

FREESTANDING RETAIL BUILDING IN VERNON HILLS (CHICAGO MSA)

*195 N Milwaukee Avenue
Vernon Hills, IL 60061*



RETAIL PROPERTY FOR SALE

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WHOLESALE
CARPET DESIGNS
CERAMIC AND WOOD

1

PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Building Size:	9,500 SF
Lot Size:	1.19 Acres
Occupancy:	Vacant
Year Built:	2001
Zoning:	B1
Submarket:	Vernon Hills
Parking:	30 Spaces
Traffic Count:	Approx. 22,000 VPD

Property Overview

195 North Milwaukee Avenue presents a rare opportunity to acquire a 9,500-square-foot freestanding retail building in an affluent north suburban retail corridor, approx one (1) mile south of both Hawthorn Mall and Melody Farms, one the premier newer construction lifestyle center in the Chicago MSA. The building is part of a larger development with Kohl's, The Home Depot, Sam's Club, Planet Fitness, Farmers Fresh Market, Planet Fitness, DSW, Chipotle, and Panera, and Extended Stay Stay America. The building is ideally suited for an owner-user seeking a highly functional showroom, retail, or service facility surrounded by big box and national retailers. The existing layout includes an expansive showroom area, a warehouse/workshop component with a drive-in door, multiple private offices, reception area, kitchen, restrooms, and second-floor office/meeting space overlooking the main level. Located along Milwaukee Avenue (~22,000 VPD), less than two (2) miles from Interstate 94, the Property features exceptional visibility and accessibility within one of the northern suburbs' most established retail corridors. Other neighboring retailers include Whole Foods, Nordstrom Rack, Dick's Sporting Goods, Target, Wal-Mart, Best Buy, Sky Zone, REI, Barnes & Noble, AMC Theaters, and TJ Maxx, among many others.

Property Highlights

- Rarely available 9,500 square foot freestanding building in an affluent north suburban retail corridor
- Strong commercial positioning along Milwaukee Avenue (~22,000 VPD) located just south of Melody Farms, one of Chicago's premier lifestyle centers features 260 luxury apartment units, along with 260,000+ SF of retail space
- Located approx one (1) mile south of Hawthorn mall and surrounded by big box and national retailers within an affluent and well established north suburban trade area

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LOCATION INFORMATION

RETAIL PROPERTY FOR SALE

LOCATION DESCRIPTION



Location Description

The Property is located at 195 North Milwaukee Avenue in Vernon Hills, Illinois, along Milwaukee Avenue, one of the north suburbs' primary commercial corridors with traffic counts of approximately 22,000 vehicles per day. The site offers excellent regional accessibility, with Interstate 94 located less than two (2) miles to the east, providing convenient connectivity to the neighboring suburbs, O'Hare Airport, and Chicago. Vernon Hills is one of the most established retail trade areas in Chicago's northern suburbs, supported by a strong demographic profile that includes an average household income of \$158,618 within the surrounding trade area. Melody Farms, one of Chicago's premier newer construction lifestyle centers is located approx one (1) mile to the north. Melody Farms is anchored by Whole Foods, REI, and Barnes & Noble and features 260 luxury apartment units, along with 260,000+ SF of retail space, over 50+ acres. Known for its affluent consumer base, strong daytime population, and concentration of national retail tenancy, the area has long served as a premier suburban shopping destination.

The Property is well positioned for an owner-user showroom, retail, or service concept seeking a prominent presence within a dominant retail corridor. The surrounding trade area features a critical mass of national retailers, including Kohl's, Sam's Club, Best Buy, The Home Depot, Whole Foods, Old Navy, Dick's Sporting Goods, Ulta Beauty, Men's Wearhouse, Michaels, Lowe's, Panera Bread, Chipotle, Chick-fil-A, Steinhafels, and Planet Fitness, among many others. This established retail ecosystem generates consistent consumer traffic and creates a highly desirable commercial environment for businesses that benefit from visibility, accessibility, and adjacency to proven national concepts. For a showroom or other owner-user concept, the Property offers an opportunity to establish a strong branded presence in a high-income and high-traffic location in a highly sought after trade corridor.

