



The Clove, an exciting landmark redevelopment with a programmable and activated Central Park surrounded by luxury residential, dining, retail, and entertainment. The Clove represents the preeminent destination and vibrant focal point for Buffalo Grove residents to gather. Kensington Development and IM Properties are pleased to present The Clove.

# THE CLOVE



**66,000**  
COMBINED VEHICLES  
PASSING PER DAY

**\$111k**  
AVERAGE HOUSEHOLD  
INCOME  
(5 MILE)



**2025**  
GRAND  
OPENING

# THE CLOVE

**171k**  
DAYTIME  
POPULATION  
(5 MILE)

**\$150 M**  
REDEVELOPMENT



**226,000**  
POPULATION  
(5 MILE)

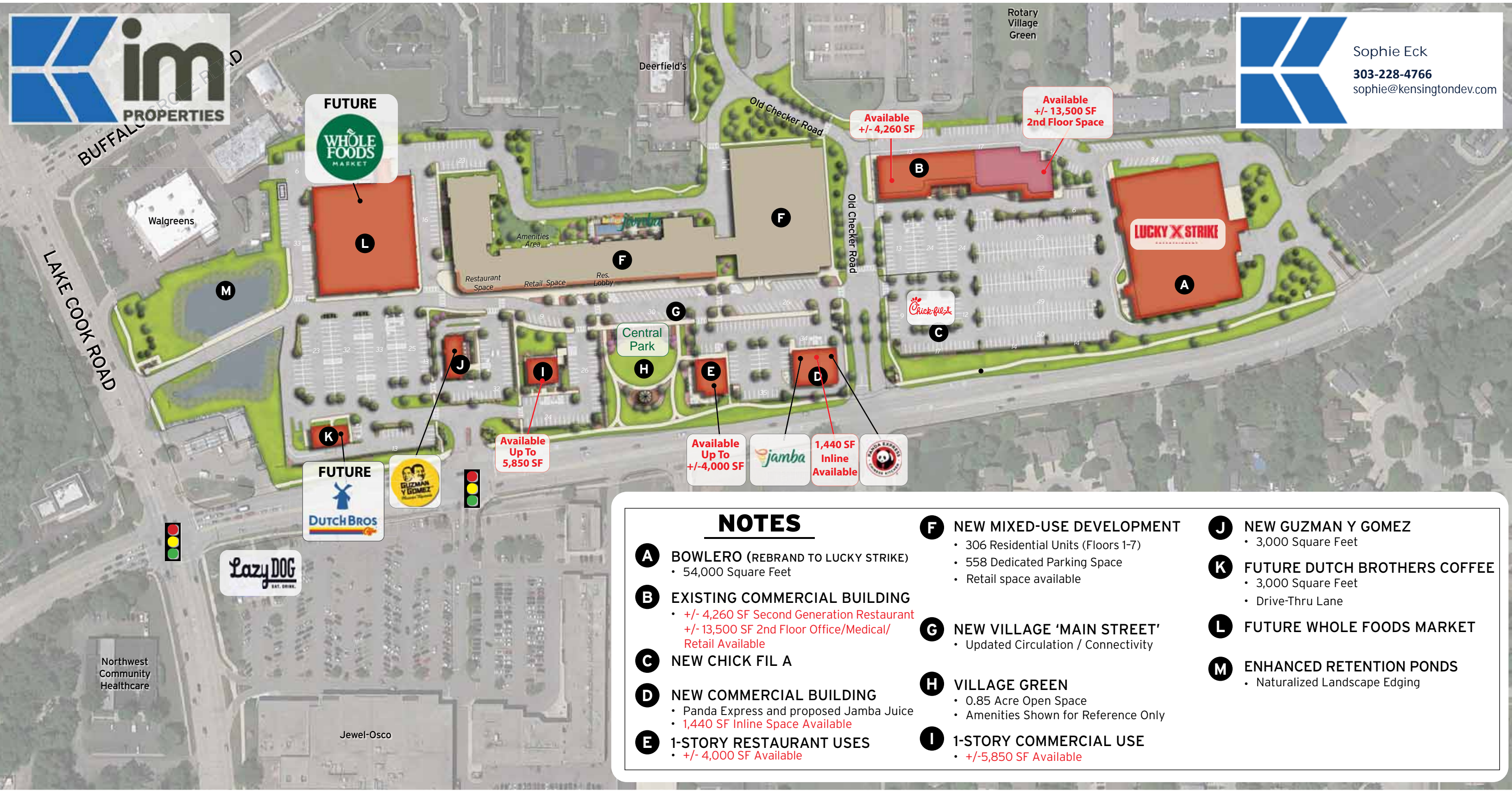






# THE CLOVE

# MASTER PLAN CONCEPT



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NOTES		
<b>A</b>	<b>BOWLERO (REBRAND TO LUCKY STRIKE)</b> • 54,000 Square Feet	
<b>B</b>	<b>EXISTING COMMERCIAL BUILDING</b> • +/- 4,260 SF Second Generation Restaurant • +/- 13,500 SF 2nd Floor Office/Medical/Retail Available	
