

Timberline Knolls

40 Timberline Dr. Lemont | IL 60439

A SANCTUARY FOR RENEWAL
AND RECOVERY

FOR SALE AND FOR LEASE



CBRE

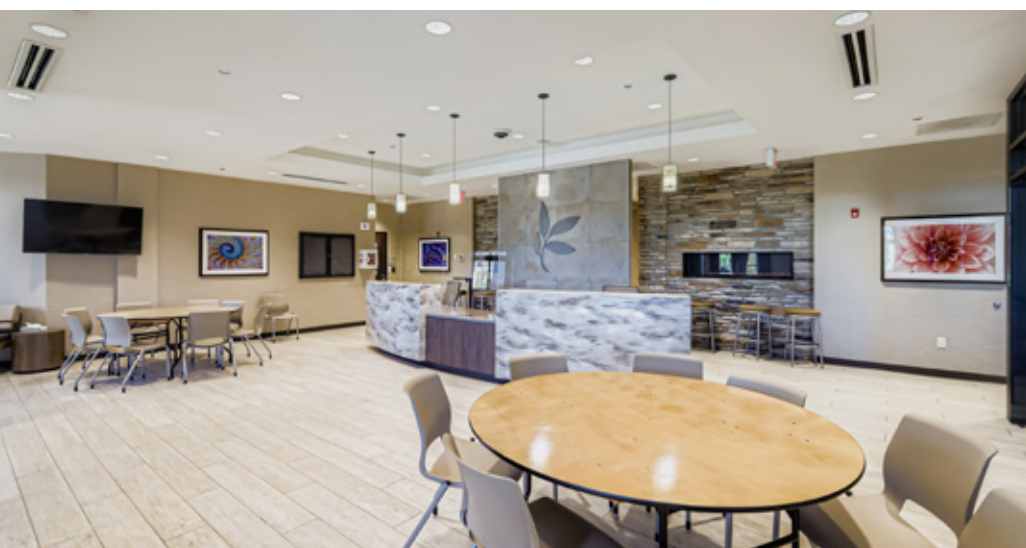
NATIONAL BEHAVIORAL
HEALTH ADVISORY GROUP

THE OFFERING

CBRE's National Behavioral Health Advisory Group is pleased to provide the exclusive offering of Timberline Knolls in Lemont, IL. This picturesque property sits on a 43-acre wooded campus and is located just West of Chicago. Timberline Knolls was formally utilized as multi-specialty residential treatment facility offering services including mental health, SUD and Eating Disorders. Boasting 192 beds, this serene and private environment is ideally suited for operators across all behavioral health services lines that are looking to provide patience with a serene and private experience. The property is close to light-rail, major roads and a plethora of amenities making it accessible for both patients and employees.

This facility is being offered vacant for sale or lease and being marked for all inpatient mental health services. The property is being marketed without a defined asking price or rent. Please contact CBRE's National Behavioral Health Advisory Group directly with any questions.





PROPERTY OVERVIEW

ADDRESS	40 Timberline Dr. Lemont, IL 60439
BED COUNT	192
SQUARE FOOTAGE	141,332
LOT SIZE	43
PARKING RATIO	1.60/1000
OCCUPANCY	Vacant
CONFERENCE FACILITIES	On-site

LOCATION OVERVIEW

Lemont, Illinois, is a historic and picturesque village located in the southwest suburbs of Chicago, offering a blend of small-town charm and modern amenities. The community features scenic parks, walking and biking trails, and a vibrant downtown filled with local restaurants, boutique shops, and cultural events. Residents enjoy access to outdoor attractions such as Centennial Park, Lemont Quarries Adventure Park, and the Illinois & Michigan Canal State Trail, which provide year-round recreational opportunities.

Lemont is approximately 29 miles from downtown Chicago, with convenient access via Interstate 55 and Metra's Heritage Corridor Line, making it a desirable location for commuters. Chicago Midway International Airport is just 19 miles away.



