

REDEVELOPMENT OPPORTUNITY

911 Green Bay Road

WINNETKA, IL 60093

PRESENTED BY:

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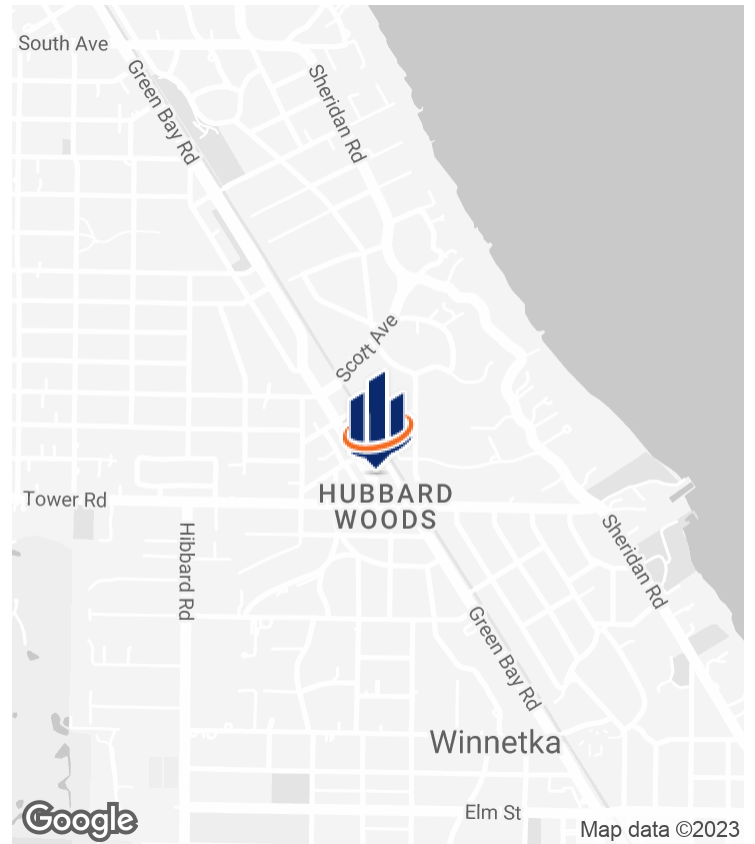
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CONCEPTUAL RENDERING



PROPERTY SUMMARY



OFFERING SUMMARY

ASKING PRICE:	Subject to Offer
LOT SIZE:	14,800 SF
ZONING:	C2, C2 retail overlay, D
MARKET:	Chicago
SUBMARKET:	Northern Suburbs
APN:	05-17-123-022-0000 05-17-123-023-0000

PROPERTY OVERVIEW

Re-development assemblage opportunity

PROPERTY HIGHLIGHTS

- High visibility on Green Bay Road
- Located in Hubbard Woods Design District
- One block from Hubbard Woods Metra station
- Adjacent to multiple municipal parking areas
- Well established and thriving North Shore shopping district with numerous older mixed use buildings
- 4 story zoning has been pre-approved for mixed use development
- +/- 60,000 SF mixed use development potential

