

RESTAURANT SPACE AVAILABLE FOR SUBLEASE

TANGLED ROOTS BREWING

MELLODY FARM | VERNON HILLS, IL



VIEW
360°



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PROPERTY HIGHLIGHTS



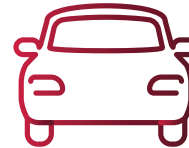
3,927 SF 2nd generation restaurant & microbrewery available for sublease. Patio dining and prominent location. 144 seating capacity + 54 patio seating.



In the heart of Vernon Hills retail corridor, corner of Milwaukee Ave and Townline Rd



Sublease term through 5/15/2029, with two 5-year options remaining. All FF&E comes with sublease.



Route 21/Milwaukee Ave: 33,400 VPD
Route 60/Townline Rd: 38,100 VPD



270,000 SF of retail and 260 executive apartments in the center, including: Whole Foods, REI, West Elm, Barnes and Noble, Nordstrom Rack, Buttermilk Cafe, Crumbl Cookie, Shake Shack.

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,798	57,374	130,000
# OF HOUSEHOLDS	2,229	22,179	48,469
HOUSEHOLD INCOME	\$170,951	\$186,921	\$212,067
DAYTIME POPULATION	9,712	74,083	149,026

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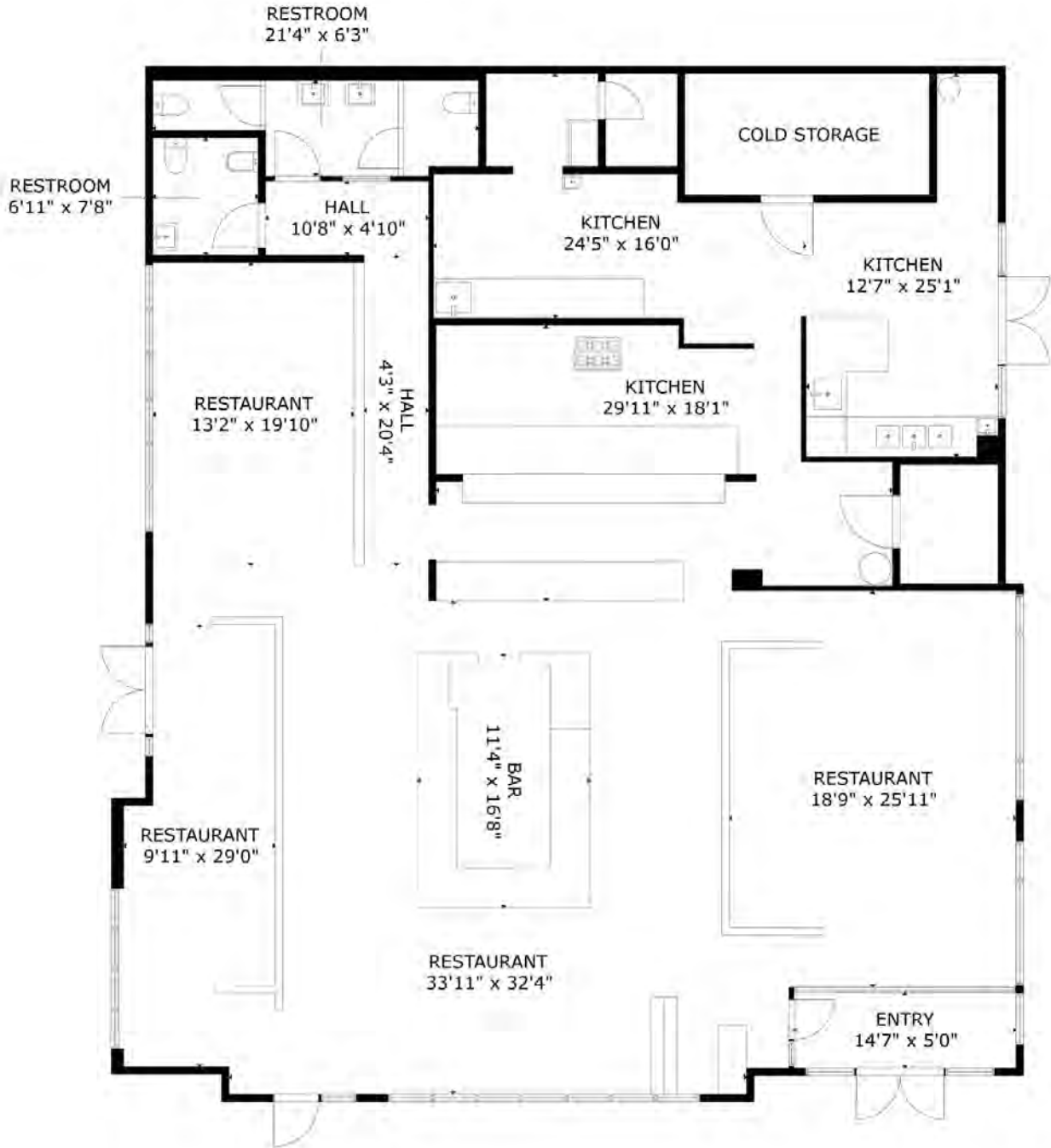


