1411-1435 LAKE COOK ROAD

DEERFIELD, IL 60015

shorewood CBRE

MASSIVE NORTH SHORE, MIXED-USE OPPORTUNITY

AS OF 2026 THE PROPERTY IS
UNDER NEW OWNERSHIP!

ALL DEAL STRUCTURES ARE WELCOMED:
FOR SALE ✦ GROUND LEASE ✦ LEASE BUILD TO SUIT

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EXECUTIVE SUMMARY

CBRE, as exclusive advisor to new ownership, Shorewood Development, is pleased to present the opportunity to acquire, ground lease, or develop via build-to-suit a high exposure, 37.5-Acre (divisible!) Land parcel in Deerfield, Illinois. This flexible offering is designed to accommodate a broad range of buyers, operators/end users, and developers — whether seeking fee-simple ownership, a long-term ground lease structure, or a purpose-built facility tailored to their exact specifications.

EXECUTIVE SUMMARY

A ONCE-IN-A-GENERATION BLANK CANVAS IN THE NORTH SHORE

Shorewood Development has acquired the former Walgreens Corporate HQ campus at 1411-1435 Lake Cook Road in Deerfield, Illinois — and is now bringing it to market for sale, ground lease, or build-to-suit to qualified developers and end users. With all buildings fully demolished this is a shovel-ready opportunity of a scale that simply does not exist elsewhere on Chicago's affluent North Shore.

Shorewood is open to all deal structures and welcomes proposals for individual parcels, multiple lots, or the entire 37.5-acre assemblage. Conceptual site plans have been developed by Atwell engineering, offering two master-planned configurations — but the developer will consider alternative uses and configurations that respond to market demand.

SITE SIZE **±37.5 ACRES** Fully Cleared & Delivered	FRONT AGE **1,700+FT** On Lake Cook Road
PLANNED UNIT DEVELOPMENT **NEW PUD** Owner establishing new PUD to allow a broad range of uses, including high-density residential, medical office, and general retail.	CURRENT ZONING **C-4** Entertainment & Limited Retail Business District
INTERST ATE ACCESS **<1 MILE** To Both I-94 & I-294	AVG. HOUSEHOLD INCOME **$201,374** 5-Mile Radius (2025)

LOCATION

The property is highly visible and highly accessible being located along the major Lake Cook Rd thoroughfare, and less than one mile east of two major interstates: 94 & 294. The visibility and accessibility create significant demand generators for an array of redevelopment uses. In addition, Deerfield, only 25 miles from downtown Chicago, is a highly affluent and established community commonly recognized as one of the wealthiest suburbs in Chicagoland.

PROPERTY & OFFERING HIGHLIGHTS

Addresses	1411 - 1435 Lake Cook Road, Deerfield, IL 60015
Footprint/ Total Campus Size	±37.5 Acres, Divisible!
Asking Price	Subject to Offer
Lease Rate	Subject to Offer
Current Zoning	C-4 Entertainment & Limited Retail Business District
Owner/Village will establish a new PUD	Owner/Village will establish a new PUD to allow for broad range of uses, including high-density residential, medical office, and general retail.
School District	Northbrook ESD 27 Glenbrook North High School in Northfield TWP HSD 225
Parcel Numbers	04-05-100-006, 04-05-100-005, 04-05-101-006, 04-05-101-009, 04-05-101-011, 04-05-101-012, 04-05-101-013
Traffic Counts	38,234 Vehicles Per Day on Lake Cook Road 61,632 Vehicles Per Day on I-94 136,746 Vehicles Per Day on I-294