FACILITY MAP



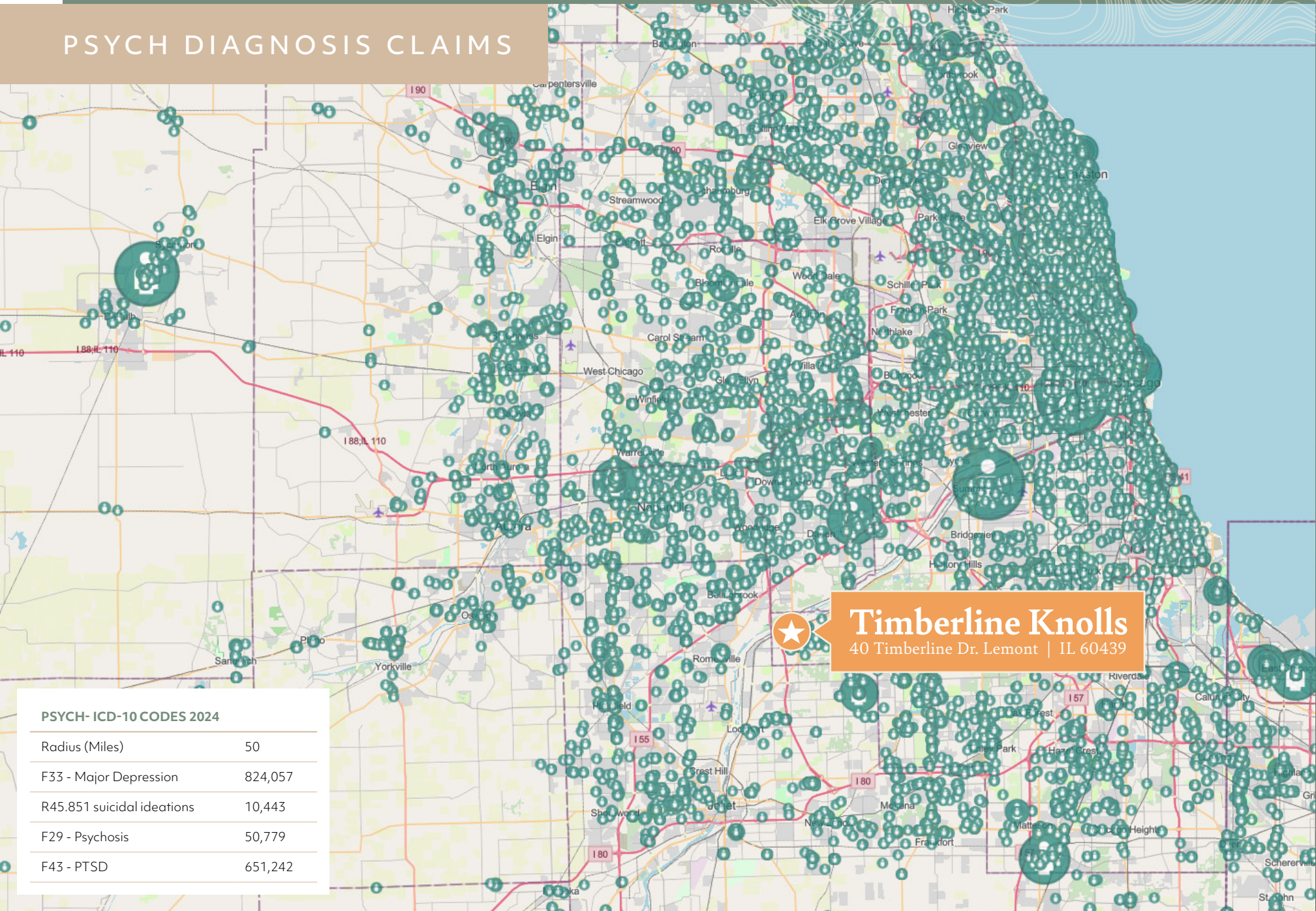
- 1 - Willow
- 2 - Pine
- 3 - Oak
- 4 - Acorn
- 5 - Maple
- 6 - Administration
- 6a - Alpa House
- 7 - Dining Hall
- 7a - Art Studio
- 8 - Quarry Foreman
- 9 - Chestnut
- 9a - Chapel
- 10 - Sequoia
- 10a - School
- 11 - Plant Ops
- 12 - Sycamore
- 13 - Welcome Center
- - - Fence

TIMBERLINE KNOLLS
SITE PLAN

0' 50' 100' 200'

