

For Sale - 46.27 Acres Available

Rare - Large Site Development Opportunity

2700 Lake Cook Road
Riverwoods, IL 60015

[Click To View Drone Video](#)



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Executive Summary

Located at 2700 Lake Cook Rd, Riverwoods, IL, this prime development site offers a unique opportunity for savvy investors and developers. The property features 46.27 acres of land, currently zoned for Office & Research One, the parcel strategically positioned along Lake Cook Rd, a major thoroughfare providing high visibility and easy access to key highways, including I-94 and I-294, as well as close proximity to O'Hare International Airport. The surrounding area is an affluent suburban community, characterized by strong demographics that make this site ideal for a variety of commercial and residential developments.

The site benefits from excellent connectivity to Chicago and the surrounding suburbs, enhancing its appeal for both retail and office spaces. Nearby amenities, including shopping centers, restaurants, schools, and recreational facilities, further add to its attractiveness for potential developers and tenants. Market analysis indicates a high demand for mixed-use developments in Riverwoods due to a growing population and economic activities, with limited availability of comparable sites offering a competitive edge.

Given the location and market trends, the property is well-suited for various development opportunities. It could be transformed into a retail center, office spaces, or hospitality ventures to capitalize on the traffic flow and accessibility. Alternatively, the site holds potential for upscale residential units or a mixed-use development that combines residential and commercial spaces, creating a vibrant community hub. The proposed use aligns with current market trends, emphasizing sustainable and multi-functional developments.

The property is For Sale "Subject to Offer".

Property Specs

County	Lake	
Acres	46.27	
Building Size	196,000 SF	
Building Class	A	
Stories	2	
Year Built	1986	
Traffic Counts	Lake Cook Road	46,900
	I-294	114,800
Zoning	Office & Research One	
PIN #	15-36-400-037	
Taxes (2023)	\$514,625.38	
Sale Price	Subject to Offer	
Highlights	<ul style="list-style-type: none">• Prime Chicago suburban location• Easy access at Lake Cook Road to full 4-way interchange• Great for single family, townhomes, multifamily and/or senior housing	

[Click View ALTA Survey](#)

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[Click To View Market Overview](#)