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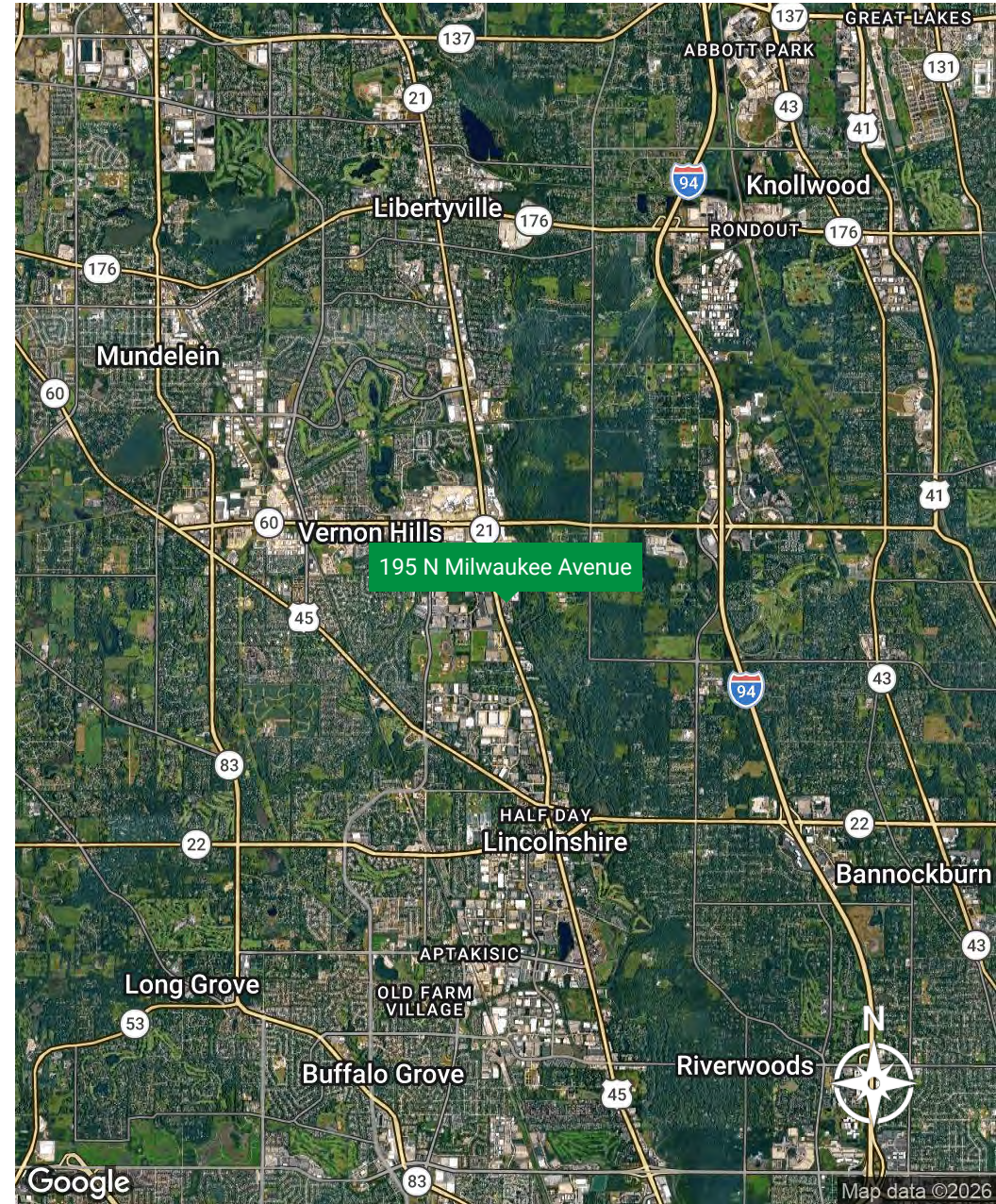
