

**+/- 38 ACRES OF LAND  
FOR SALE**

**WINDBROOKE CROSSING**  
Apartments Built in 1986  
Avg Rent \$2.53/SF

**Buffalo Grove Station**  
55 Min to Chicago  
5 Min Drive (1.8 Miles)



**WOODMAN'S**  
MARKETS

Starbucks  
T-Mobile  
CHASE  
Great Clips

**SITE**

DEERFIELD RD VPD 15,919

tropical SWISS CAFE  
POTBELLY

ExtraSpace Storage

**THE GREEN AT CHEVY CHASE**  
Apartments Built in 1988  
Avg Rent \$2.54/SF

Chevy Chase Golf Club

**301 RIVERWALK PLACE**  
Apartments Built in 2006  
Avg Rent \$2.33/SF

*LAKE COUNTY  
FOREST PRESERVE*

20821 N IL Route 21,  
Deerfield, IL 60015

**CBRE**

Retail & Industrial  
Development Site

# PROPERTY & OFFERING DETAILS



## Ideal Uses:

Mixed-use retail and/or industrial



## Ask Price:

Subject to Offer



## Address:

20821 N IL Route 21, Deerfield, IL 60015



## County:

Lake County



## Size:

Potential for up to 600,000 SF with possible TIF incentives



## Total Land Size:

+/- 38 Acres (Divisible)



## Current Zoning:

### North 8 acres

Incorporated in Riverwoods

R-1 Residential zoning

Riverwoods TIF Area 1

**PIN:** 15-35-100-286 (7.78 ac.)

### South 30 acres

Unincorporated Lake County

R-2 Residential zoning

**PINs:** 15-35-100-278 (1.61 ac.)

15-35-100-285 (28.13 ac.)



