

# Former Mariano's Grocery Store

2323 CAPITAL DRIVE NORTHBROOK, IL 60062



Contact us for more information:

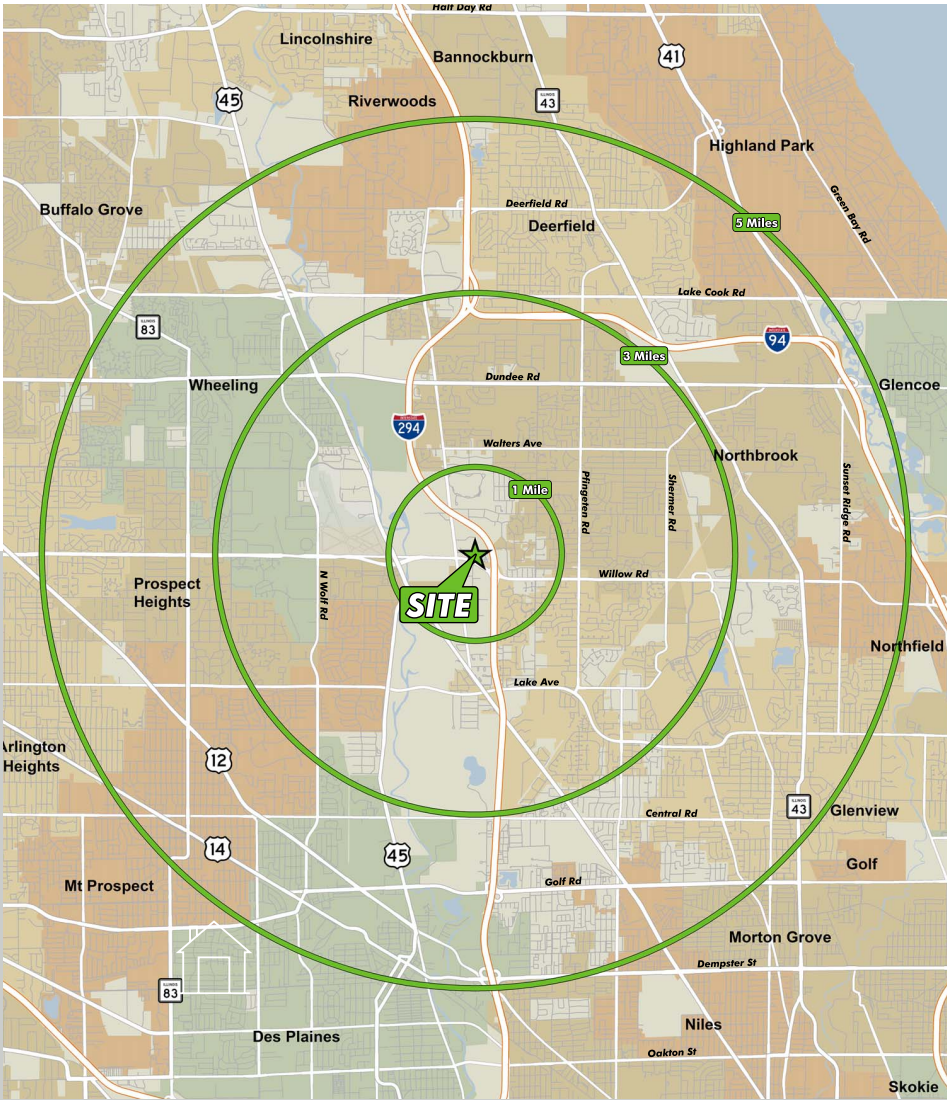
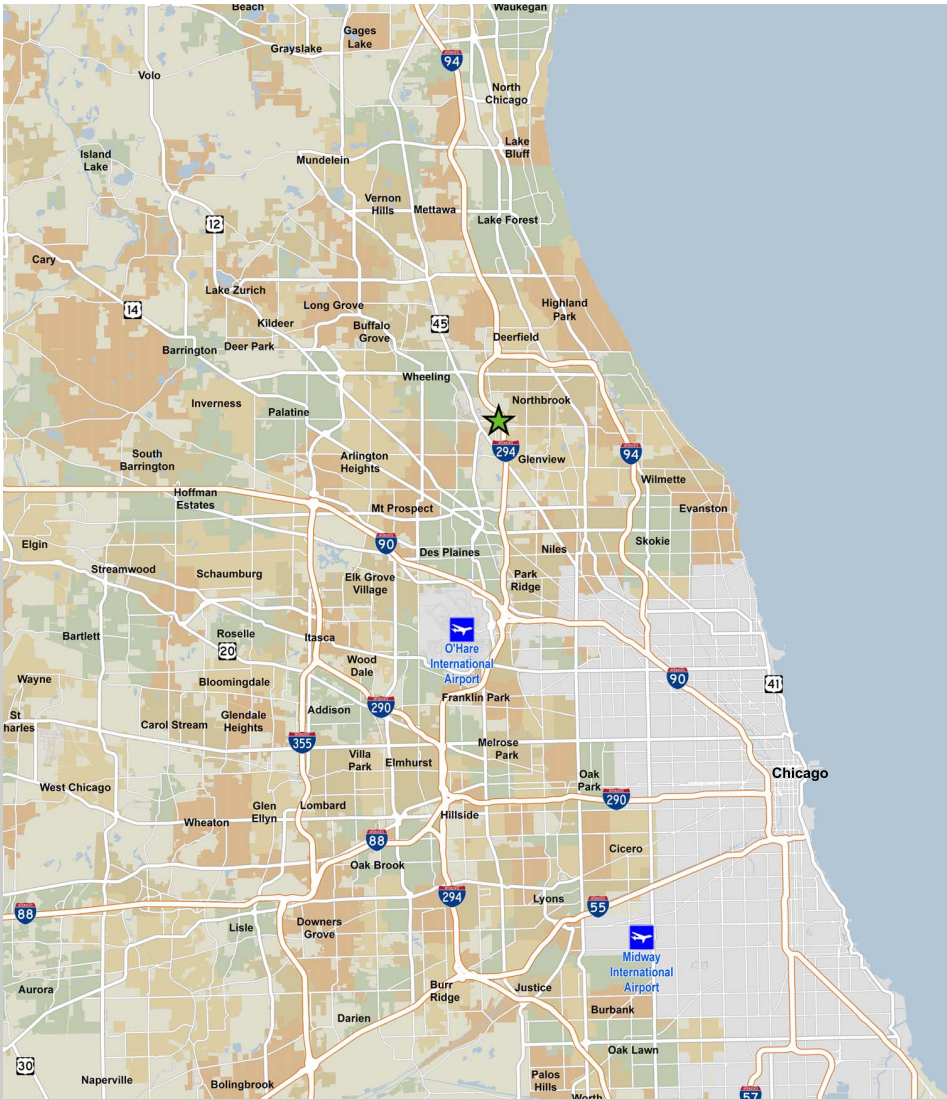
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**CBRE**