N

PSYCH DIAGNOSIS CLAIMS

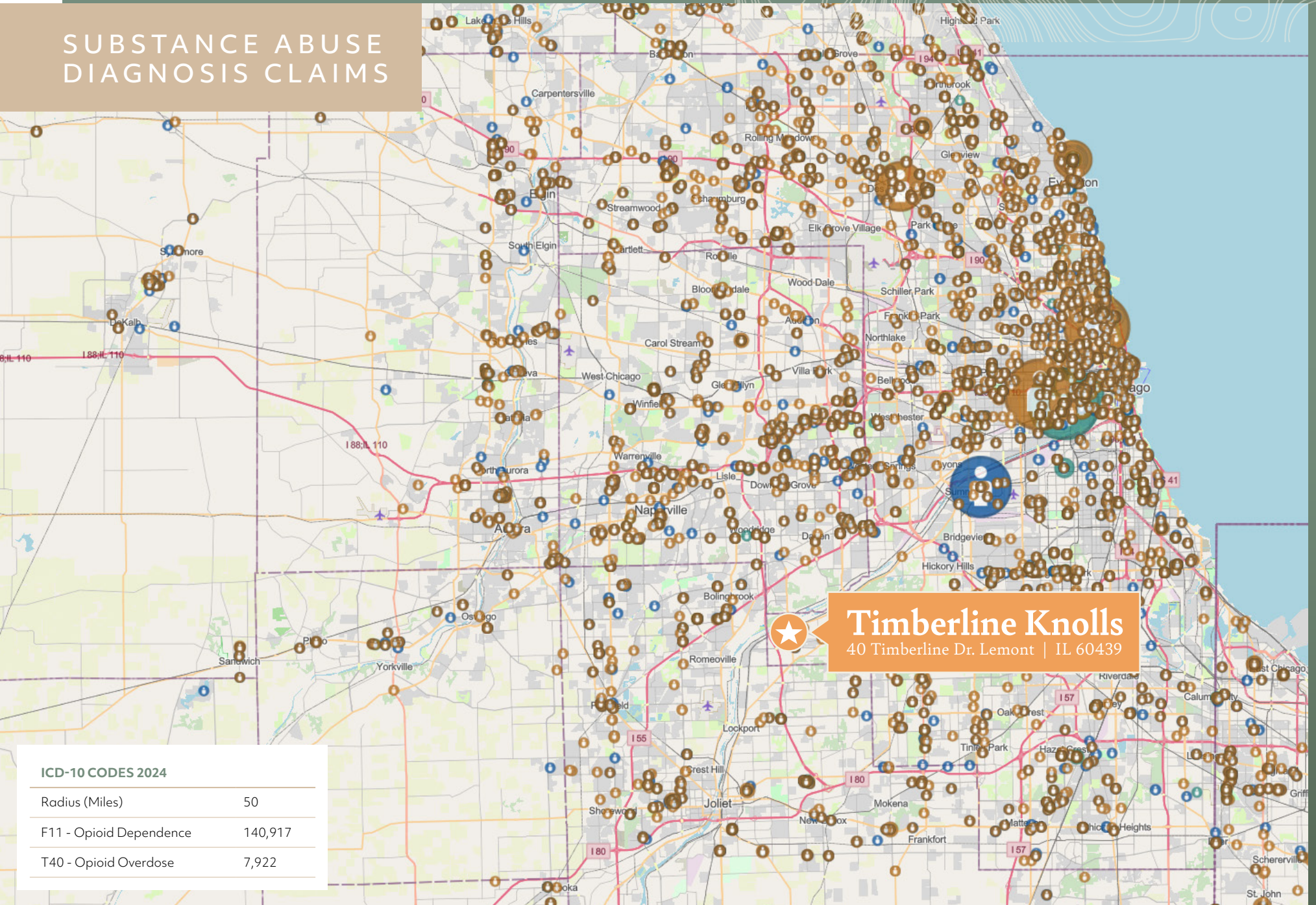


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PSYCH- ICD-10 CODES 2024

Radius (Miles)	50
F33 - Major Depression	824,057
R45.851 suicidal ideations	10,443
F29 - Psychosis	50,779
F43 - PTSD	651,242