Demographics

3 Miles

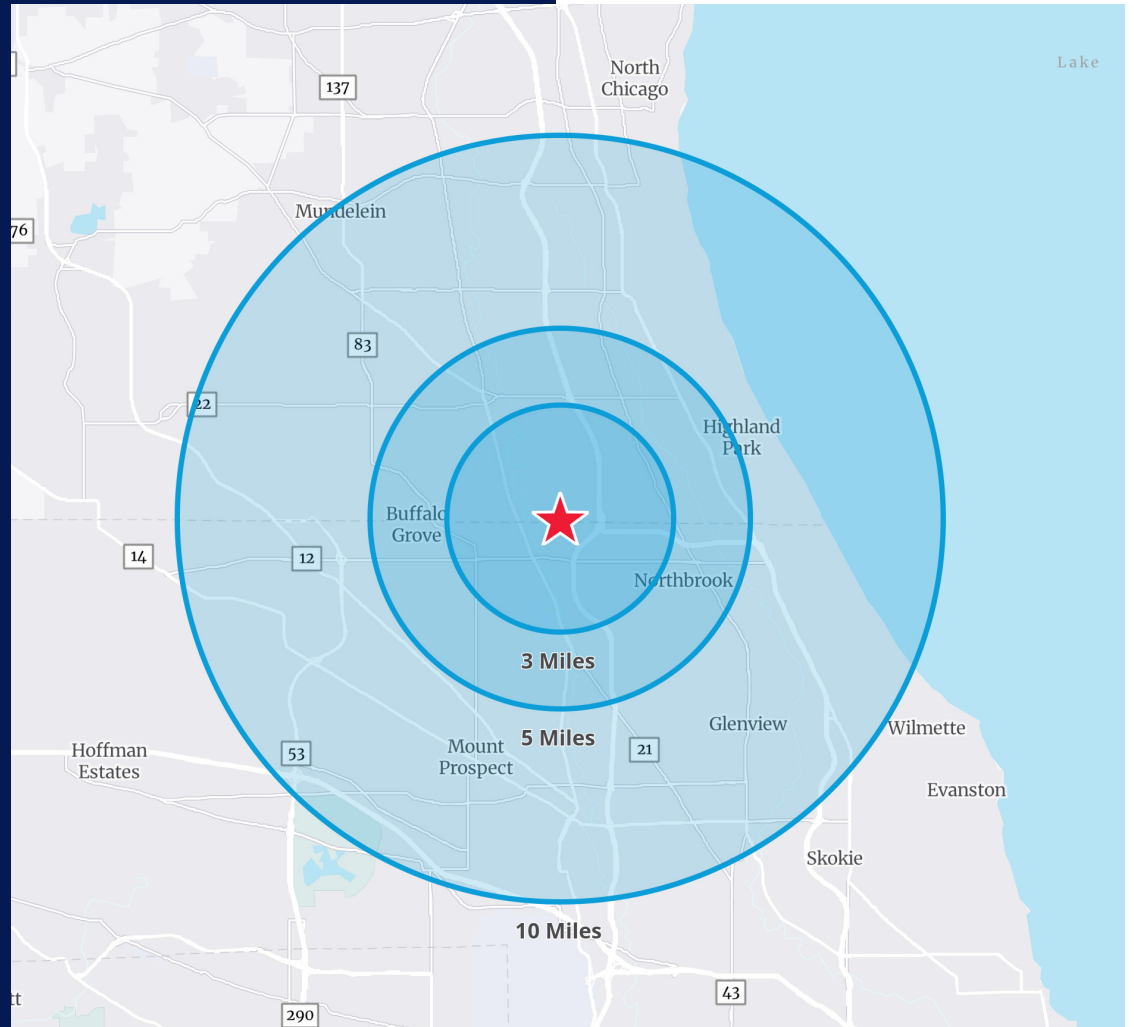
Population	73,300
Median Age	43.7
Avg. Income	\$114,532
Median Home Value	\$466,190

5 Miles

Population	215,485
Median Age	44.6
Avg. Income	\$121,247
Median Home Value	\$451,762