# Maps



WITHIN 5 MILES:



Population: 154,111



Households: 59,516



Average HHI: \$261,109



Daytime Population: 219,207



# Aerial

## ANCHOR OPPORTUNITY

- + 89,211 SF

## GREAT VISIBILITY

- + Clear site lines to Willow Rd.

## EXCELLENT TRAFFIC COUNTS

- + 53,400 VPD at Intersection of Willow Rd. & Sanders Rd.

## DAILY TRAFFIC

- + Busy LA Fitness, Starbucks, CVS & more!

## REGIONAL DRAW

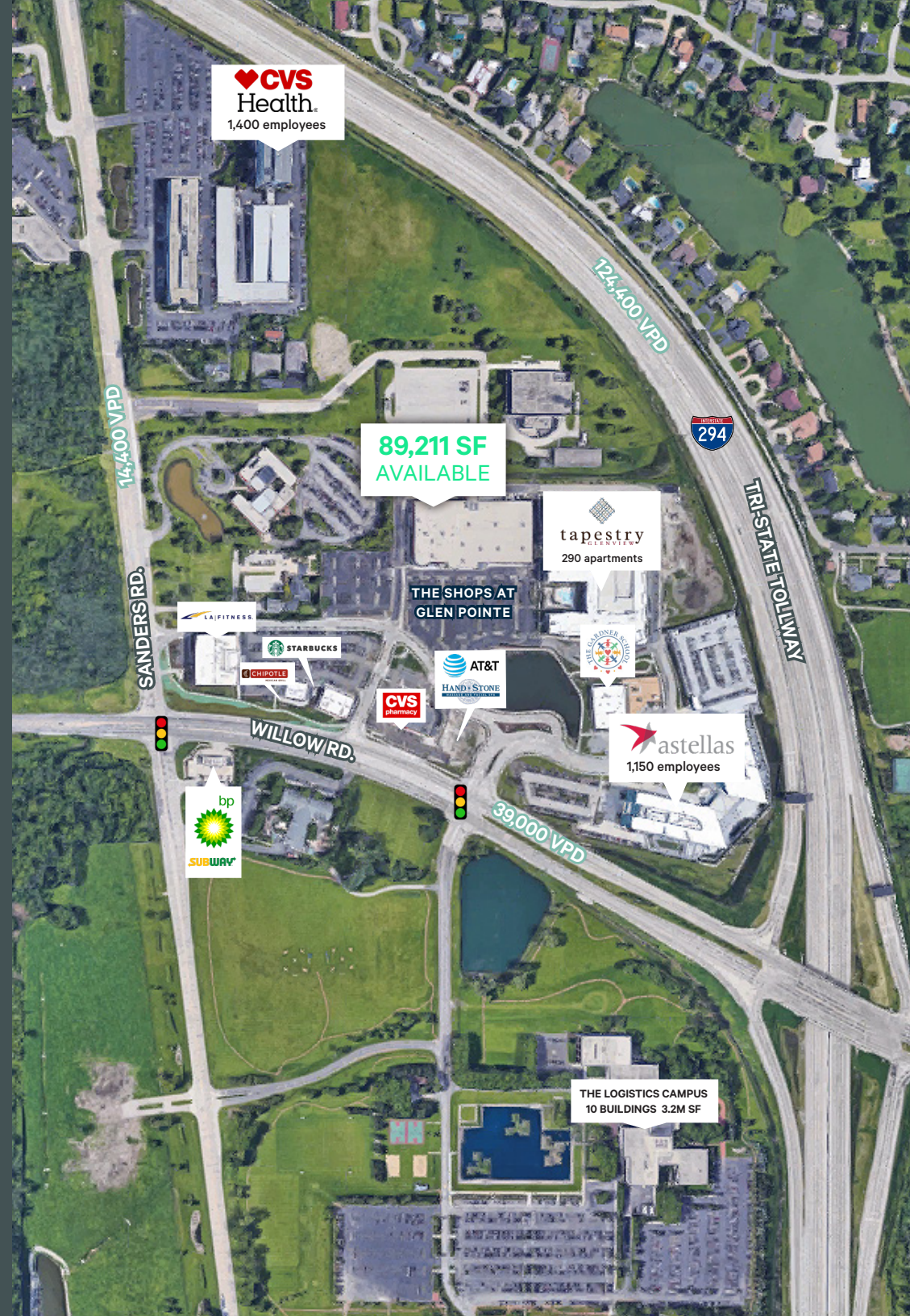
- + Located at full I-294 Interchange
- + Incredibly dense daytime population
- + Over 80,000 people within 3 miles