SUBSTANCE ABUSE DIAGNOSIS CLAIMS

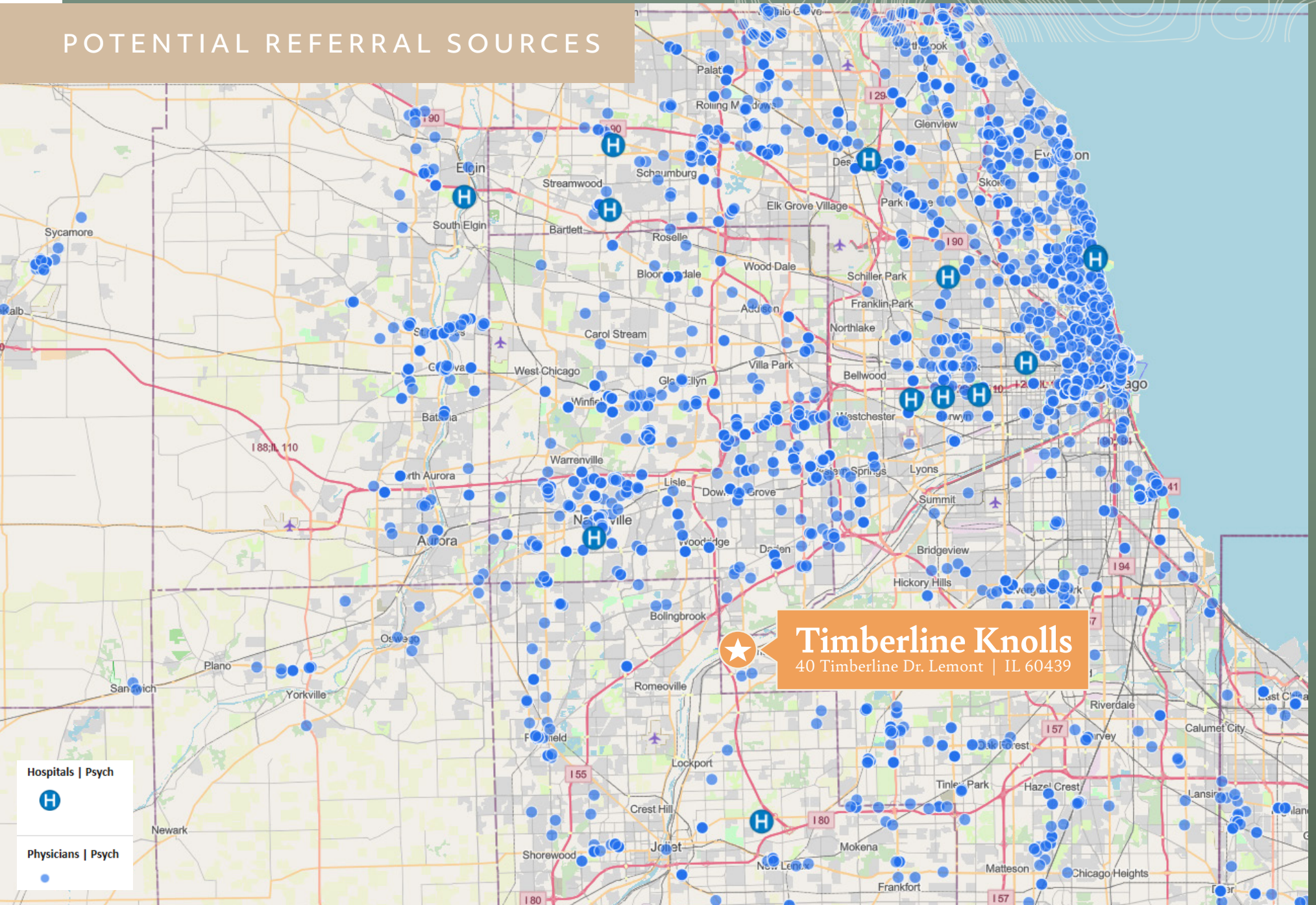


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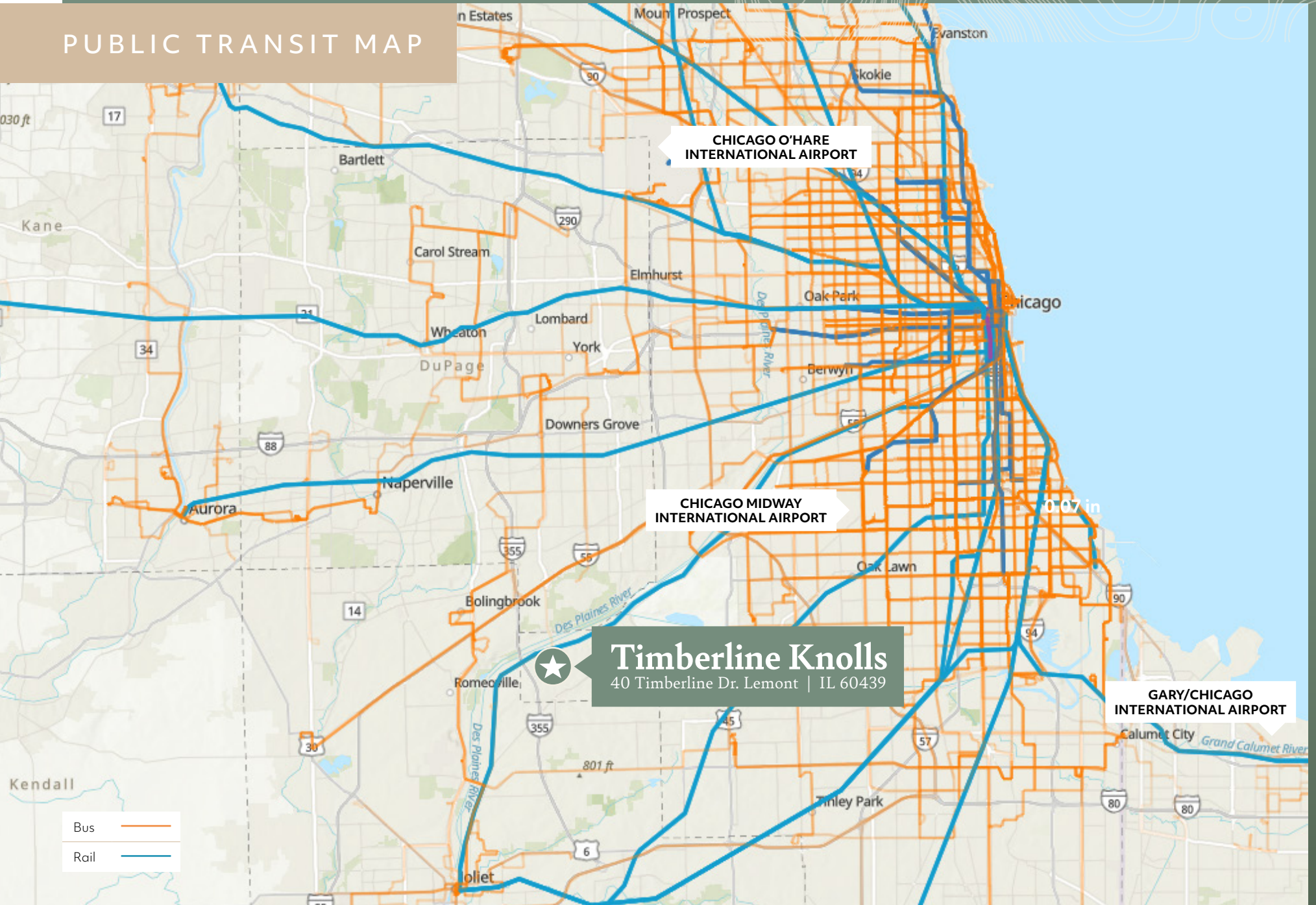
ICD-10 CODES 2024

Radius (Miles)	50
F11 - Opioid Dependence	140,917
T40 - Opioid Overdose	7,922

POTENTIAL REFERRAL SOURCES



PUBLIC TRANSIT MAP



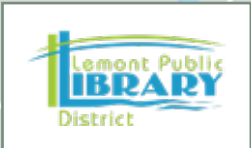
RETAIL MAP

LEMONT METRA STATION



Timberline Knolls
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WOODEN PADDLE



COMMUNITY SUMMARY- 15 MINUTES

40 Timberline Drive, Lemont, Illinois, 60439 - 15 minutes

162,992	-0.40%	2.57	41.5	41.5	\$104,920	\$373,715	\$453,233	20.5%	59.8%	19.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



