

**850-870 N. Milwaukee Rd
Vernon Hills, IL**

MEDICAL OFFICE AND RETAIL SPACE FOR LEASE

Lease Rate

\$27.00-\$41.00
SF/yr (NNN)

Available SF

±8,599 SF

Available Suites

(3) Three

Lease Term

Negotiable



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 **JRA**
HEALTHCARE | REAL ESTATE &
PRACTICE ADVISORY

850-870 N. Milwaukee Road, Vernon Hills, IL

Property Description

We are pleased to offer three exceptional medical office / retail opportunities in Vernon Hills' vibrant healthcare and retail corridor.

Suite 105 (Medtail/Retail) – 1,853 SF

Prime retail level suite ideal for Medtail or Retail use with easy access and high visibility facing N. Milwaukee Road. Delivered in vanilla box condition—ready for customization to fit business needs.

Suite 208 (Medical Office) – 5,078 SF

Corner unit overlooking Townline Rd. and Hawthorne 2.0 development. Space is half built out as a turn-key medical office with 3 exam rooms, reception, and ADA Restroom. Remaining space is in vanilla box condition ready for buildout.

Suite 209 (Medical Office) – 1,668 SF

Designed with efficiency in mind, this medical suite is ideal for specialist practices or satellite offices. Window line overlooking the Hawthorn 2.0.

Key Highlights

Exceptional Location and Visibility: Positioned between two prominent retail destinations, this location offers proximity to Melody Farm's luxury retail complex and adjacent to the \$252 million Hawthorn Mall transformation, featuring new residential, dining, and lifestyle destinations. The property is located on the most visible and heavily trafficked corner of the Vernon Hills regional retail corridor and caters to several of Chicago's affluent North Suburbs.

Healthcare Ecosystem: Capitalize on Northwestern Medicine's presence on-site with primary care, immediate care, and specialty services conveniently located within the building. This prime location offers opportunities for patient traffic, collaboration, and shared visibility, while also benefiting from proximity to nearby affluent multifamily and retail developments, providing access to a high-income, built-in patient base.

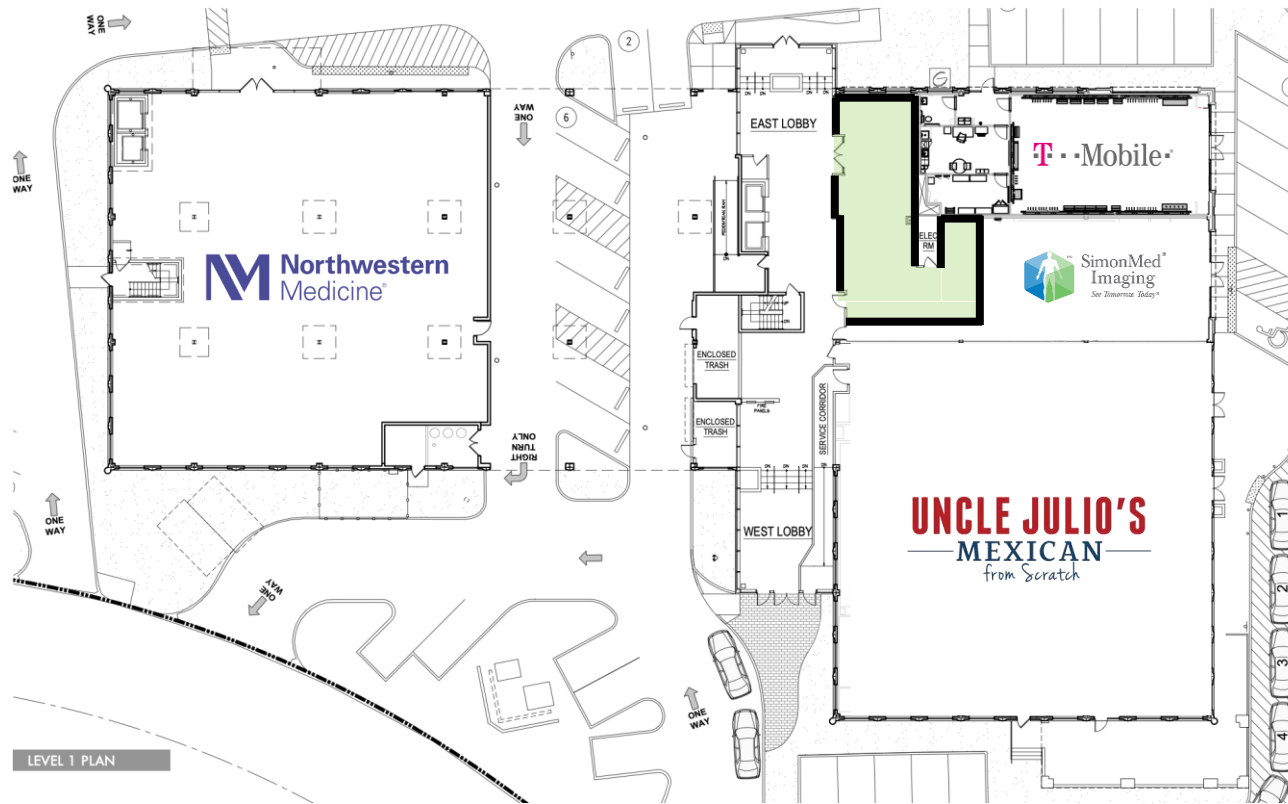
Modern Building Improvements: Underway are comprehensive property upgrades, including a modern atrium entrance renovations, updated common areas and corridors, improved exterior landscaping, and clinical build out in part of Suite 208, featuring three fully equipped exam rooms, a spacious reception and waiting area, ADA-compliant restrooms, and a flexible floor plan for customization.