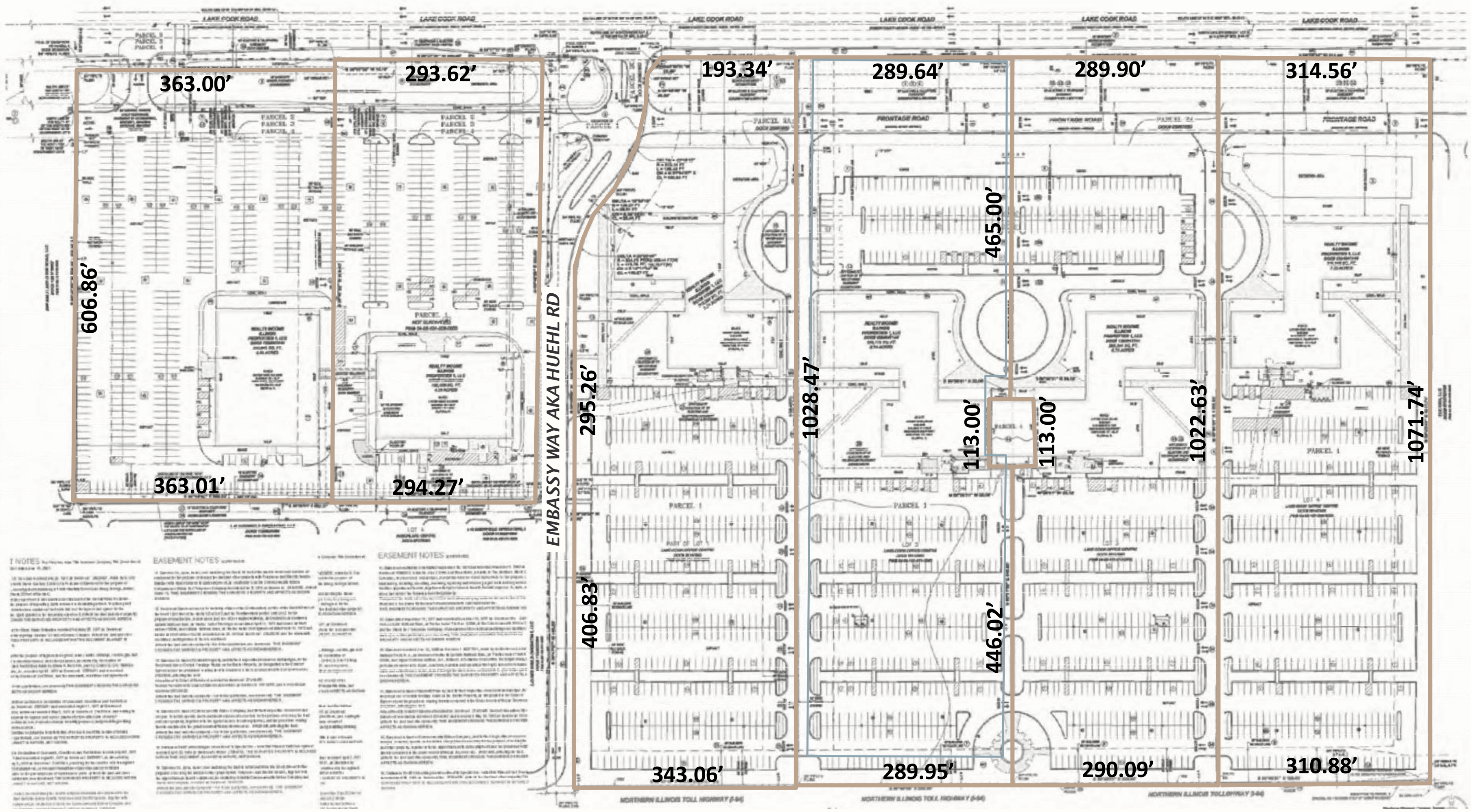
+ Prominent exposure on I-94 & Lake Cook Road.
+ The buildings have been razed and the site has been cleared.
+ Extremely rare Deerfield infill land site with excellent visibility, access, and traffic counts.
+ The infill, high exposure North Shore location supports an array of uses - residential, medical, retail, entertainment, sports & recreation, fitness, etc.
+ Two full ingress & egress points. One is a lighted intersection via Embassy Way (aka Huehl Rd), the other is a full access point on the western side of the property that is not lighted.

PLAT OF SURVEY

*APPROXIMATELY **± 37.5 ACRES** OF LAND FOR REDEVELOPMENT.*

***1,700+ FEET** OF FRONTAGE ON LAKE COOK RD!*

LAKE COOK ROAD



NORTHERN IL TOLLWAY I-94

FUTURE OF THE SITE

The Village of Deerfield is open to an assortment of uses and redevelopment ideas of the property. With ±37.5 acres, developers have the ability to include more than one type of use for a comprehensive mixed-use development, per market demand generators.

CONCEPTUAL PLANS BY SHOREWOOD

Conceptual Site Plans — Illustrative Only

As the following two slides depict, Shorewood Development has engaged Atwell engineering to prepare two conceptual site plan alternatives for the ±37.5-acre site, illustrating a range of potential mixed-use configurations. These plans are early-stage and entirely fluid — they are intended to demonstrate the site's capacity and flexibility, not to define its future. Shorewood welcomes proposals from retailers, restaurateurs, entertainment operators, medical and healthcare users, fitness concepts, residential developers, and any other users who see opportunity here. Lot sizes, configurations, and placement on the site are all negotiable. Interested parties are encouraged to bring their own vision: Shorewood and the Village of Deerfield are open to creative proposals and will work collaboratively to find the right program for this generational North Shore site.