<b>C</b>	<b>NEW CHICK FIL A</b>	
<b>D</b>	<b>NEW COMMERCIAL BUILDING</b> • Panda Express and proposed Jamba Juice • 1,440 SF Inline Space Available	
<b>E</b>	<b>1-STORY RESTAURANT USES</b> • +/- 4,000 SF Available	
<b>F</b>	<b>NEW MIXED-USE DEVELOPMENT</b> • 306 Residential Units (Floors 1-7) • 558 Dedicated Parking Space • Retail space available	
<b>G</b>	<b>NEW VILLAGE 'MAIN STREET'</b> • Updated Circulation / Connectivity	
<b>H</b>	<b>VILLAGE GREEN</b> • 0.85 Acre Open Space • Amenities Shown for Reference Only	
<b>I</b>	<b>1-STORY COMMERCIAL USE</b> • +/-5,850 SF Available	
<b>J</b>	<b>NEW GUZMAN Y GOMEZ</b> • 3,000 Square Feet	
<b>K</b>	<b>FUTURE DUTCH BROTHERS COFFEE</b> • 3,000 Square Feet • Drive-Thru Lane	
<b>L</b>	<b>FUTURE WHOLE FOODS MARKET</b>	
<b>M</b>	<b>ENHANCED RETENTION PONDS</b> • Naturalized Landscape Edging	



# THE CLOVE

## BUILDING "B" ELEVATION IMMEDIATE AVAILABILITY



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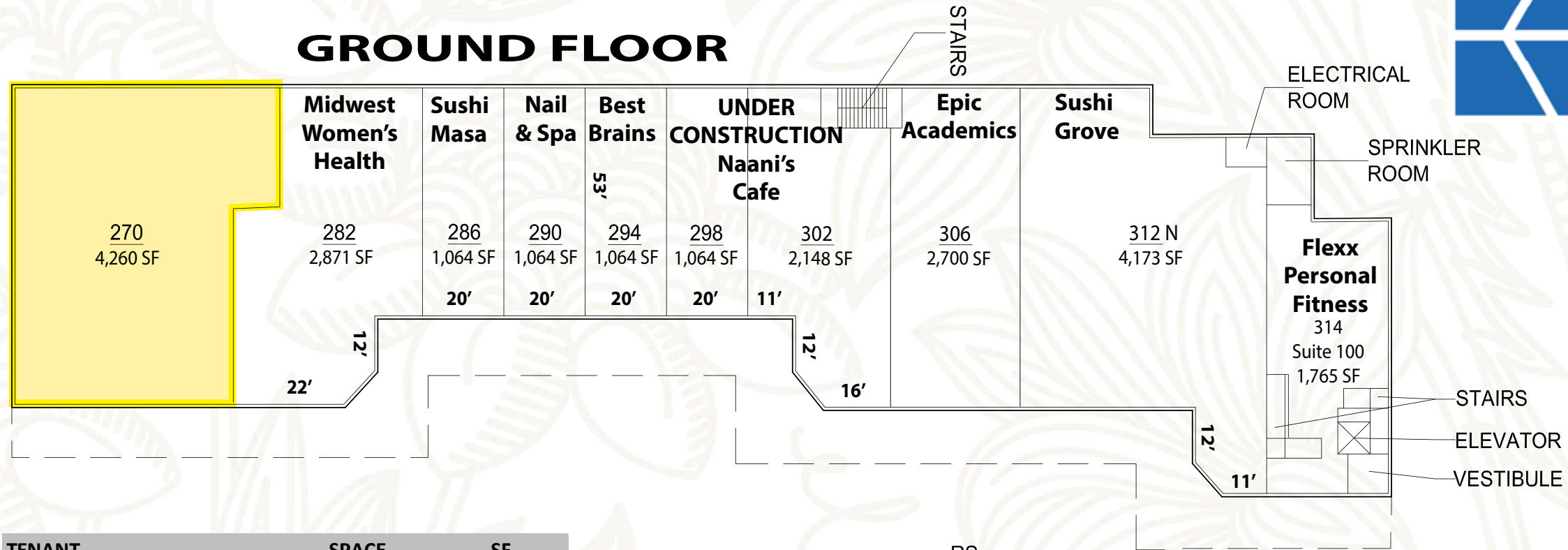
# THE CLOVE