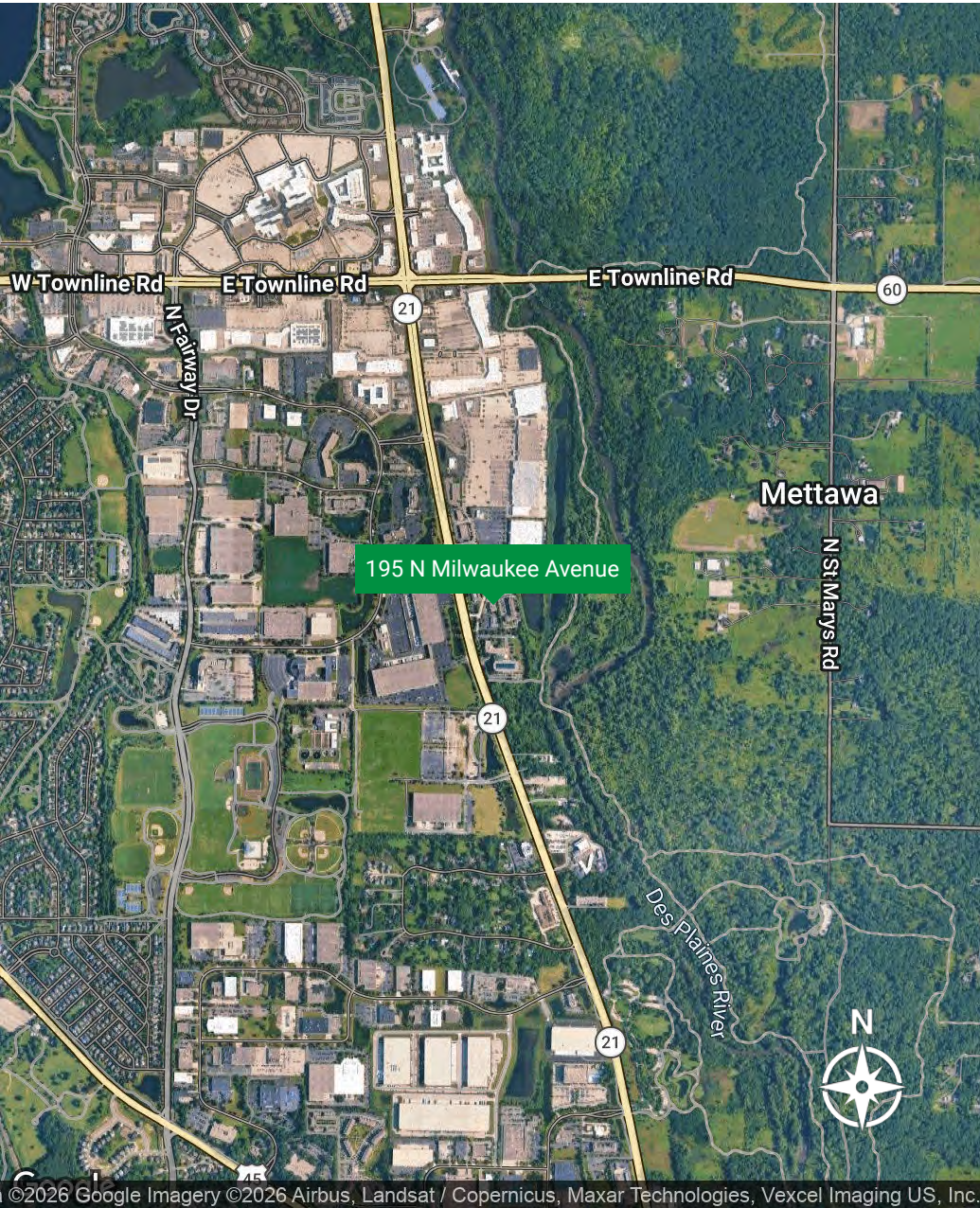
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RETAIL PROPERTY FOR SALE