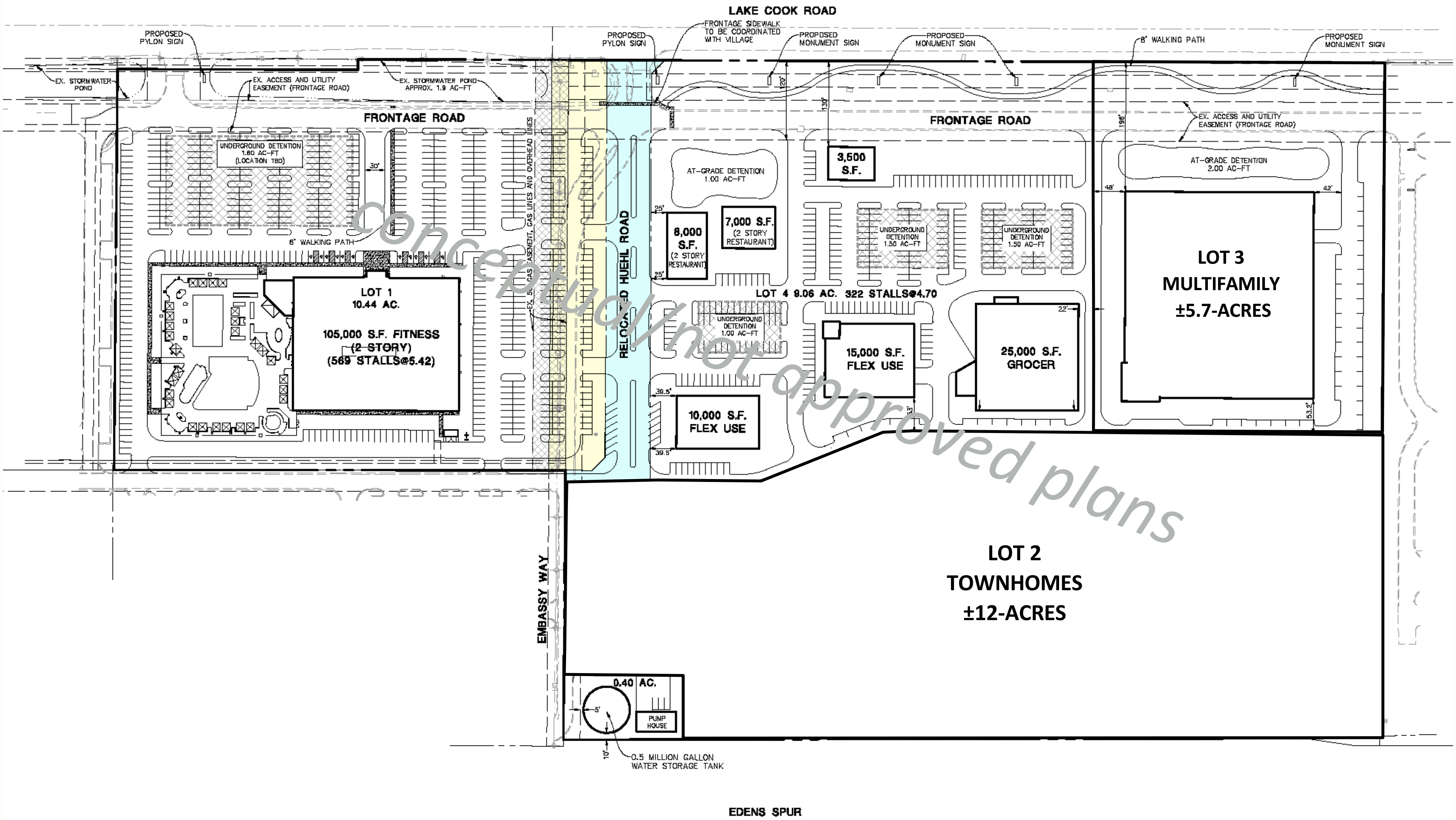
POTENTIAL (BUT NOT LIMITED TO) USES FOR THIS MASTER PLANNED DEVELOPMENT

- **Residential**
- **Retail & Entertainment**
- **Restaurants**
- **Medical Uses**
- **Senior Housing & Independent Living**
- **Sports & Recreation**





CONCEPT PLAN ALT 8.1



LOCATION OVERVIEW

Deerfield is an affluent North Shore suburb of Chicago, located about 25 miles north of Chicago's CBD. Deerfield is home to notable companies headquarters such as Walgreens Boots Alliance, Baxter Healthcare, and Caterpillar, Inc. Often listed among the wealthiest communities in the Midwest/Illinois, Deerfield's average household income was listed around $201,374 in 2025.