10 Miles

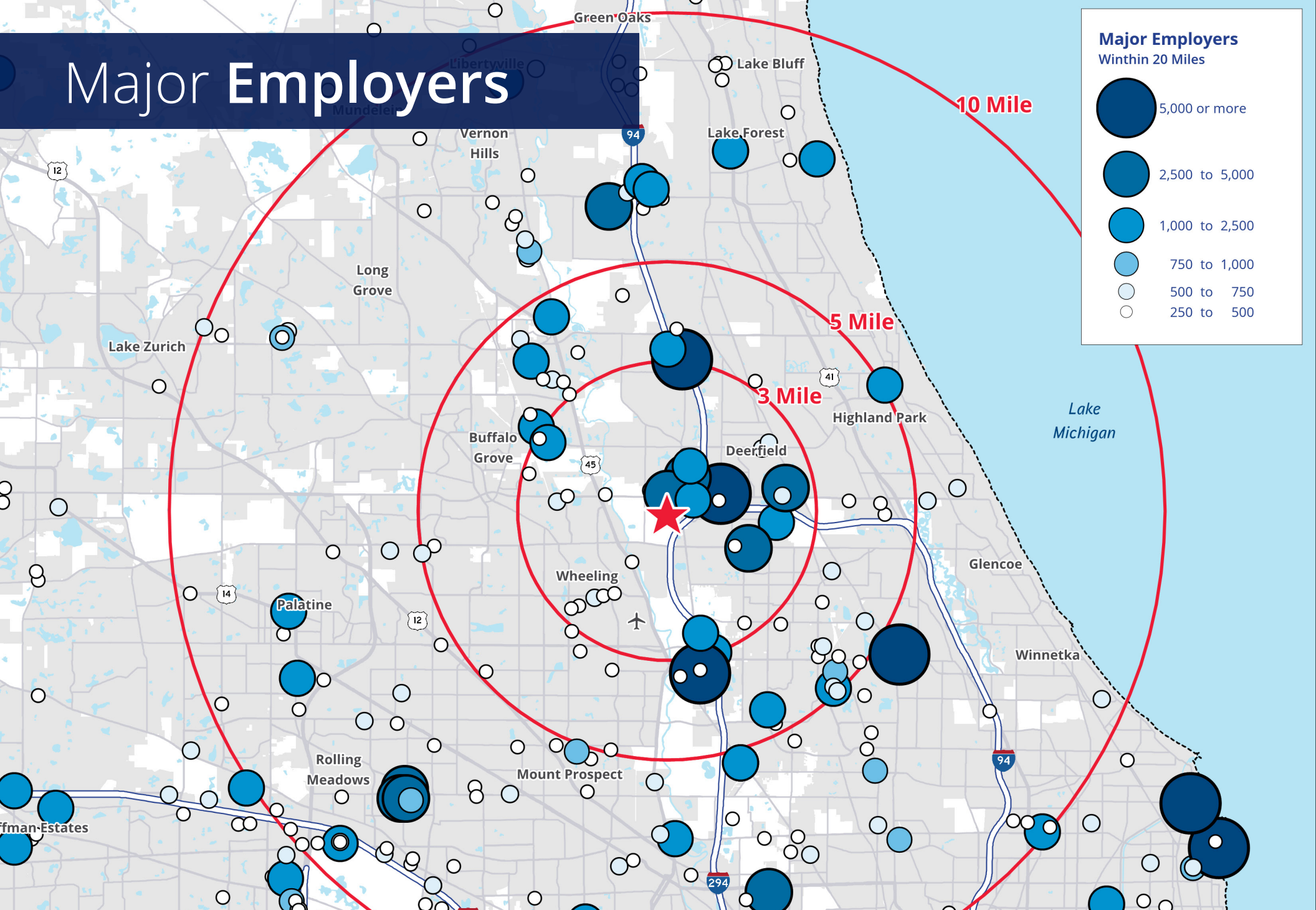
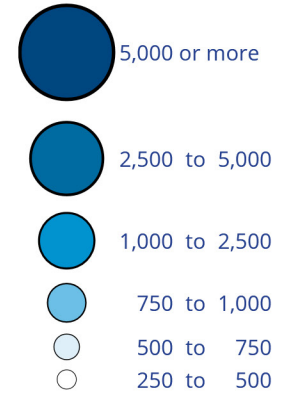
Population	799,107
Median Age	43.1
Avg. Income	\$111,527
Median Home Value	\$418,621



[Click for Details](#)