REGIONAL MAP



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Google Map data ©2026

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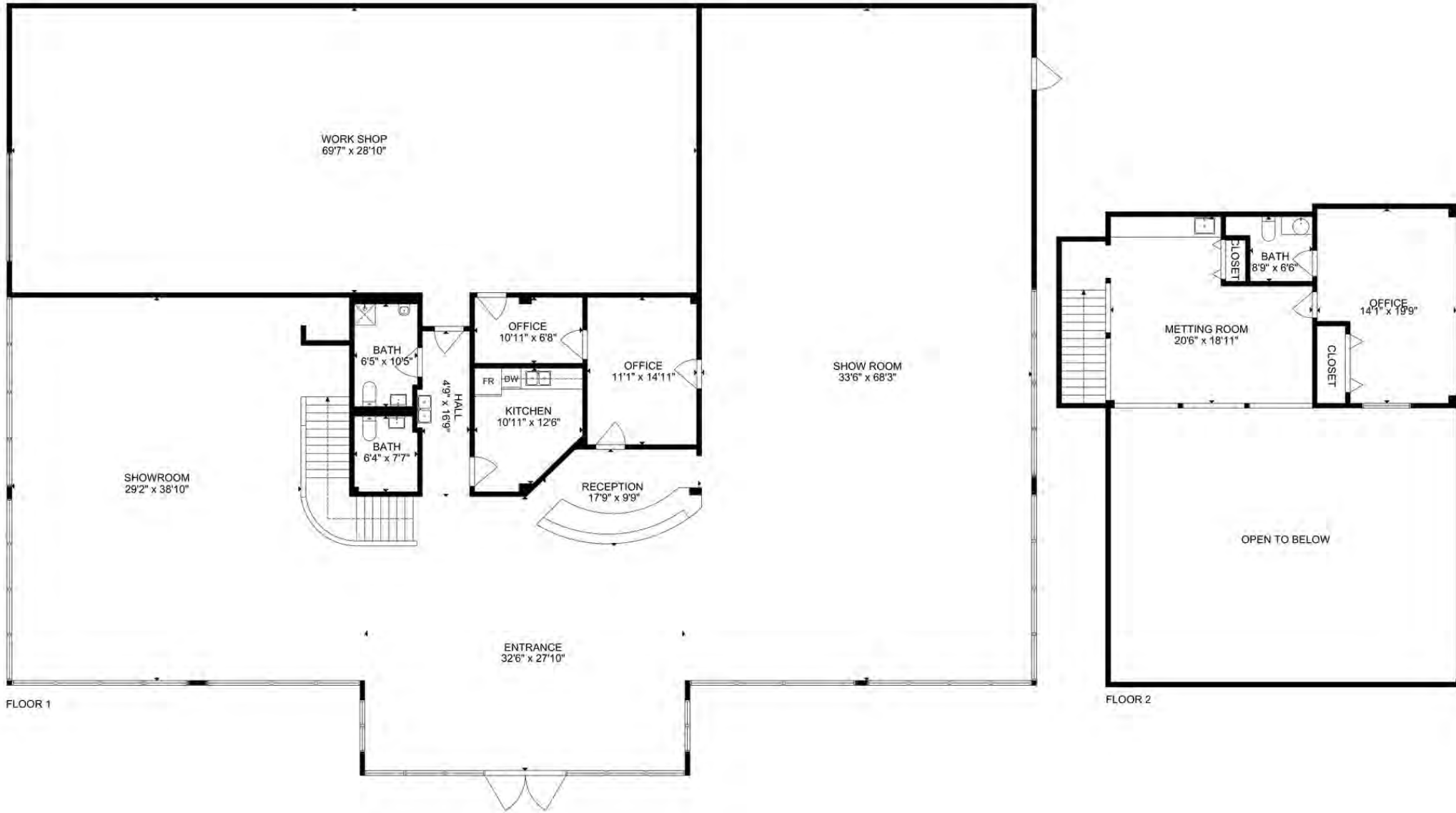
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RETAIL PROPERTY FOR SALE