12.9%
Services

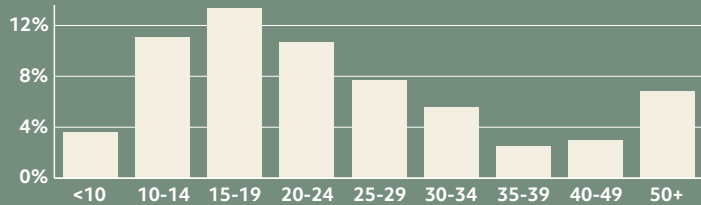


22.4%
Blue Collar



64.7%
White Collar

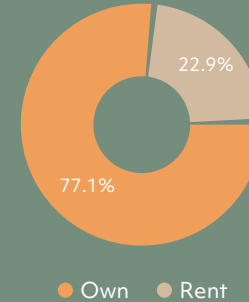
Mortgage as Percent of Salary



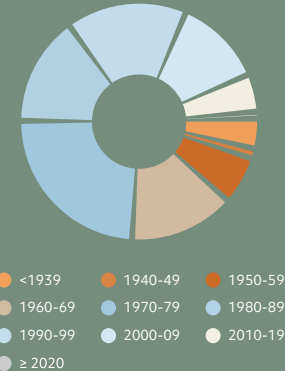
Age Profile: 5 Year Increments



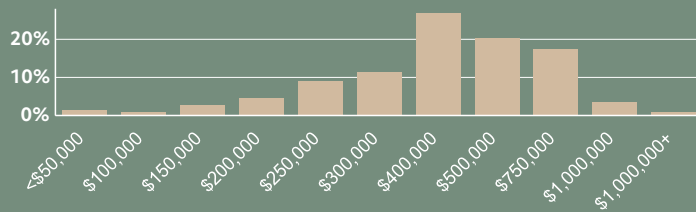
Home Ownership



Housing: Year Built



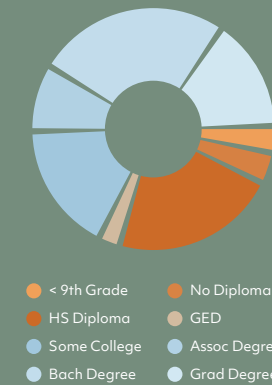
Home Value



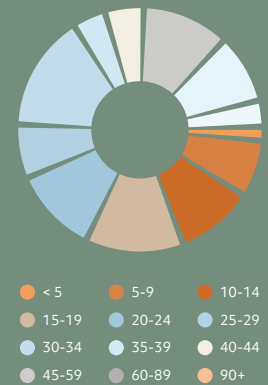
Household Income



Educational Attainment



Commute Time: Minutes



esri Source: This infographic contains data provided by Esri, ACS. The vintage of the data is 2025, 2019-2023.

Dots show comparison to 17031 (Cook County)

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COMMUNITY SUMMARY- 30 MINUTES

40 Timberline Drive, Lemont, Illinois, 60439 - 30 minutes

1,663,750	-0.45%	2.59	69.7	41.2	\$106,658	\$364,102	\$462,524	21.2%	59.6%	19.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