## DENSE NORTH SHORE DEMOGRAPHICS

- + Over 270,000 People within 5 miles

## EASY ACCESS

- + Multiple access points including full signalized access





# Site Plan



Population	1 MILE		3 MILES		5 MILES		7 MILES	
2024 Population - Current Year Estimate	4,495		55,325		154,111		310,993	
2029 Population - Five Year Projection	4,540		54,766		152,583		308,499	
2020 Population - Census	4,017		56,230		158,572		322,373	
2010 Population - Census	3,616		53,651		151,389		310,589	
2020-2024 Annual Population Growth Rate	2.16%		-0.31%		-0.54%		-0.68%	
2024-2029 Annual Population Growth Rate	0.20%		-0.20%		-0.20%		-0.16%	
Households								
2024 Households - Current Year Estimate	1,822		21,195		59,516		119,522	
2029 Households - Five Year Projection	1,877		21,362		59,960		120,691	
2020 Households - Census	1,571		20,845		58,850		118,929	
2010 Households - Census	1,312		20,021		56,419		115,088	
2020-2024 Compound Annual Household Growth Rate	2.86%		0.32%		0.21%		0.09%	
2024-2029 Annual Household Growth Rate	0.60%		0.16%		0.15%		0.19%	
2024 Average Household Size	2.38		2.59		2.56		2.56	
Household Income								
2024 Average Household Income	\$194,928		\$277,974		\$261,109		\$217,101	
2029 Average Household Income	\$212,103		\$302,600		\$283,865		\$236,599	
2024 Median Household Income	\$128,797		\$182,088		\$170,061		\$134,956	
2029 Median Household Income	\$142,438		\$214,824		\$204,431		\$158,191	
2024 Per Capita Income	\$81,278		\$106,885		\$100,891		\$83,578	
2029 Per Capita Income	\$90,158		\$118,466		\$111,608		\$92,710	
Housing Units								
2024 Housing Units	2,049		22,676		63,716		127,933	
2024 Vacant Housing Units	227	11.1%	1,481	6.5%	4,200	6.6%	8,411	6.6%
2024 Occupied Housing Units	1,822	88.9%	21,195	93.5%	59,516	93.4%	119,522	93.4%
2024 Owner Occupied Housing Units	1,389	67.8%	18,160	80.1%	49,605	77.9%	92,494	72.3%
2024 Renter Occupied Housing Units	433	21.1%	3,035	13.4%	9,911	15.6%	27,028	21.1%
Education								
2024 Population 25 and Over	3,308		38,534		107,611		219,879	
HS and Associates Degrees	730	22.1%	7,010	18.2%	21,584	20.1%	59,569	27.1%
Bachelor's Degree or Higher	2,501	75.6%	30,836	80.0%	83,462	77.6%	150,243	68.3%
Place of Work								
2024 Businesses	937		4,081		9,517		15,161	
2024 Employees	9,819		46,982		140,552		238,764	



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