Attractive Demographics & Access: The primary trade area has a median household income of over \$150,000. The location provides direct access to I-94 via Townline Road (Route 60) and is situated at a signalized intersection of Milwaukee Road and Townline Road.



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First Floor: Space Available for Lease



Suite 105

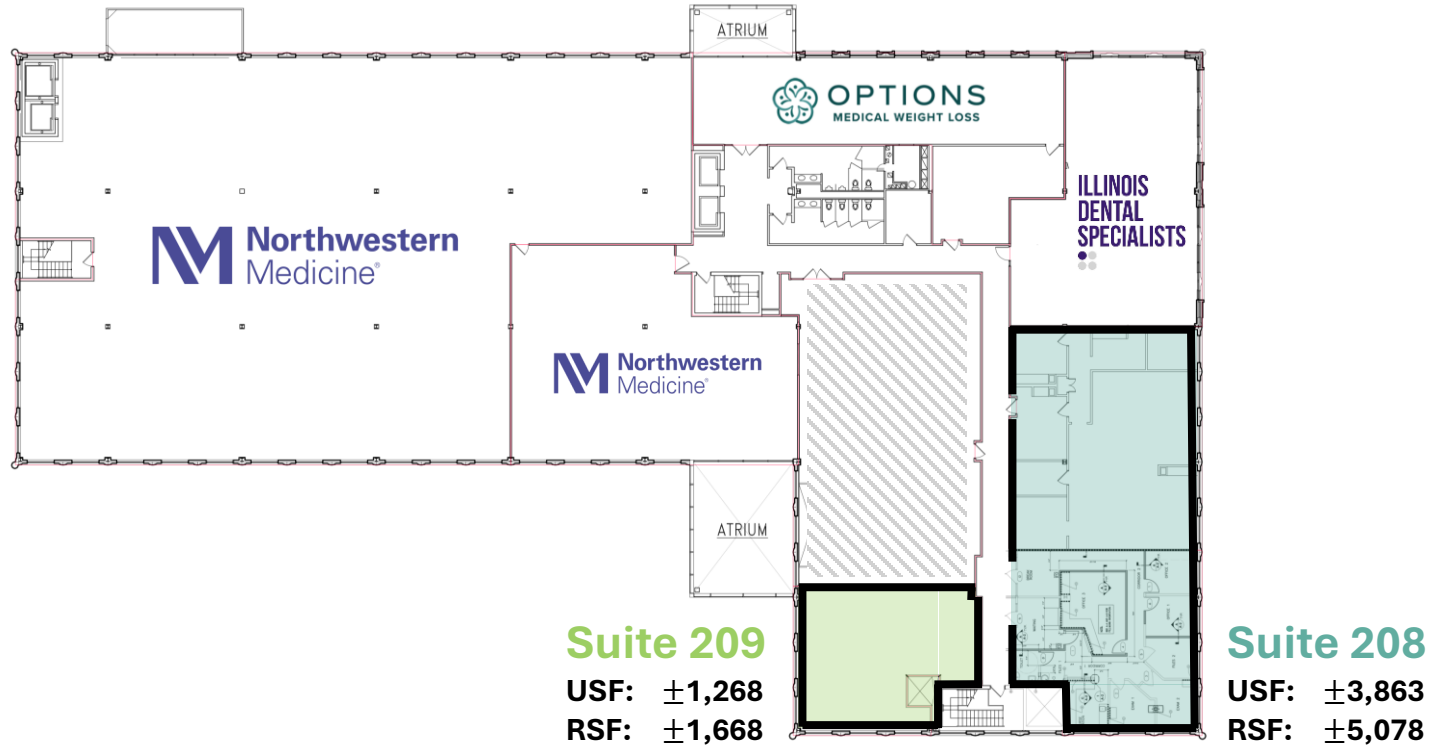
USF: ±1,426

RSF: ±1,853

Suite	Tenant	Rentable SF	Lease Type	Lease Rate	Description
Suite 105	Available	1,853 RSF	NNN	\$41.0 PSF/Year	Shell space.

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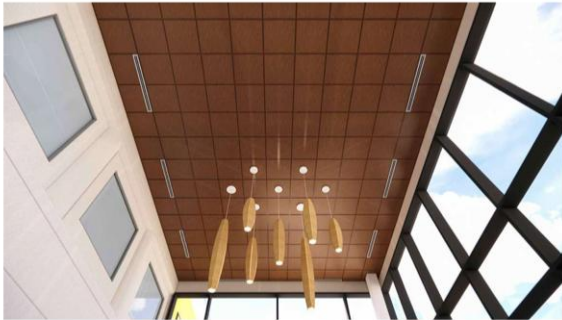
Second Floor: Spaces Available for Lease



Suite	Tenant	Rentable SF	Lease Type	Lease Rate	Description
Suite 208	Available	5,078 RSF	NNN	\$27.00 PSF/Year	Partial shell condition. Partial existing clinical build-out.
Suite 209	Available	1,668 RSF	NNN	\$27.00 PSF/Year	Shell space.

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Planned Common Area Renovations



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Planned West Entrance Access Enhancements For Improved Building Connectivity and Accessibility



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Hawthorn 2.0 Redevelopment

Hawthorn 2.0 is a comprehensive redevelopment project transforming Hawthorn Mall in Vernon Hills, Illinois, into a modern mixed-use destination. Key components include:

Retail and Dining: The project introduces 635,000 square feet of retail space, featuring 272,000 square feet dedicated to small shops. Anchors include JCPenney, Macy's, Dave & Buster's, and AMC Theatres. Tenants such as Sephora, Anthropologie, Free People Movement, and LoveSac opened in 2024 along Hawthorn Row, a Main Street-style area designed to enhance the shopping and dining experience.

Residential Units: The development includes 561 luxury multifamily residences. The Domaine, a 311-unit luxury apartment complex, began pre-leasing in early 2023, with phased openings throughout the year. An additional building with 250 apartments is under construction, with completion expected by January 2025.

Open-Air Plaza and Greenspace: Plans feature a 109,000-square-foot open-air retail-activated plaza and a multilevel indoor park experience, providing communal spaces for events and gatherings. The revitalized exterior will include more greenspace and new exterior-accessible shopping, dining, and entertainment options.

