



LAND FOR SALE OR
GROUND LEASE
± 37,000 SF (DIVISIBLE)

THE
RESIDENCES
AT SAWMILL STATION

LA FITNESS

Dellia Real Estate, Inc.

ROSS
DRESS FOR LESS

KOHL'S

AMAZON
FRESH

DEMPSTER ST 37,400 VPD

WAUKEGAN RD 25,600 VPD



**SAWMILL
STATION**



SEC Dempster St & Waukegan Rd / Morton Grove, IL

Features

- **Premier Shopping & Dining Destination** - Newly developed 27-acre retail hub in Morton Grove.
- **Prime Location** - Highly visible corner of Dempster St. & Waukegan Rd. with easy access.
- **Thriving Tenant Mix** - Anchored by Kohl's, Amazon Fresh, LA Fitness, Cooper's Hawk, Raising Cane's, Ross, Starbucks & more.
- **Modern Design & Walkability** - Outdoor dining plazas, pedestrian-friendly walkways & timeless architecture.
- **Integrated Community** - Adjacent to The Residence at Sawmill Station & neighboring trail system.
- **Final Anchor Space Available** - Ideal for retail, entertainment, or large-format concepts.

Availability

37,000 SF (Divisible)

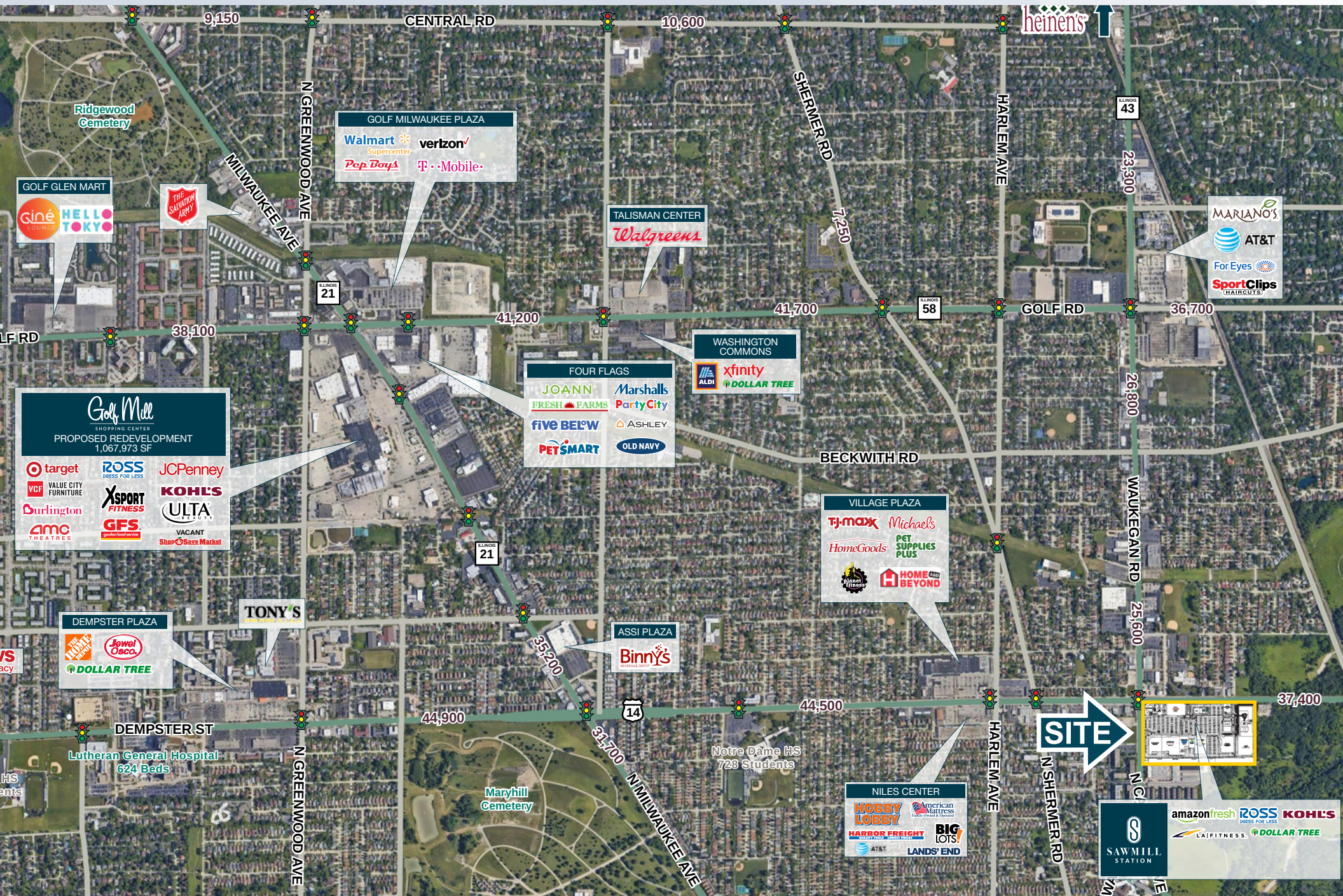
Demographics

	3 Miles	5 Miles	7 Miles
POPULATION	155,488	408,460	886,655
HOUSEHOLDS	59,823	157,439	342,713
AVG HOUSEHOLD INCOME	\$141,701	\$149,920	\$139,881
DAYTIME POPULATION	170,315	450,390	937,976