5-MILE RADIUS DEMOGRAPHIC SNAPSHOT

POPULATION

2025 Population Current Year Estimate	189,075

PLACE OF WORK

2025 Businesses	10,513

HOUSHOLDS

2025 Households	73,879

INCOME

2025 Average Household Income	$201,374
2025 Median Household Income	$131,969

HOUSING VALUE

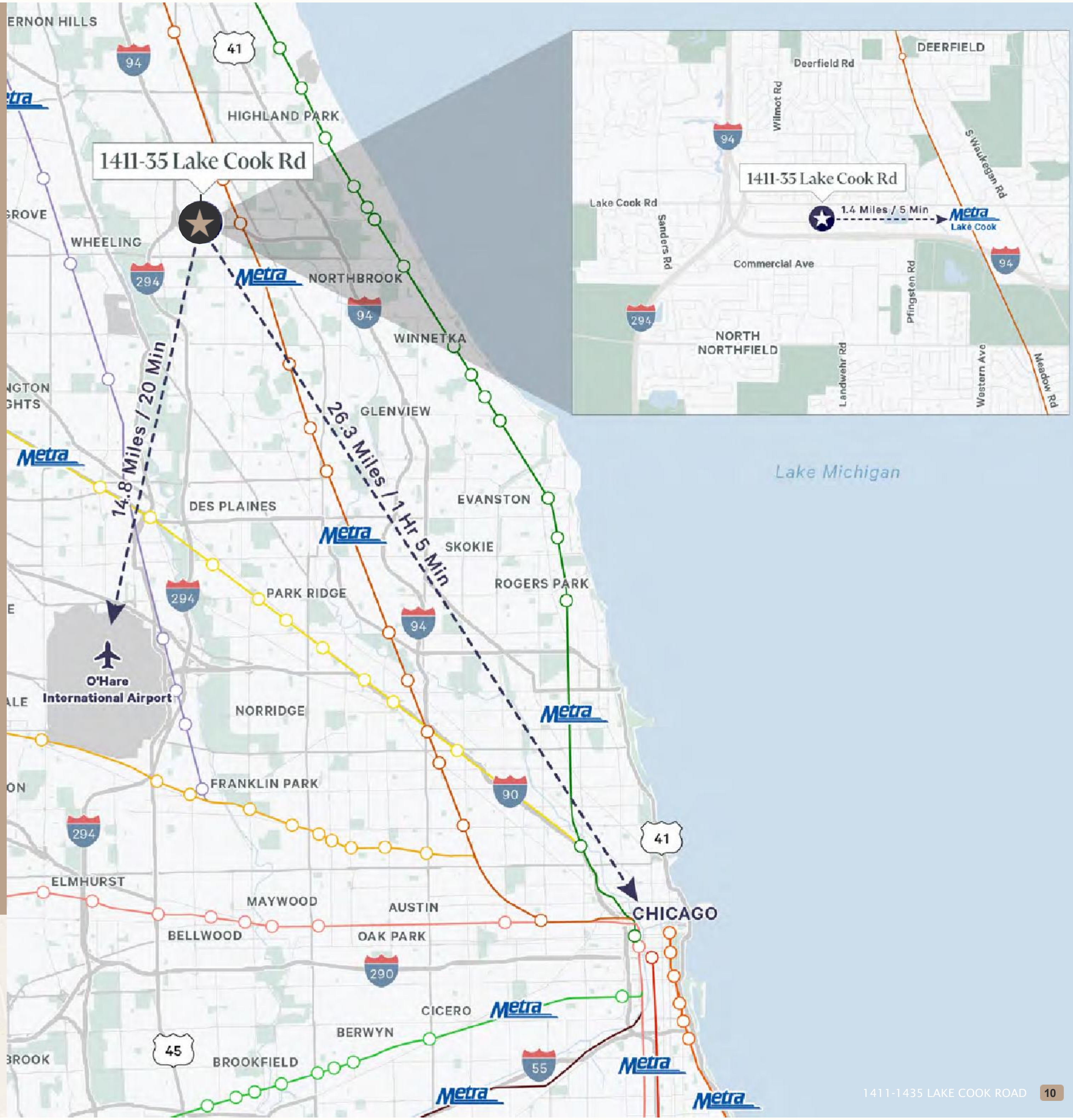
2025 Median Value	$539,084
2025 Average Value	$623,907

EMPLOYMENT STATUS

2025 Employed Civilian Population 16+	98,944
2025 Employees	190,382

DEERFIELD AREA OVERVIEW

1411-35 Lake Cook Road boasts incredible Interstate accessibility being less than a mile from the Edens Spur (I-94) and Tristate (I-294) interchange. The vicinity to two major interstates creates efficient travel to downtown Chicago, surrounding suburbs, and up to Wisconsin. In addition, the property is only 1.2 miles west of the Lake Cook Metra Station. The Lake Cook Metra Station is 23.4 miles away from it's downtown drop off point at Union Station. As of 2026, Lake Cook Road is served by 22 inbound trains and 22 outbound trains on weekdays, by all 10 trains in both directions on Saturdays, and by all nine trains in both directions on Sundays.



EMPLOYER MAP

A PRIME LOCATION IN THE HEART OF CORPORATE CHICAGO

The 1411–1435 Lake Cook Road site sits at the center of one of the most concentrated corporate corridors in the United States. Within a short drive, the property is surrounded by the regional and global headquarters of dozens of Fortune 500 and major publicly traded companies — from healthcare and pharmaceuticals to financial services, technology, and consumer goods.

This extraordinary employer density translates directly into opportunity. The daytime population of white-collar workers, executives, and healthcare professionals in the immediate trade area creates exceptional built-in demand for retail, dining, fitness, medical services, and residential — the very uses this site is positioned to serve.

Notable employers in the immediate area include Walgreens Boots Alliance, Baxter Healthcare, Caterpillar, NorthShore University HealthSystem, Aon, Discover Financial, Zebra Technologies, Siemens, Essendant, Sysmex, AbbVie, CDW, Grainger, Abbott, and many more.

The site's location — directly accessible from I-94 and I-294, and steps from the Lake Cook Metra station — makes it equally convenient for employees commuting from across Chicagoland, further amplifying its draw as a destination for any use.