ADDITIONAL PHOTOS



CONCEPTUAL RENDERINGS



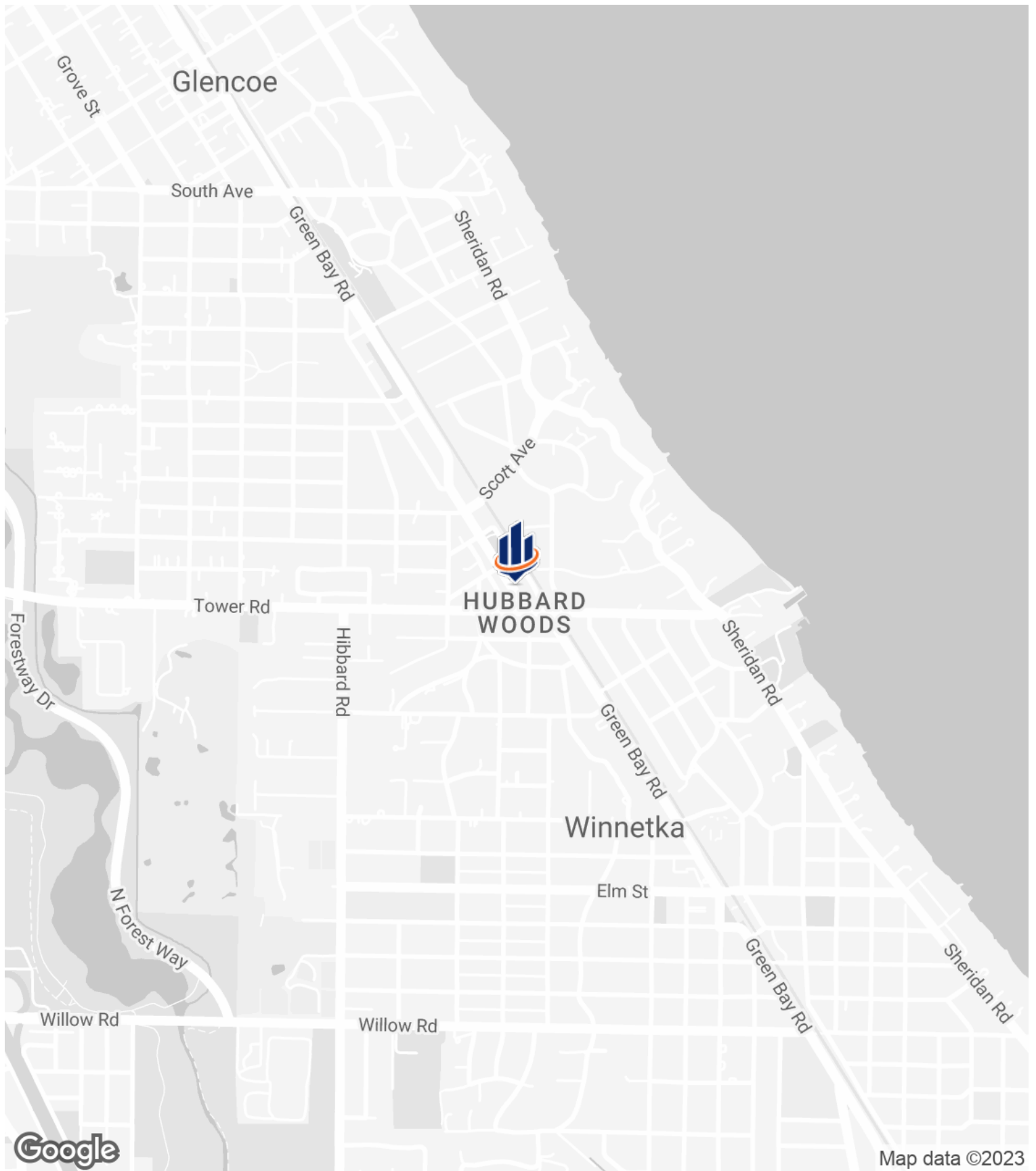
Conceptual Drawing

CONCEPTUAL RENDERING

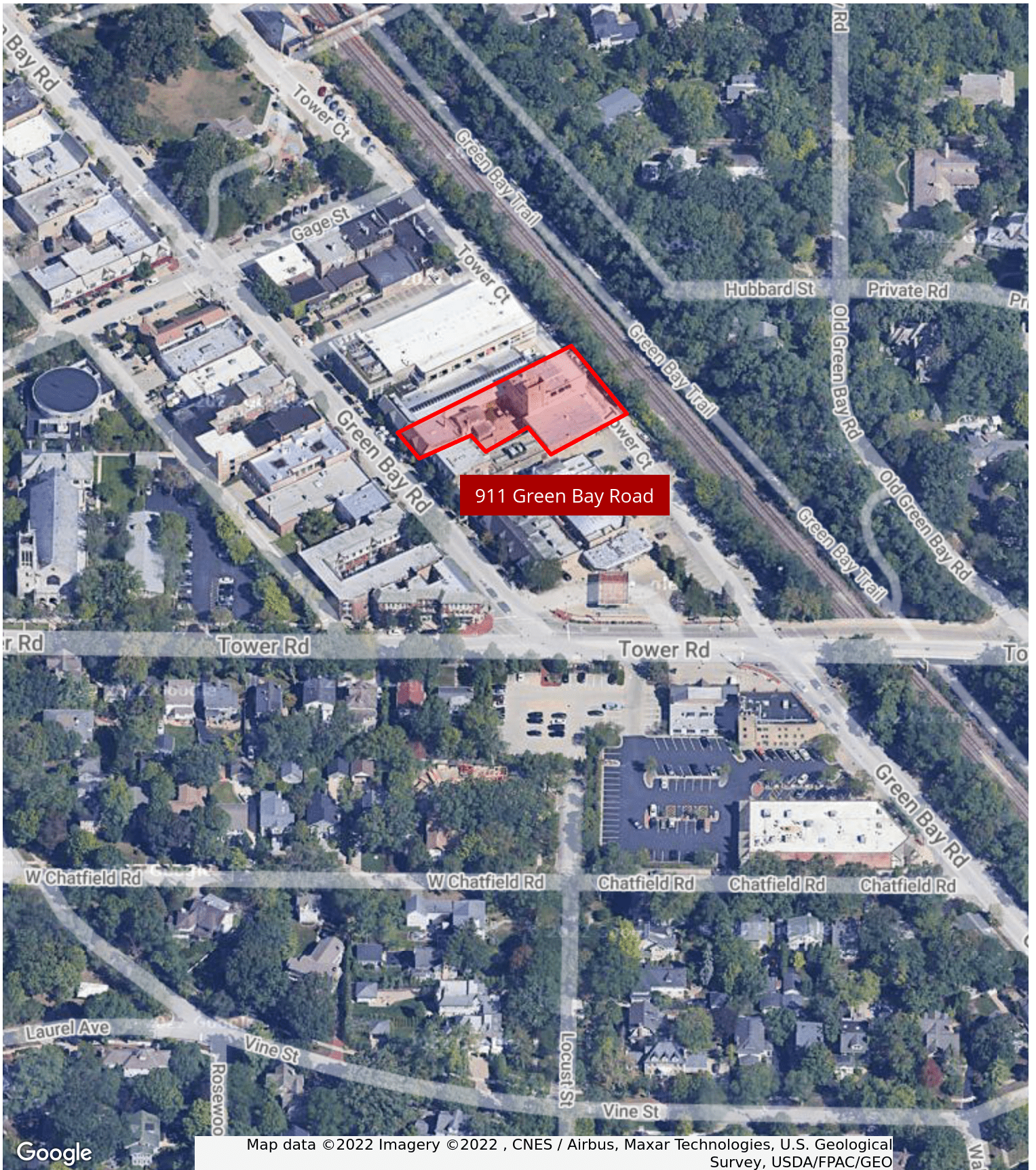


Conceptual Drawing

REGIONAL MAP



AERIAL MAP



Google

Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

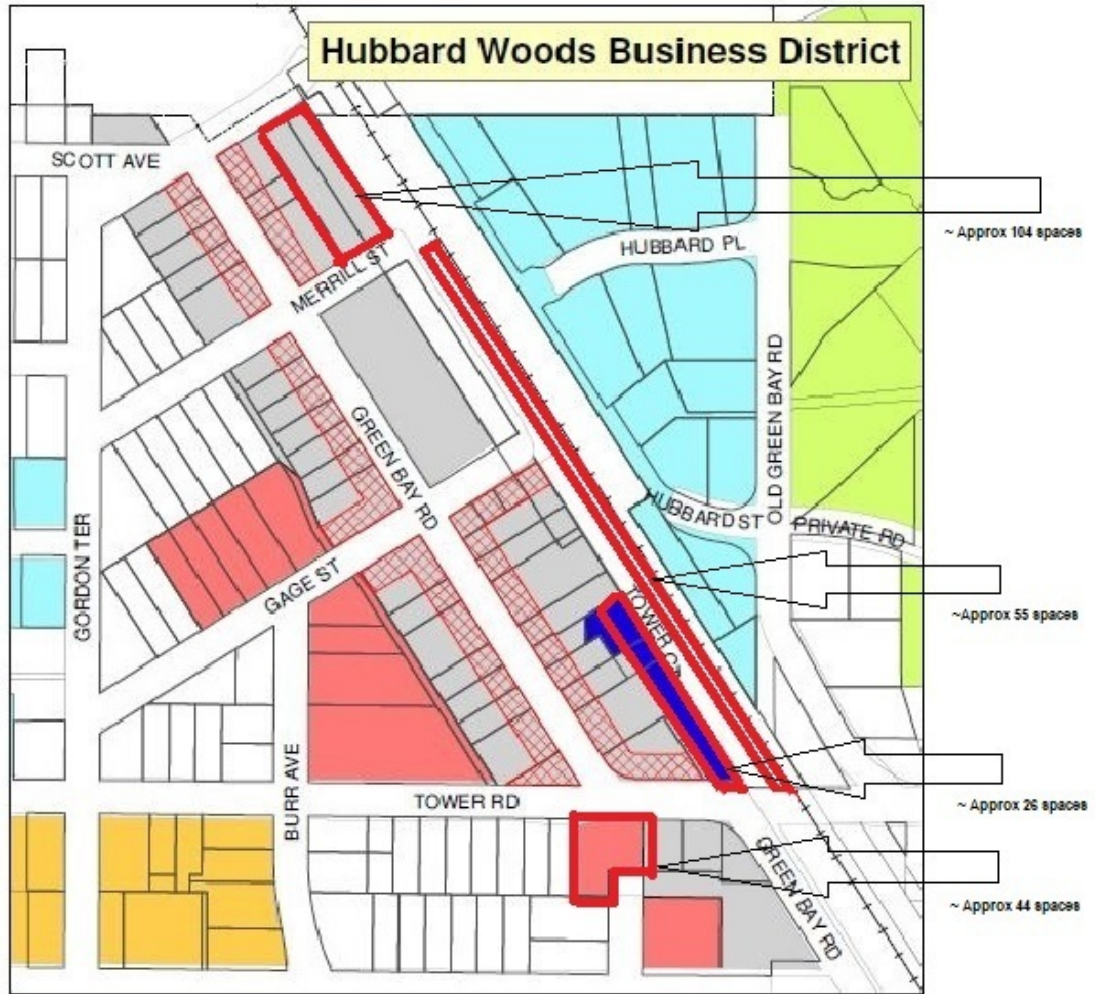
RETAILER MAP



Hubbard Woods Business District - Winnetka

West/East Elm Business Districts - Winnetka