## FLOOR PLAN EXISTING BUILDING "B" IMMEDIATE AVAILABILITY

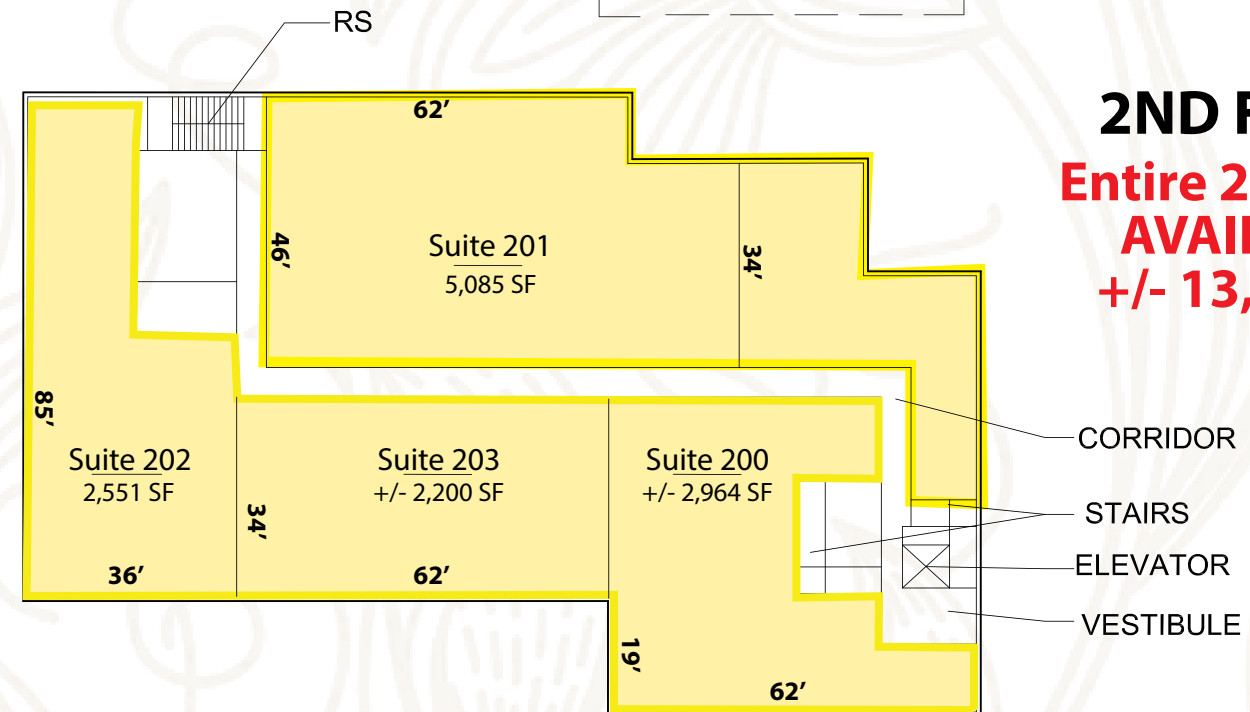


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### GROUND FLOOR



TENANT	SPACE	SF
AVAILABLE	314-Ste 200	2,964
AVAILABLE	314-Ste 201	5,085
AVAILABLE	314-Ste 202	2,551
AVAILABLE	314-Ste 203	2,200
Flexx Personal Fitness	314-Ste 100	1,765
Sushi Grove	306	3,678
Epic Academics	312	2,700
Proposed - Naani's Cafe	302	2,148
Proposed - Naani's Cafe	298	1,064
Best Brains	294	1,064
Nail & Spa	290	1,064
Sushi Masa	286	1,064
Midwest Women's Health	282	2,871
AVAILABLE	270	4,260



**2ND FLOOR**  
**Entire 2nd floor**  
**AVAILABLE**  
**+/- 13,500 SF**