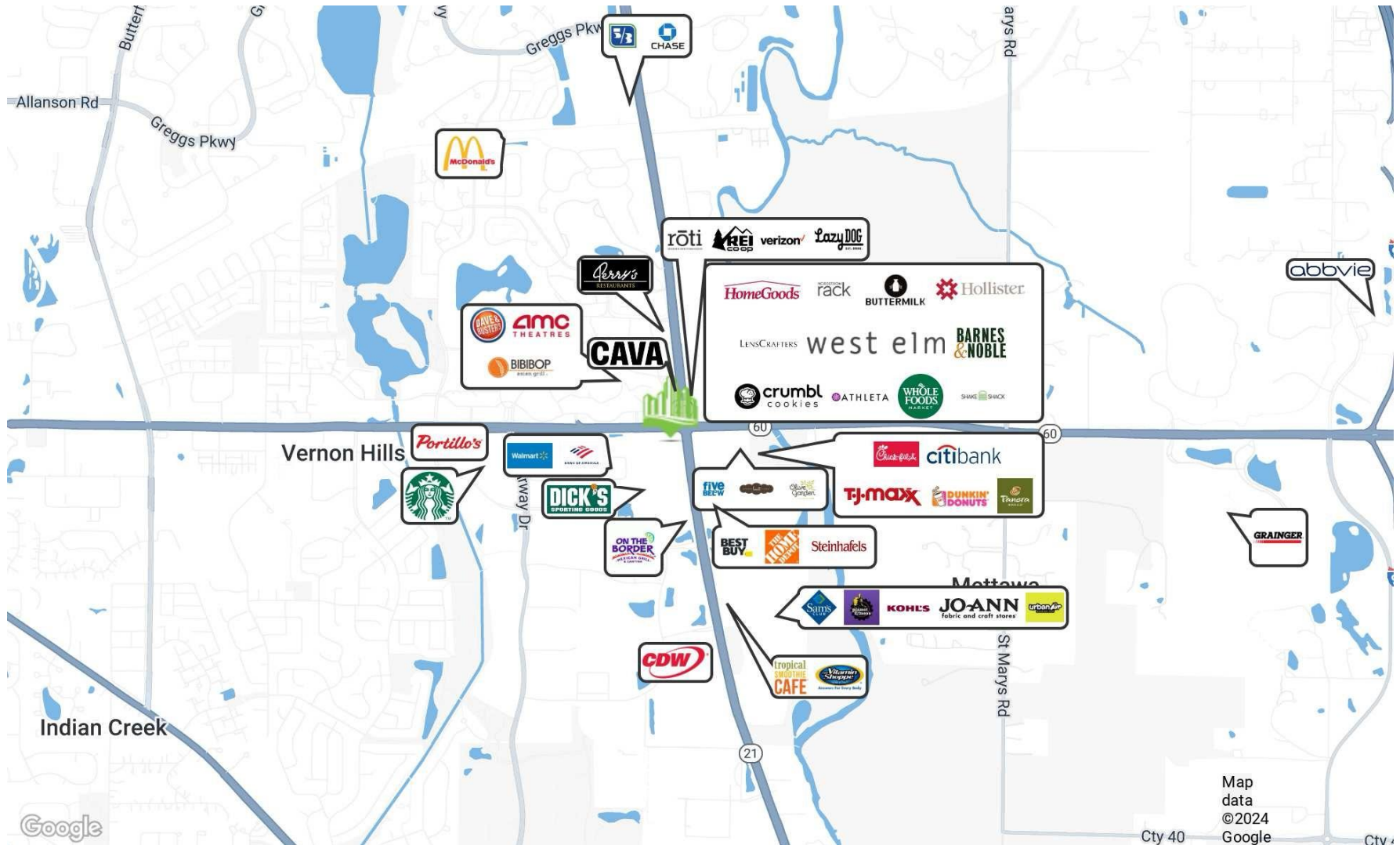


Hawthorn Row and Hawthorn Mall – Southwestern View



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Retailer Map



Google

Map data ©2024 Google

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Demographic Map and Report

Population

1 MILE

3,247

TOTAL POPULATION

54,639 | 131,334
3 MILES | 5 MILES

45

AVERAGE AGE

41 | 42
3 MILES | 5 MILES

Households and Income

1 MILE

1,502

TOTAL HOUSEHOLDS

20,532 | 48,209
3 MILES | 5 MILES

2.2

OF PERSONS PER HH

2.7 | 2.7
3 MILES | 5 MILES

1 Mile

42

AVERAGE AGE (MALE)

40 | 41
3 MILES | 5 MILES

47

AVERAGE AGE (FEMALE)

42 | 43
3 MILES | 5 MILES

1 Mile

\$150,062

AVERAGE HH INCOME

\$174,137 | \$188,936
3 MILES | 5 MILES

\$443,377

AVERAGE HOUSE VALUE

\$500,201 | \$573,037
3 MILES | 5 MILES

* Demographic data derived from 2020 ACS - US Census