Major Employers

Major Employers Within 20 Miles



DISCOVER

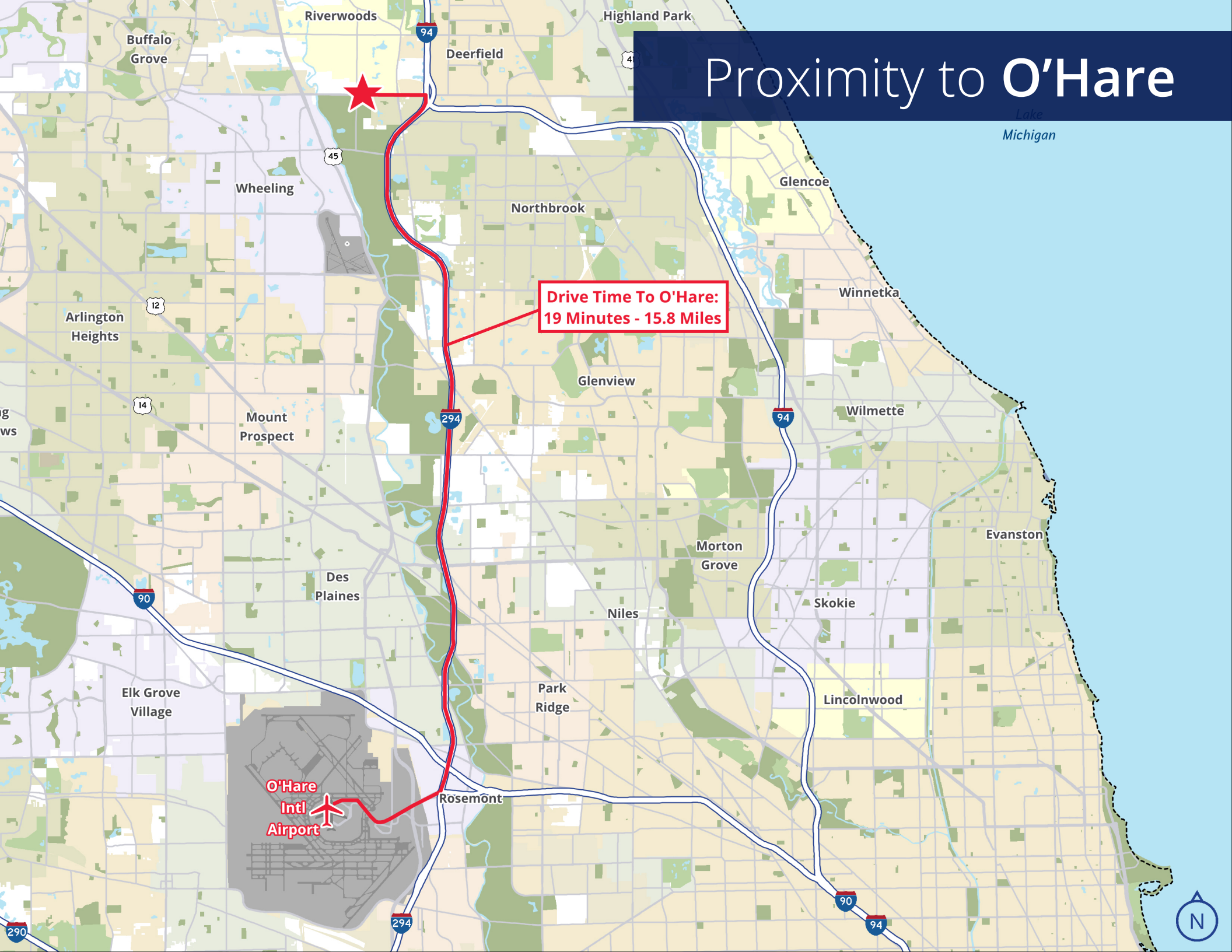
GRAINGER

Shire

MEDLINE

CDW

Proximity to O'Hare

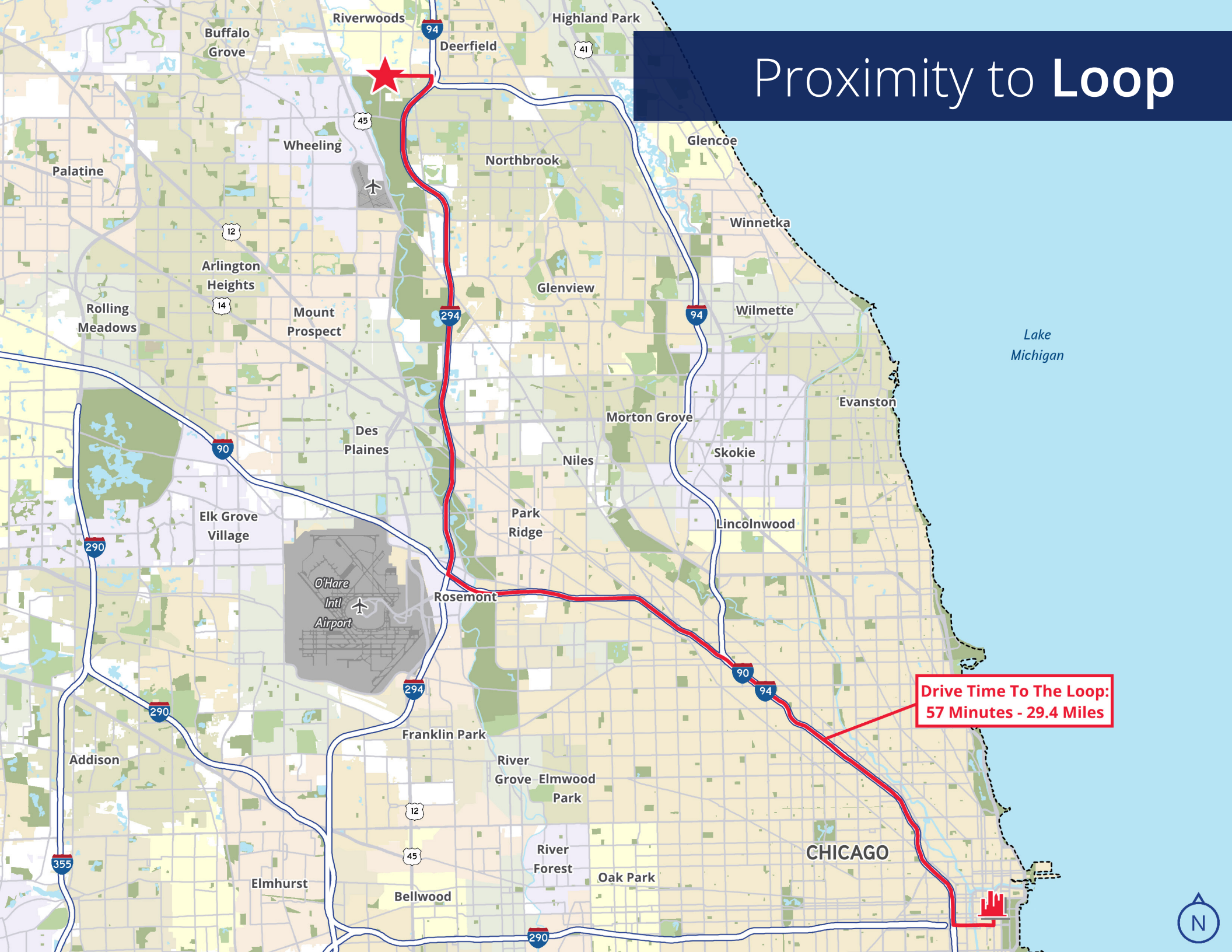


**Drive Time To O'Hare:
19 Minutes - 15.8 Miles**

**O'Hare
Intl
Airport**



Proximity to Loop



**Drive Time To The Loop:
57 Minutes - 29.4 Miles**



Property Photos



Location Overview



Riverwoods, Illinois, is a charming village located in Lake County, approximately 27 miles northwest of downtown Chicago. Nestled along the banks of the Des Plaines River, this tranquil community is known for its lush, wooded landscapes and commitment to preserving natural beauty. The village boasts a unique blend of residential areas surrounded by open spaces, making it a haven for nature lovers and outdoor enthusiasts. Residents enjoy access to an extensive network of trails, parks, and forest preserves, perfect for hiking, biking, and wildlife observation. Despite its serene environment, Riverwoods offers convenient access to major highways, providing easy commutes to Chicago and neighboring suburbs. The village also features a variety of housing options, from spacious single-family homes to upscale estates, catering to diverse preferences and lifestyles. With its blend of natural charm and modern amenities, Riverwoods provides an idyllic setting for those seeking a peaceful yet well-connected community.



Village Of Riverwoods
Village Hall
300 Portwine

DEVELOPMENT OPPORTUNITY

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