## Frontage:

+1500 FT Along Milwaukee Ave

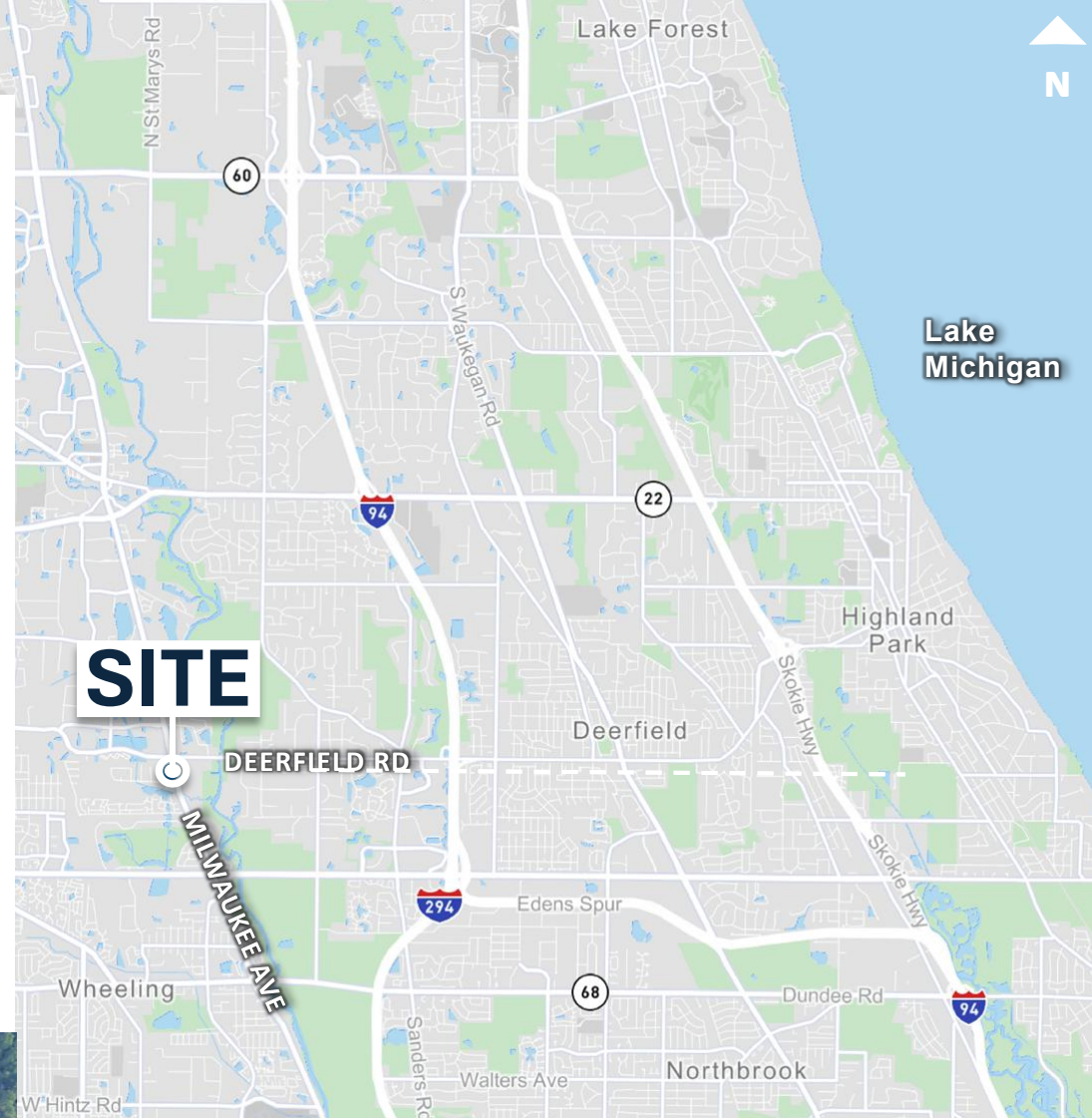


# EXECUTIVE SUMMARY

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire a ±38-acre vacant land redevelopment site located in Lake County. The site is positioned just south of the signalized intersection of Milwaukee Avenue and Deerfield Road, providing exceptional visibility along one of the most heavily traveled corridors in the northern suburbs.

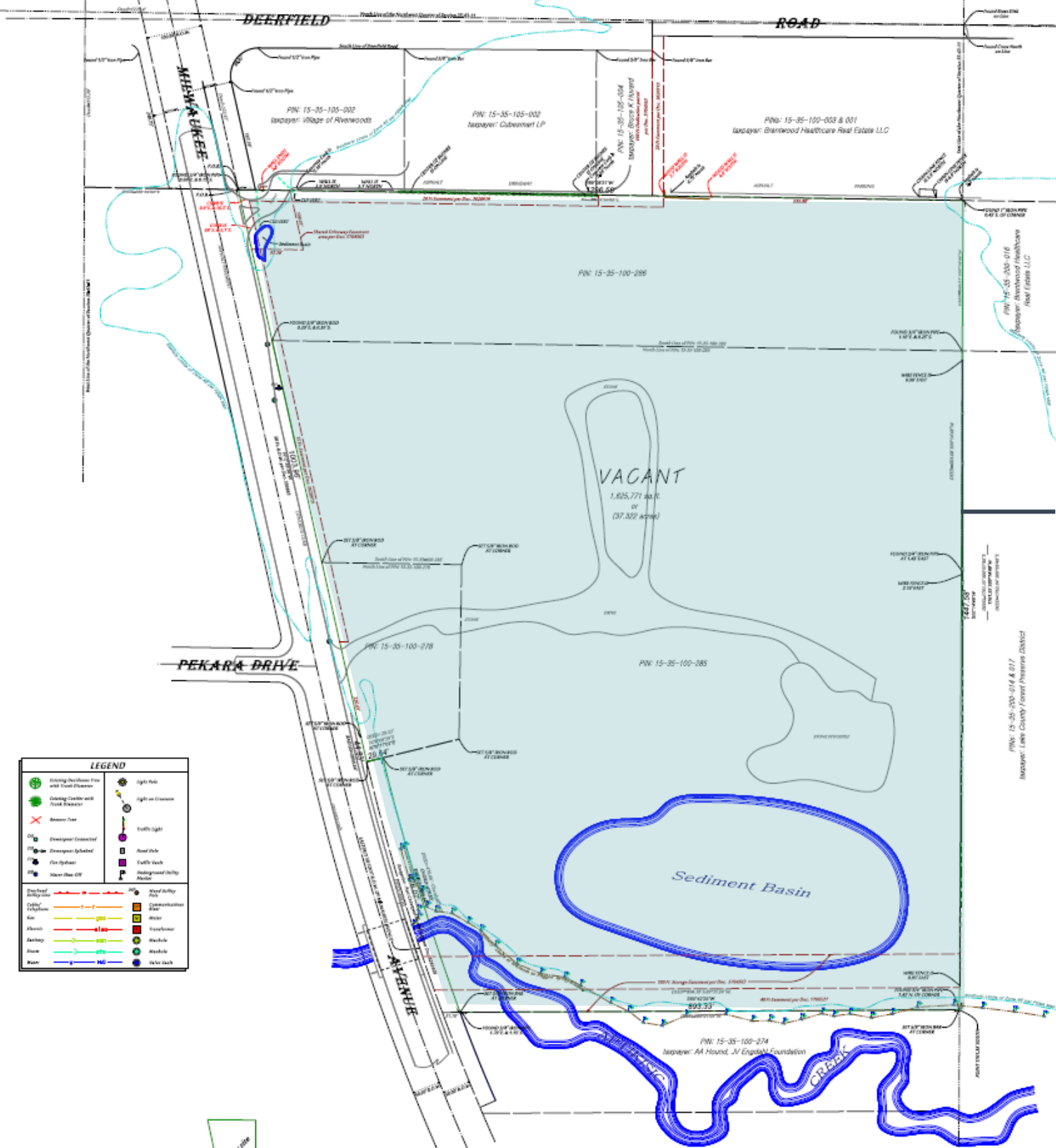
The property consists of multiple parcels totaling approximately 38 acres, with the northern ±8 acres zoned within the Village of Riverwoods and the southern ±30 acres currently unincorporated. This configuration provides flexibility for future annexation, zoning, and potential phased development.