FLOOR PLAN



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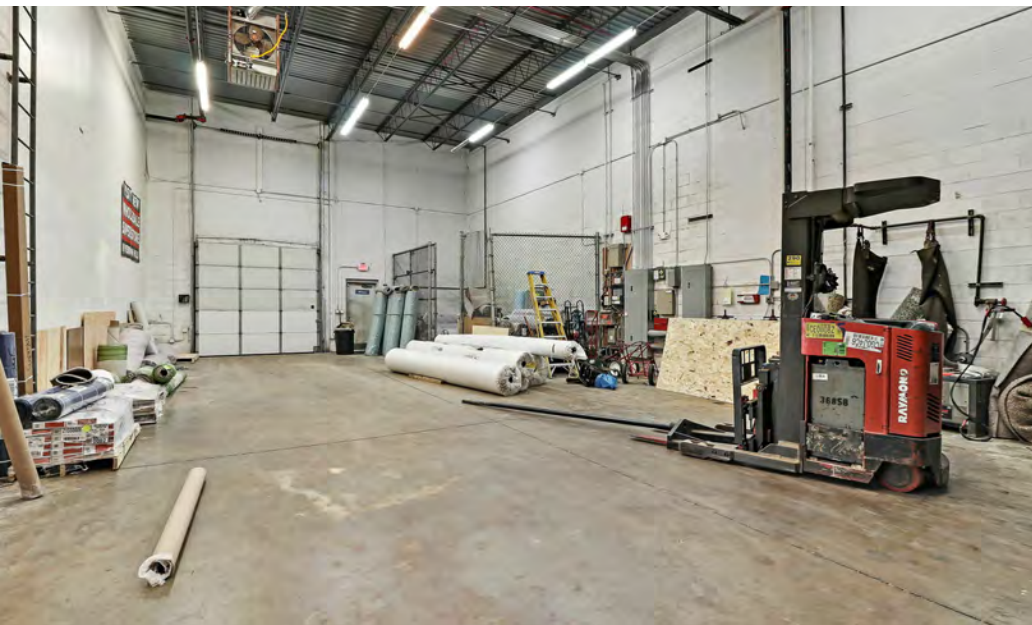
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RETAIL PROPERTY FOR SALE

INTERIOR PHOTOS



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An aerial photograph of a commercial shopping center, featuring a large Kohls department store and other retail buildings. A large, stylized green number '3' is overlaid in the center of the image.

