Chicago
Total Land Area (AC)	2.53
Total Land Area (SF)	110,242
Proposed Parking	112 spaces
Frontage (Skokie Blvd)	500 Feet
Existing Zoning	O-3, General Office
Proposed Zoning District	C-5, Boulevard Commerical
Real Estate Taxes (2024)	\$111,435
Daily Traffic Counts - Skokie Blvd	59,319
Daily Traffic Counts - Interstate 94/Edens Expy	53,368
Ownership Interest	Fee-Simple
Total Building (SF)	25,744



LIST PRICE/ASKING RENT:  
INQUIRE\*\*

SUBJECT  
PROPERTY



## INVESTMENT HIGHLIGHTS

### **Chicago MSA Development Acquisition Opportunity**

The Property is located along Skokie Boulevard (59,319 VPD) in Northbrook, IL and offers 500 feet of prime frontage in a highly trafficked North Shore Chicago corridor.

### **Excellent Access and Visibility**

The Property is positioned between Lake Cook Road (36,838 VPD) to the north and Dundee Rd (26,154 VPD) to the South and benefits from prominent exposure on Interstate 94 Spur and Highway 41 (53,368 VPD) offering an excellent highway branding opportunity.

### **Dense North Shore Retail Corridor with Best In Class Retail Lineup**

The Property is located in a dense North Shore retail corridor and is only 1/2 mile south of the Village Square of Northbrook, grocery anchored power center featuring national retailers: Trader Joe's, Bloomingdales, Saks OFF Fifth, The Container Store, TJ Maxx, JCrew, McDonald's, Nordstrom Rack, DSW, The Fresh Market, Dick's Sporting Goods amongst many others. Additional national retailers in the immediate trade area include: Mariano's, Chipotle, Charles Schwab, Northshore University Healthsystem, Panera, PNC Bank, Starbucks, and Potbelly amongst many others.

### **Ground Up Retail Development Opportunity**

The Property features 2.5 acres divisible at a signalized intersection. The Property is an ideal ground up retail development that can accommodate a variety of configurations with the ability to construct up to 9,000 square feet with 112 on-site parking spaces.

### **Dense, Affluent Demographics**

The Property is located within a strong, affluent demographic environment with more than 57,000 resident and average household income levels of \$210,000/year within 3 miles of the Property.