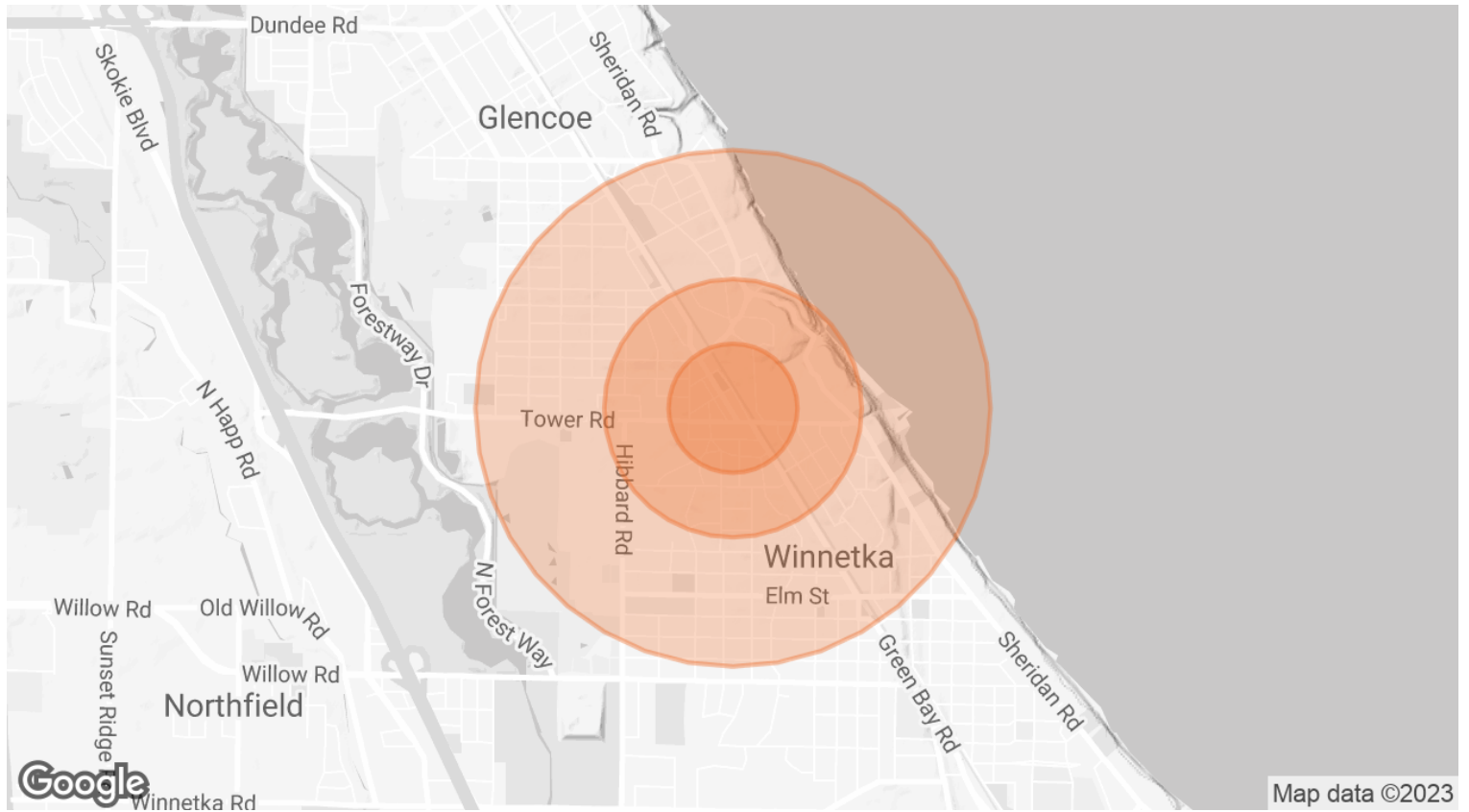
HUBBARD WOODS CURRENT ZONING MAP DESIGNATED MUNICIPAL PARKING LOTS (MARKED WITH ARROWS)



ZONING DISTRICTS LEGEND

ZONING DISTRICT	DESCRIPTION	MINIMUM LOT SIZE	
		INTERIOR LOT	CORNER LOT
R1	SINGLE - FAMILY RESIDENTIAL	48,000 Sq. Ft.	50,400 Sq. Ft.
R2	SINGLE - FAMILY RESIDENTIAL	24,000 Sq. Ft.	28,200 Sq. Ft.
R3	SINGLE - FAMILY RESIDENTIAL	16,000 Sq. Ft.	16,800 Sq. Ft.
R4	SINGLE - FAMILY RESIDENTIAL	12,600 Sq. Ft.	13,300 Sq. Ft.
R5	SINGLE - FAMILY RESIDENTIAL	8,400 Sq. Ft.	8,900 Sq. Ft.
B1	MULTI - FAMILY RESIDENTIAL		
B2	MULTI - FAMILY RESIDENTIAL		
C1	LIMITED RETAIL COMMERCIAL		
C2	GENERAL RETAIL COMMERCIAL		
C2	RETAIL OVERLAY		
D	LIGHT INDUSTRIAL		
(Red Arrow)	DESIGNATED MUNICIPAL PARKING LOTS (Zone A is \$10 per year permit parking)		

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	958	2,819	8,307
AVERAGE AGE	38.1	40.5	42.3
AVERAGE AGE (MALE)	38.7	40.8	42.3
AVERAGE AGE (FEMALE)	32.8	38.0	42.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	347	1,096	3,224
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$296,892	\$318,974	\$331,027
AVERAGE HOUSE VALUE	\$1,203,010	\$1,254,556	\$1,160,256

* Demographic data derived from 2020 ACS - US Census

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