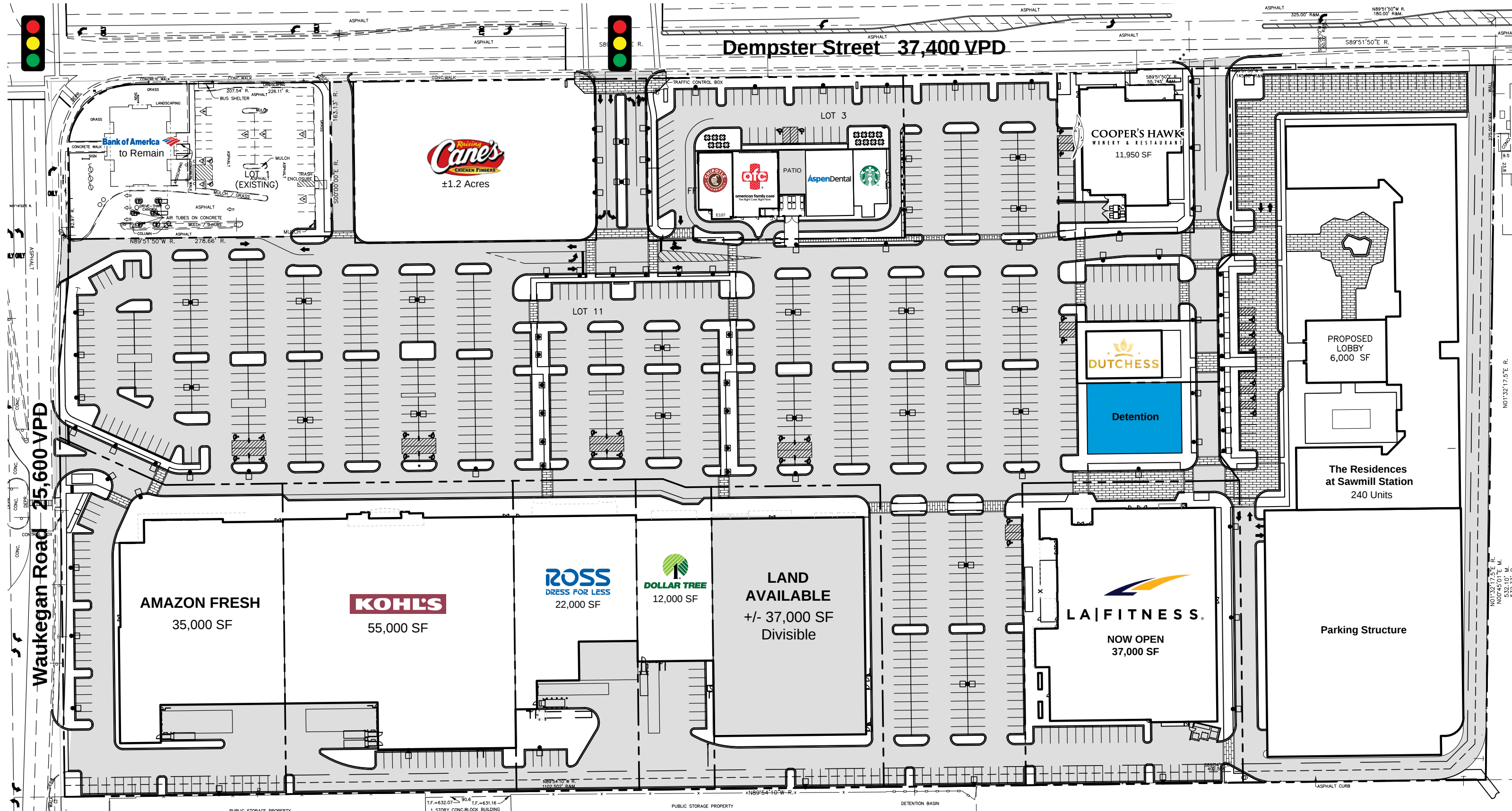
Co-Tenants/Area Retailers



Morton Grove, IL



SITE PLAN



LIZ KREBS

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LIZ SWEENEY

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