Across the street from Hawthorn Mall
1.3 miles from Century Park Arboretum
3.2 miles from Downtown Libertyville

PHOTOS



FLOOR PLAN



RETAILER AERIAL



SITE PLAN



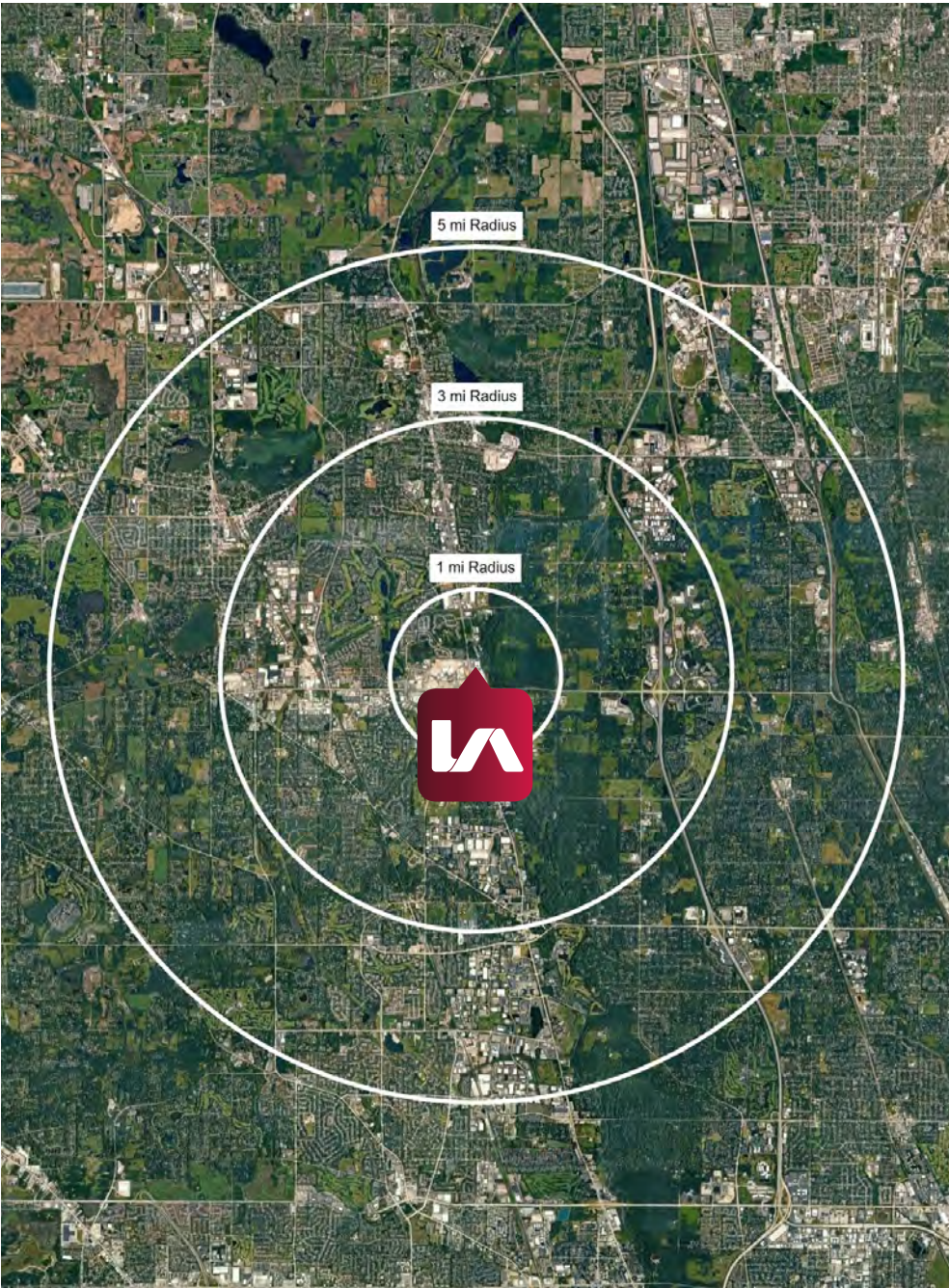
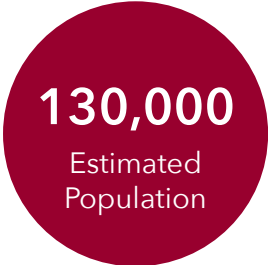
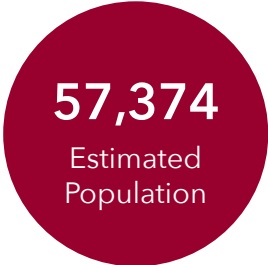
DEMOGRAPHICS



1 MILE

3 MILES

5 MILES



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