Daily traffic counts exceed 65,900 vehicles on Milwaukee Avenue and 15,919 vehicles on Deerfield Road, supporting a wide range of potential retail, mixed-use industrial, or longer-term land strategies. The surrounding area is anchored by established national and regional tenants including Woodman's Markets, Portillo's, McDonald's, Orangetheory Fitness, BMO Bank, and Thornton's.



## Transit-Oriented Location (TOD):

Buffalo Grove Station– (±1.5 miles, ~5-minute drive), offering direct commuter rail service to Downtown Chicago (Ogilvie Transportation Center) and regional connectivity throughout Lake County.



**PROPERTY SURVEY**

**Total Land Area:**  
+/- 38 Acres

# CONCEPTUAL SITE PLAN - RETAIL ORIENTED









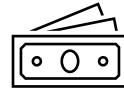
# FIVE MILE RADIUS DEMOGRAPHICS



**POPULATION**  
204,985



**HOUSEHOLDS**  
76,740



**AVERAGE HOUSEHOLD INCOME**  
\$176,076



**AVERAGE HOUSING VALUE**  
\$518,471



**MEDIAN HOUSING VALUE**  
\$451,282



**PERCENTAGE OF BACHELORS DEGREE OR HIGHER**  
63%



**BUSINESSES**  
8,596



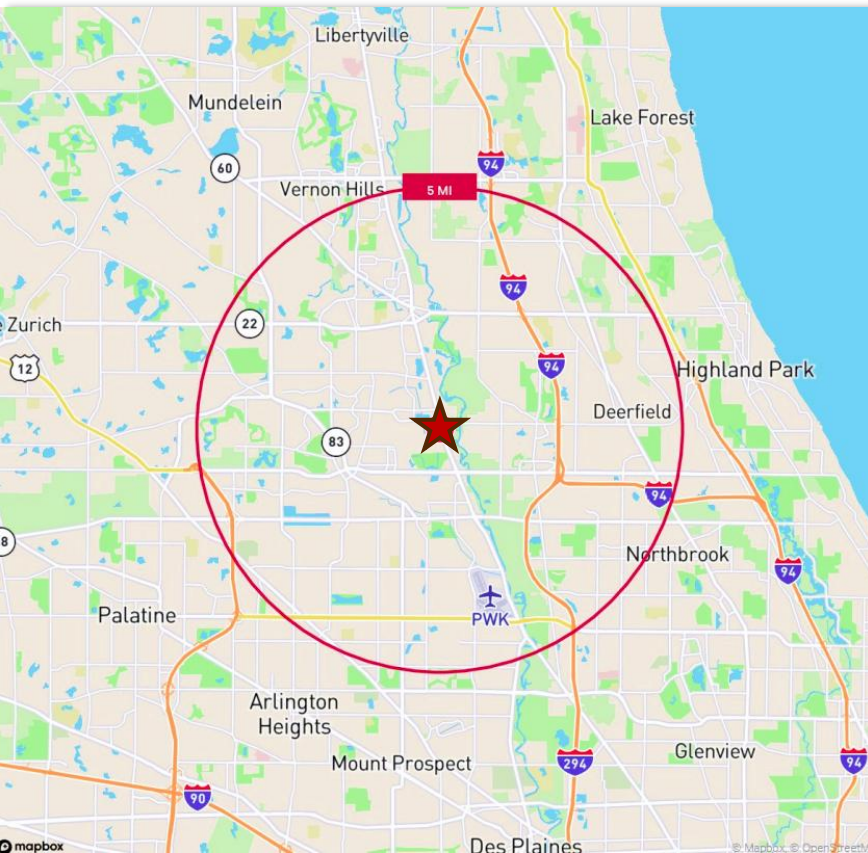
**EMPLOYEES**  
165,322



**VACANT HOUSING UNITS**  
5.6%



**RENTER OCCUPIED HOUSING UNITS**  
23.4%



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**Buffalo Grove Station  
55 Min to Chicago**

**5 Min Drive  
(1.8 Miles)**



**SITE**



**Broker Contact Info:**

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