IMMEDIATE AREA OVERVIEW

EAST

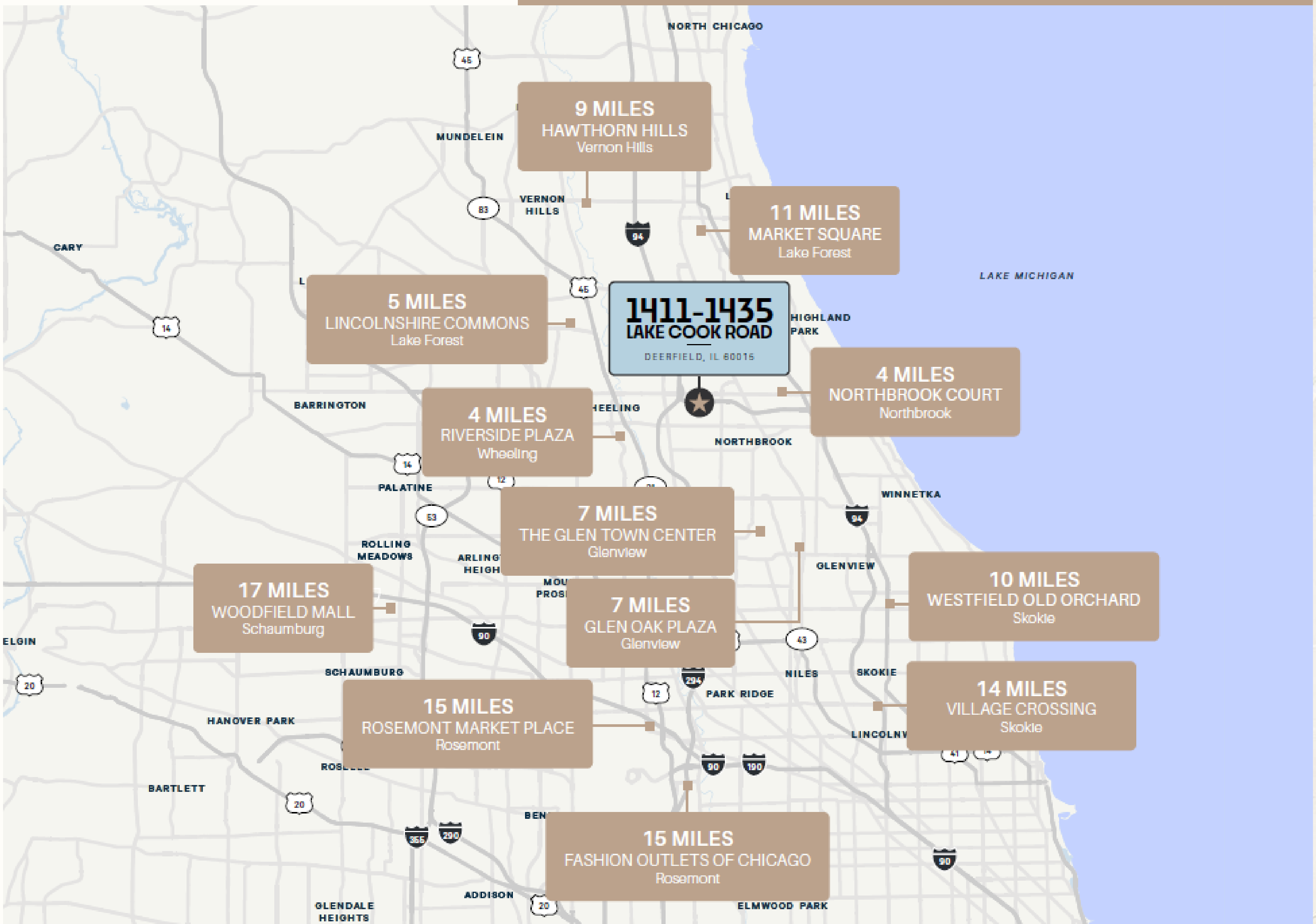
IMMEDIATE AREA RETAIL, AMENITIES & SURROUNDINGS

WEST

IMMEDIATE AREA RETAIL, AMENITIES & SURROUNDINGS

PERFECTLY POSITIONED

This regional destination is perfectly suited for entertainment and lifestyle destinations, like fitness, restaurants, retail, and more. It is well positioned amongst other major shopping and entertainment destinations in the area, with the closest being 3 miles away.



EPICENTER OF MIXED USE ENTERTAINMENT

Deerfield stands out as a regional hub for entertainment and retail, surrounded by vibrant shopping, dining, and lifestyle experiences that draw visitors from across the North Shore and beyond.