13.5%
Services

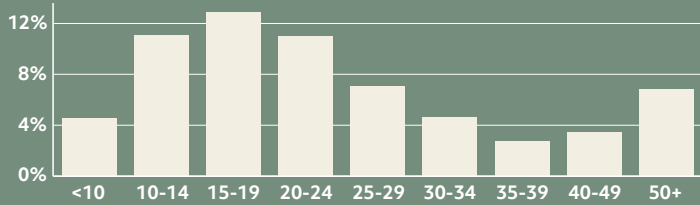


19.5%
Blue Collar



67.1%
White Collar

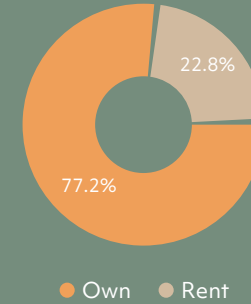
Mortgage as Percent of Salary



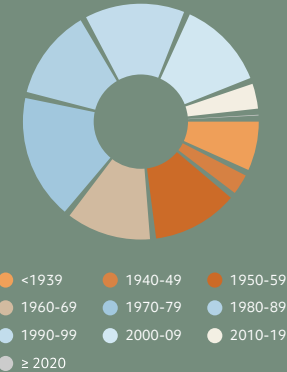
Age Profile: 5 Year Increments



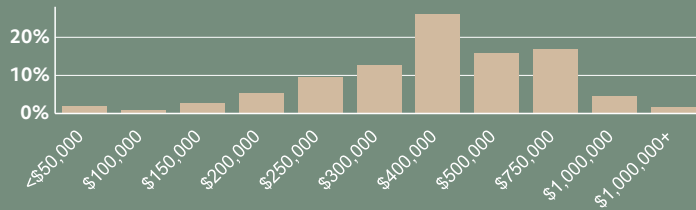
Home Ownership



Housing: Year Built



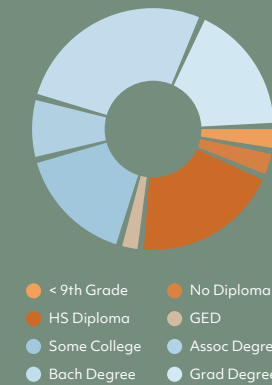
Home Value



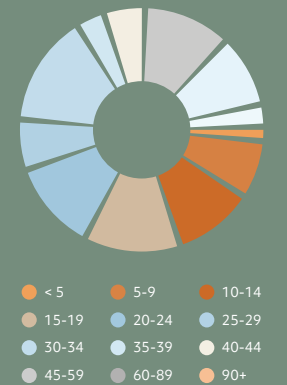
Household Income



Educational Attainment



Commute Time: Minutes



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COMMUNITY SUMMARY- 60 MINUTES

40 Timberline Drive, Lemont, Illinois, 60439 - 60 minutes

7,870,047	-0.60%	2.47	80.5	39.0	\$92,085	\$344,685	\$258,327	20.5%	62.2%	17.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.3%
Services

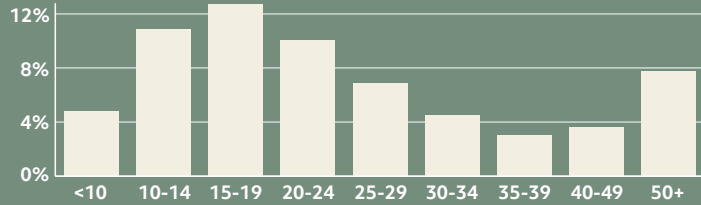


19.5%
Blue Collar



67.1%
White Collar

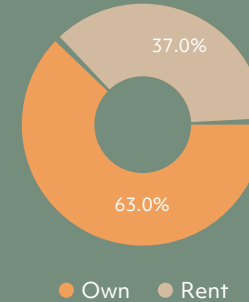
Mortgage as Percent of Salary



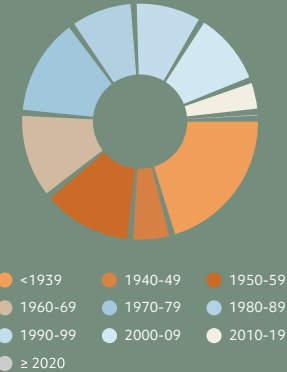
Age Profile: 5 Year Increments



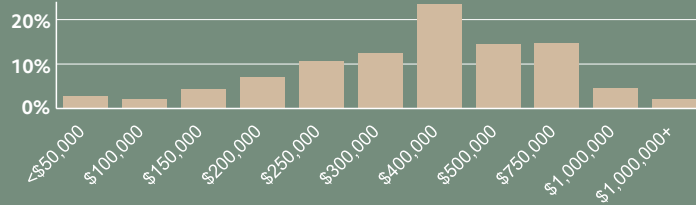
Home Ownership



Housing: Year Built



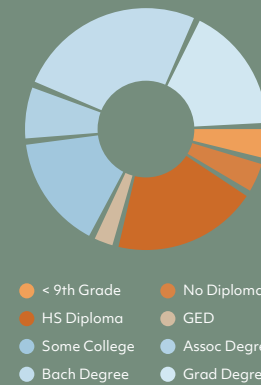
Home Value



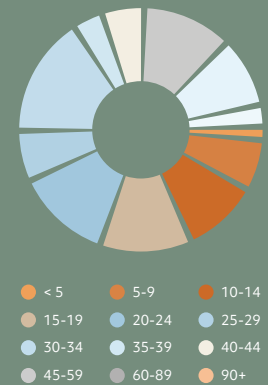
Household Income



Educational Attainment



Commute Time: Minutes



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