3

DEMOGRAPHICS

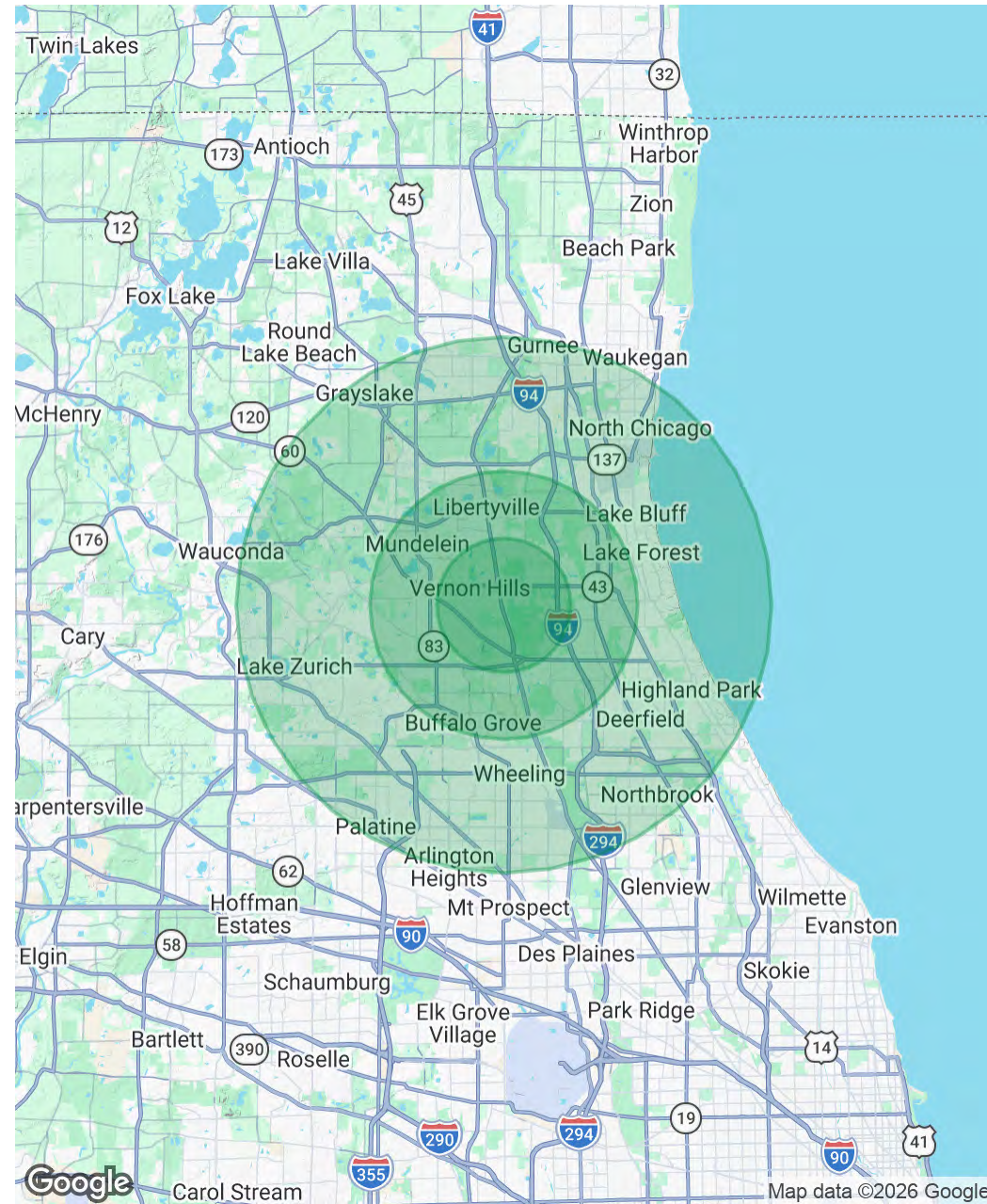
RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	33,883	134,862	599,990
Average Age	42.9	42.9	41.9
Average Age (Male)	41.5	42.2	40.8
Average Age (Female)	43.9	43.2	42.5

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	13,456	49,566	223,734
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$162,800	\$192,124	\$164,735
Average House Value	\$471,664	\$548,705	\$470,642

2023 American Community Survey (ACS)



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WHOLESALE
CARPET DESIGN
CERAMIC AND WOOD

195



ADVISOR BIOS

RETAIL PROPERTY FOR SALE

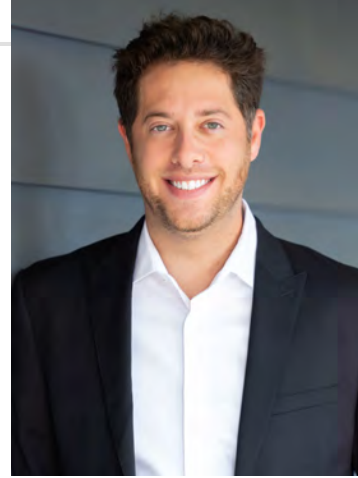
MEET THE TEAM



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195 N MILWAUKEE AVENUE

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WOOD/STONE
CARPET-DESIGNS
CERAMIC AND WOOD

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