AREA ECONOMICS

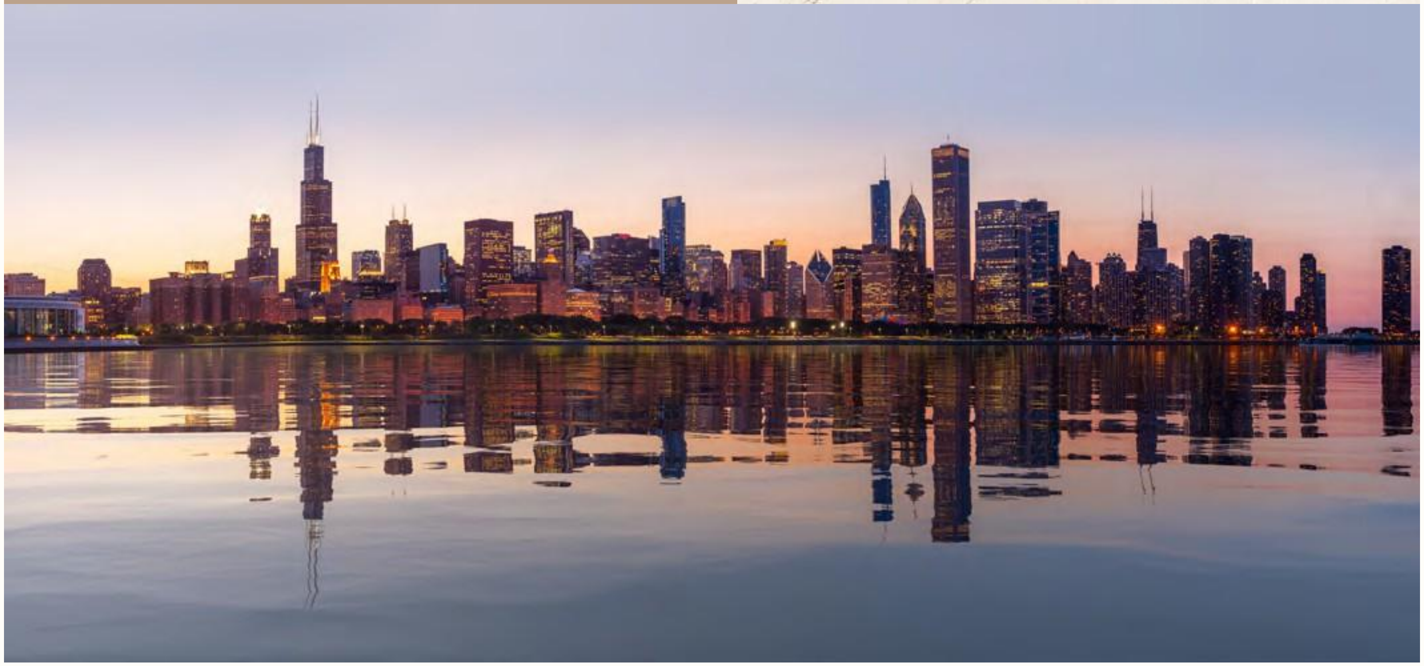
CHICAGO IS A DIVERSE ECONOMIC HUB

Chicago is the financial capital of the Midwest and widely recognized as one of the most important financial, industrial and cultural centers of the world. Illinois, with the Chicago MSA leading the way, hosts the headquarters of 34 of the Fortune 500 companies (2017).According to World Business Chicago, 96 major publicly traded companies also chose to make Chicago their home. Companies consistently refer to talent as a key driver in their decision to expand in Chicago.

Chicago boasts a diversified economic base that allows the city to better withstand economic cycles than many other global cities. Chicago's top employers represent a broad range, from drugstores to pharmaceuticals and airlines.

Once known primarily as an agricultural and industrial hub, the Chicago metropolitan area has matured into a broad-based and diversified economy that was rated #1 Largest US Metro for Economic Diversity by Moody's Investor Services. Over the past 30 years, Chicago has become less dependent on manufacturing, while transportation, banking, law, options trading, consulting, higher education, and other professional and business service industries have grown.

According to World Business Chicago has one of the world's largest and most diversified economics with nearly 4.3 million employees and a gross regional product of more than $609 billion, which place the Chicago economy as the 20th largest in the world. Due to this economic diversification, Chicago tends to experience fewer seasonal and cyclical peaks and valleys and is somewhat insulated.



#1

MOST-DIVERSIFIED ECONOMY OF THE LARGEST TEN U.S. METROS BASED ON EMPLOYMENT

#2

IN THE US FOR CITIES WITH THE FASTEST GROWING SMALL BUSINESSES 95 COMPANIES LISTED ON INC. 5000 LIST IN 2014 (MORE THAN ANY OTHER CITY EXCEPT NYC)

#5

MOST IMPORTANT BUSINESS CENTER

-By MasterCard Centers of Commerce Index

#9

MOST ECONOMICALLY POWERFUL CITY IN THE WORLD

-Richard Florida and the Martin Prosperity Institute's Global Economic Power Index

4.7M

PEOPLE IN CHICAGO WORK FORCE

9.5M

PEOPLE IN THE MSA

CHICAGO DOMINATES THE *"INC. 5000 FASTEST GROWING COMPANIES 2021"* LIST WITH $12.2B IN TOTAL REVENUE & 25K + JOBS AND 26 NEWLY FOUNDED COMPANIES