SITE PLAN



COUNTY  
Cook



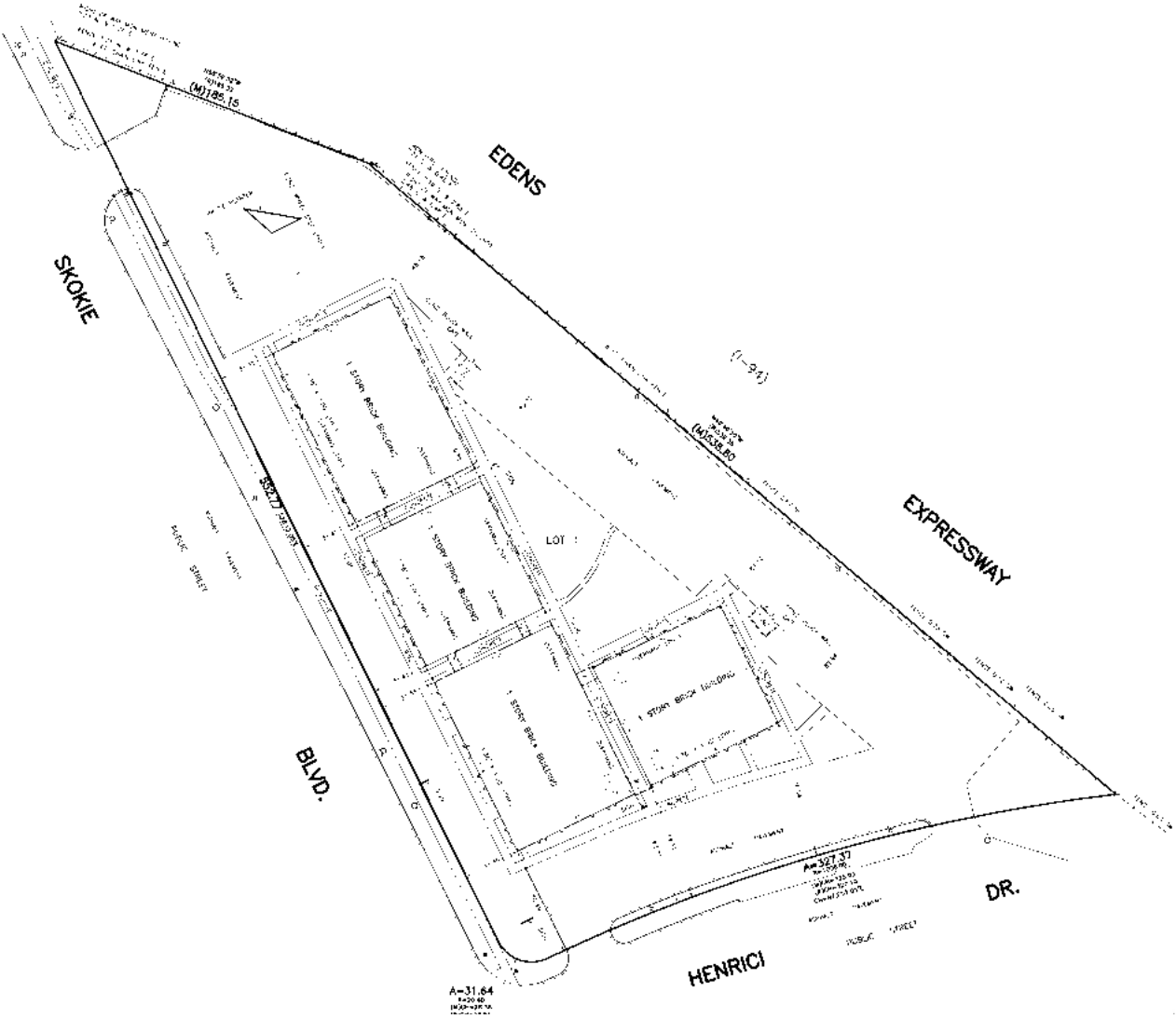
PARCEL ID  
04-02-403-023-0000



TOTAL LAND AREA (ACRES)  
2.53



PROPOSED PARKING  
112 Spaces













## LOCATION OVERVIEW

**Northbrook** is a village located at the northern edge of Cook County, Illinois. It is a North Shore suburb of Chicago. The population is 32,654. As part of Chicago's affluent North Shore, Northbrook boasts excellent demographics with an average median household income of \$194,645 within 1 mile of the Property.

When incorporated in 1901, the village was known as Schermerville in honor of Frederick Schermer, who donated the land for its first train station. The village changed its name to Northbrook in 1923. The name was chosen because the West Fork of the North Branch of the Chicago River runs through the Village. The village is home to the 1.0 million SF Northbrook Court shopping mall, the Ed Rudolph Velodrome, and the Northbrook Public Library.

Major employers in Northbrook include the corporate headquarters of Allstate (8,750 employees), Walgreen Co. (2,500 employees), Baxter International (2,450 employees), Underwriter Laboratories (2,000 employees), Astellas Pharma US, Inc., (1,100 employees), Anixter (668 employees), and Crate & Barrel (530 employees), as well as Northbrook Court (1,100 employees) and a UPS regional facility (800 employees). Northbrook also hosts a great deal of industrial activity, with a convenient location between the Edens Expressway (I-94) and the Tri-State Tollway (I-294) providing industrial and commercial companies alike an advantage in terms of access to labor and markets.

**Chicago** is a city in and the county seat of Cook County in northeast Illinois. With over 2.6 million residents, it is the most populous city in the state of Illinois and the third-most populous city in the United States. The metropolitan area, often referred to as Chicagoland, is home to nearly 10 million people and is the third-largest in the country. Approximately 84 million people, equivalent to 27 percent of the total population of the United States, live within 500 miles of Chicago.

Home to one of the world's largest and most diversified economies, Chicagoland is home to over 400 major corporate headquarters, including 29 FORTUNE 500 companies and well over 1,500 foreign-based companies. Consequently, the region boasts the third-largest gross metropolitan product in the United States at over \$600 billion and employs the third-largest labor pool in the country with a workforce of nearly 4.5 million.





# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	4,424	57,099	146,972
2029 Population	4,357	55,893	143,970



HOUSEHOLDS			
2024 Households	1,919	21,918	56,125
2029 Households	1,947	22,036	56,428
2020-2024 Annual Rate	0.27%	0.44%	0.20%
2024-2029 Annual Rate	0.29%	0.11%	0.11%



AVERAGE HOUSEHOLD INCOME			
2024 Average Household Income	\$176,276	\$236,074	\$227,030
2029 Average Household Income	\$198,138	\$261,897	\$252,680
2024-2029 Annual Rate	2.37%	2.10%	2.16%



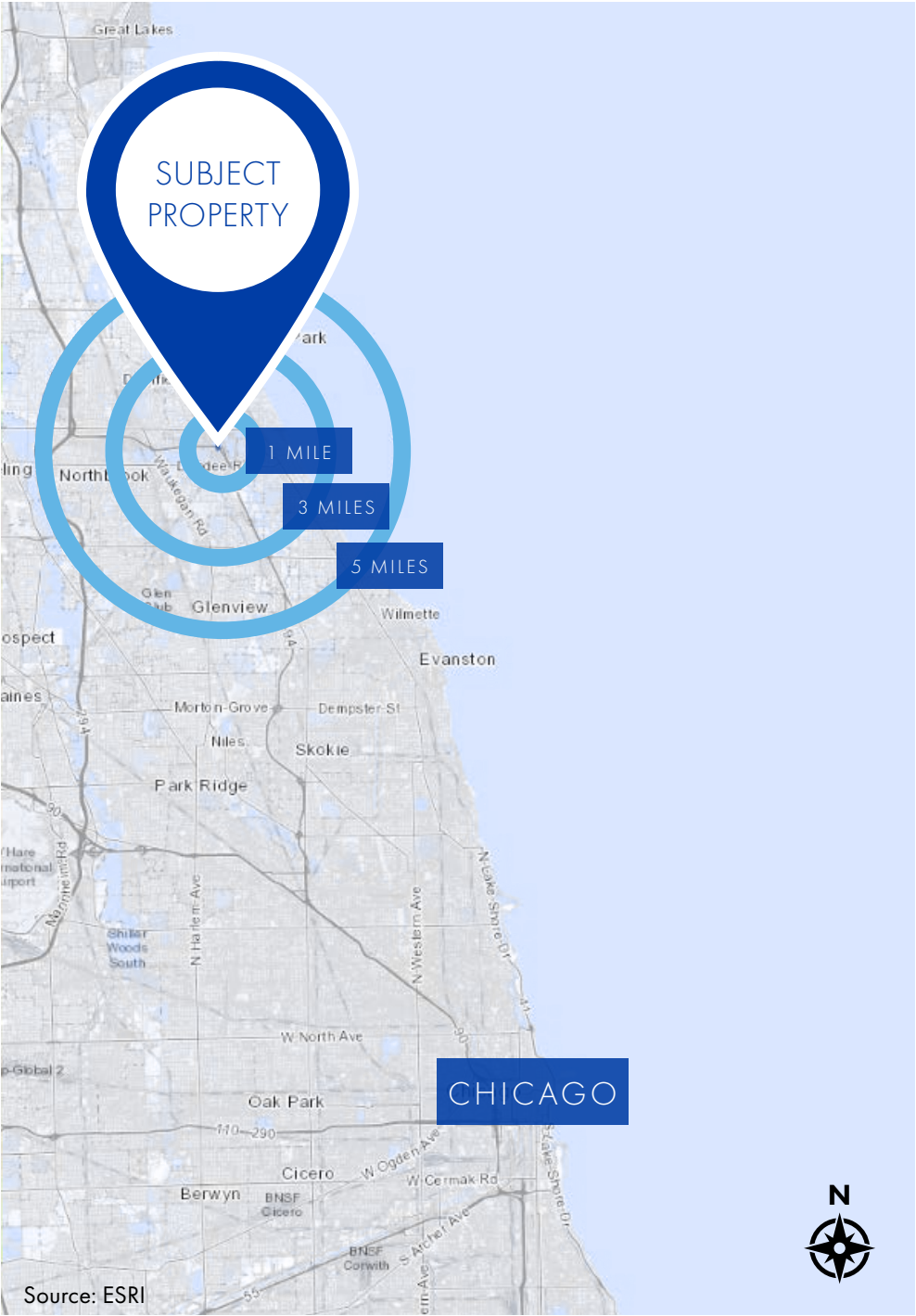
146K+

2024 POPULATION  
(5 MILES)



\$227K+

2024 AVG HH INCOME  
(5 MILES)





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