-WBCRC

MORE THAN 325 COMPANIES EXPANDED IN CHICAGO IN 2020, AND 130 HAVE ALREADY EXPANDED IN 2021

LABOR OCEANS

CHICAGOLAND'S INDIVIDUAL SUBMARKETS HAVE ***WORKFORCE SIZES*** *THAT* ***RIVAL ENTIRE U.S. METROS.***

CHICAGOLAND INDUSTRY WORKFORCE RANKINGS AMONG U.S. METROS

#1

IN FOOD & BEVERAGE MANUFACTURING; PRIMARY METALS MANUFACTURING; TRUCK TRANSPORTATION

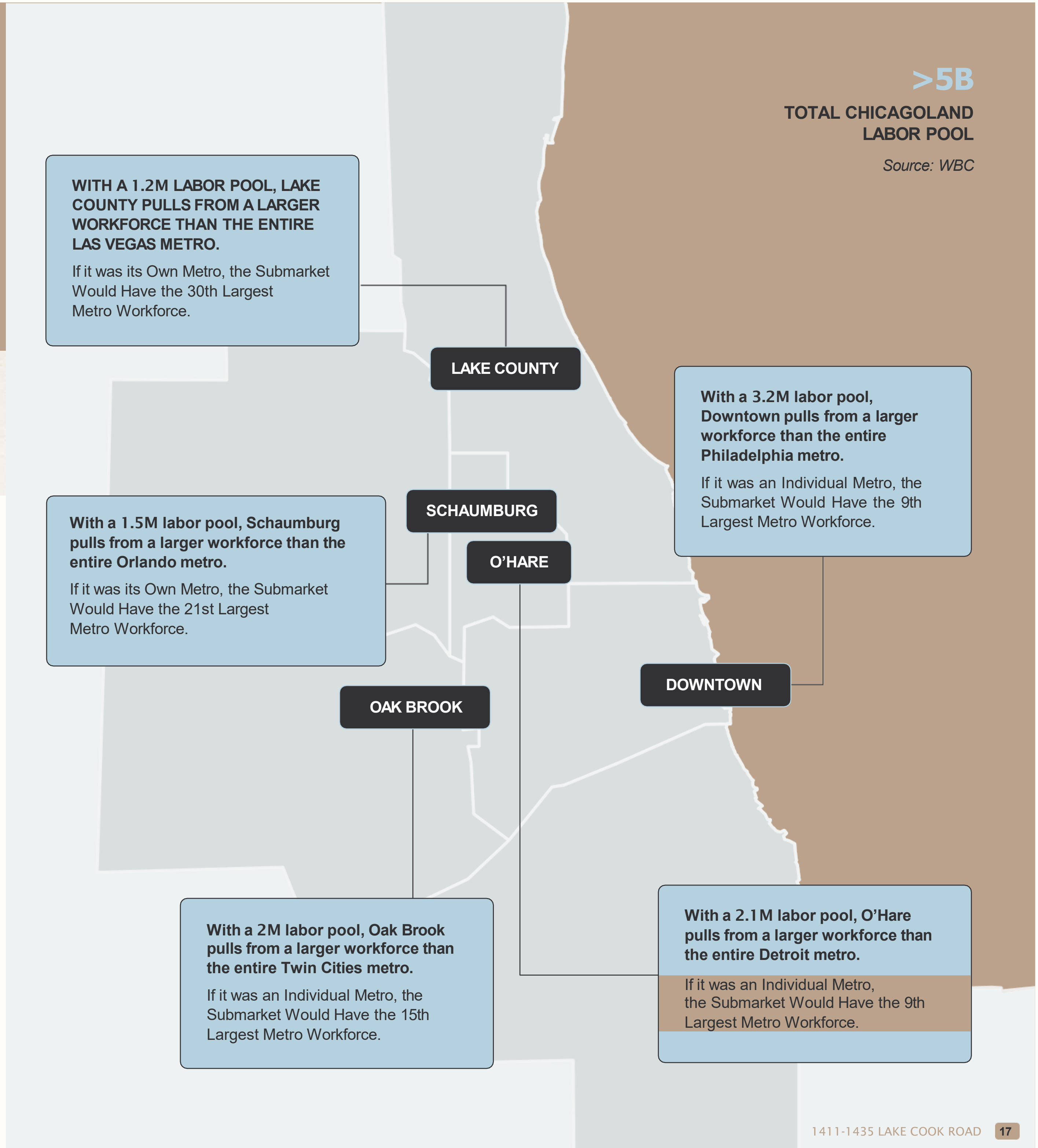
#2

IN MANUFACTURING (TOTAL); TRANSPORTATION & WAREHOUSING; PHARMACEUTICALS MANUFACTURING

#3

IN FINANCE & INSURANCE

Source: Oxford Economics



TOP TALENT MAGNET

*FROM **WORLD-RENOWNED RESEARCH INSTITUTIONS** TO THE ANNUAL ARRIVAL OF **BIG TEN GRADS**, CHICAGO REMAINS THE MIDWEST'S CENTRAL LANDING SPOT FOR **SKILLED, DIVERSE EMPLOYEES.***

~500K

ANNUAL GRADUATES (ASSOCIATES & ABOVE) WITHIN FIVE HOURS OF CHICAGO

Source: WBC Research Center

#3

HIGHEST INFLUX OF COLLEGE GRADUATES FROM 2010-2020, WITH 203,000 INCREASE (BEHIND NYC & LA IN NUMBER; HIGHER PERCENTAGE BASIS THAN BOTH)

Source: Brookings Institution

Chicagoland Schools

AN ECONOMIC RESURGENCE

*BUOYED BY ITS FUNDAMENTALS, **THE CHICAGOLAND ECONOMY CONTINUES TO GROW.***

98%

OF CHICAGO-BASED EXECUTIVES CONFIDENT IN THEIR COMPANY'S GROWTH; 86 PERCENT CONFIDENT IN CHICAGO'S GROWTH PROSPECTS

Source: KPMG

40%

INCREASE IN "PRO-CHICAGOLAND DECISIONS" (GROWTHGENERATING RELOCATIONS/EXPANSIONS) FROM 2024 TO 2025, GENERATING NEARLY 19,600 JOBS, $1.7B IN EARNINGS, AND MORE THAN 26M SF OF NEW OR EXPANDED SPACE

Source: World Business Chicago

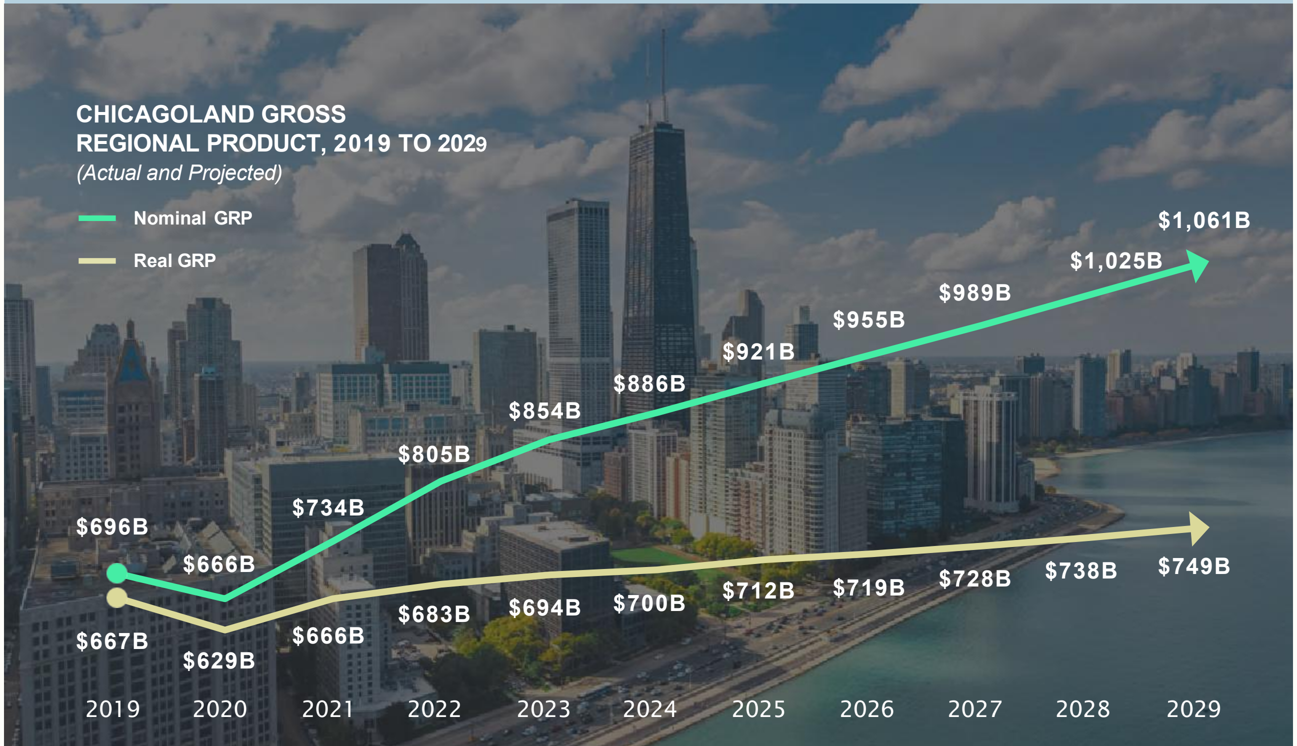
CHICAGOLAND GROWTH IN COMMERCIAL OUTPUT BY SECTOR, 2019 TO 2024

+33.9% Manufacturing	**+58.8%** Digital Tech & AI
+31.1% Transportation, Distribution & Logistics	**+33.8%** Vibrancy (e.g., sports, arts, tourism)
+31.5% Professional Services	**+29.7%** Clean Energy
+61.2% Life Sciences	**+34.1%** Quantum

Specialized Job Growth Clusters

"CHICAGO IS ENTERING A NEW CHAPTER. THE INDICATORS ARE POINTING IN THE RIGHT DIRECTION— INVESTMENT ACTIVITY, JOB GROWTH, AND NEW DEVELOPMENT ACROSS THE REGION."

- Phil Clement, President & CEO, WBC



OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- Offer Price or Lease Rate
- Earnest Money Deposit Amount
- Due Diligence Period & Total Timing to Close
- Required Contingencies - If Any
- General Description Of Intended Use, Plans for the Site
- Financial Strength
- Please Put all Offers in Writing & Submit to CBRE

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