

FIND YOUR HOME IN HUBBARD WOODS THE NORTH SHORE'S FAVORITE NEIGHBORHOOD SHOPPING DESTINATION



Conceptual
Rendering

HUBBARD WOODS PLAZA

63-107 Green Bay Road, Glencoe, IL 60022

PROPERTY HIGHLIGHTS

Hubbard Woods Plaza, located at 63-107 Green Bay Road in Glencoe, Illinois, is uniquely positioned at the convergence of two of the North Shore's most sought after communities – Glencoe & Winnetka and immediately adjacent to the Hubbard Woods Retail Corridor. Existing leasing opportunities as well as significant (Village Board approved) repositioning options are available at this rare neighborhood shopping center on the North Shore.

Total Square Footage: 36,393 SF

Parking: The center provides the only dedicated surface parking lot in Glencoe, Hubbard Woods and Downtown Winnetka.

Nearby Retailers and Restaurants Include:

Fred's Garage, Grand Food Center, Graeter's Ice Cream, Guildhall, Hometown Coffee & Juice, Lana Jewelry, Material Possessions, Mino's Italian, Once Upon A Bagel, Spirit Elephant, The Shade Store, Towne & Oak, Valentina, Walgreens.

Hubbard Woods Metra Station, on the Union Pacific North Line, is only steps away, connecting the area to downtown Chicago.

Hubbard Woods Park, a nearby green space offering playgrounds, picnic areas, and open fields for recreation, is a popular destination for the entire North Shore.



SITE PLAN

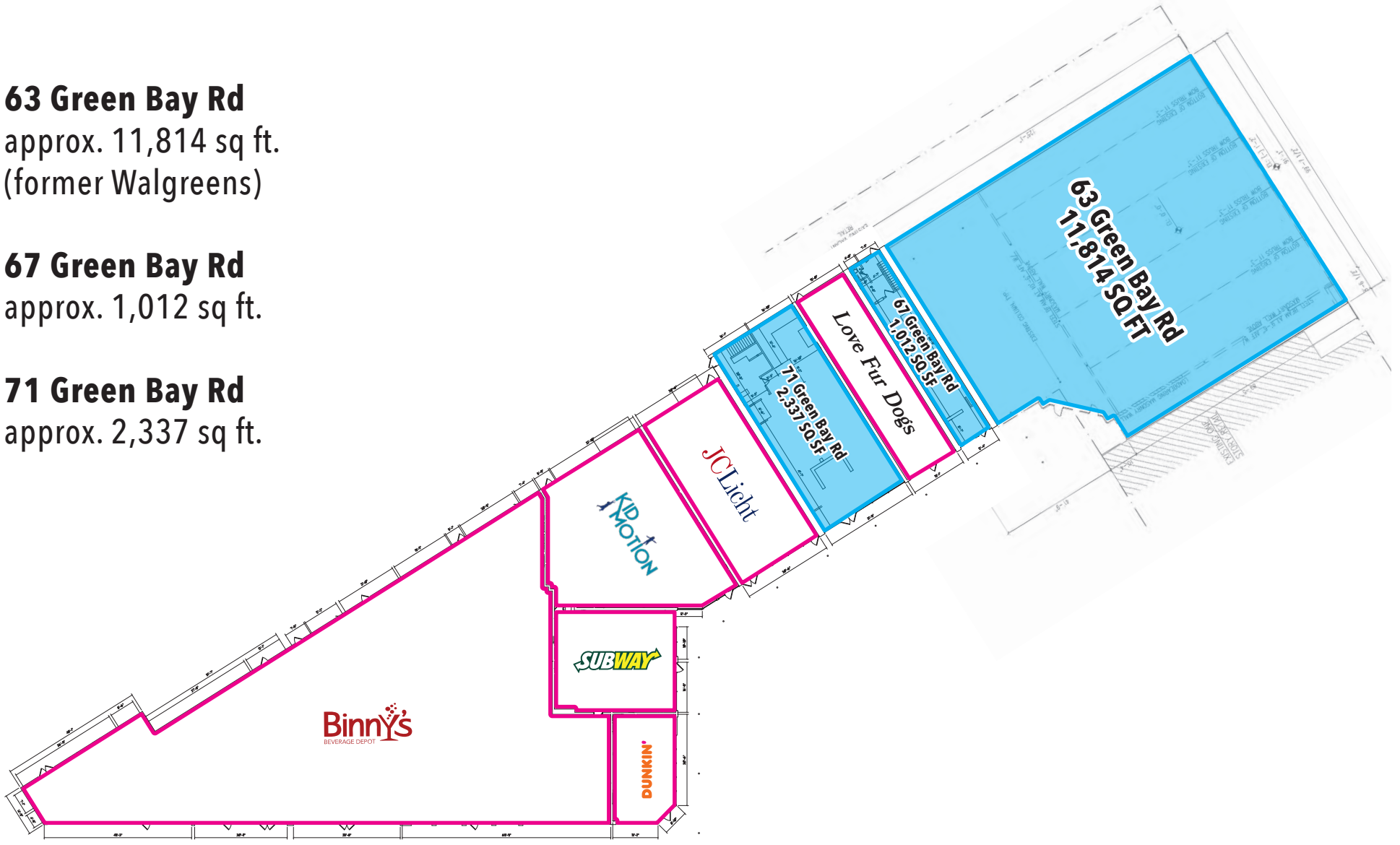
TOTAL 36,393 SQ FT



63 Green Bay Rd
approx. 11,814 sq ft.
(former Walgreens)

67 Green Bay Rd
approx. 1,012 sq ft.

71 Green Bay Rd
approx. 2,337 sq ft.



63-67 Green Bay Rd - DEMISED SCENARIOS

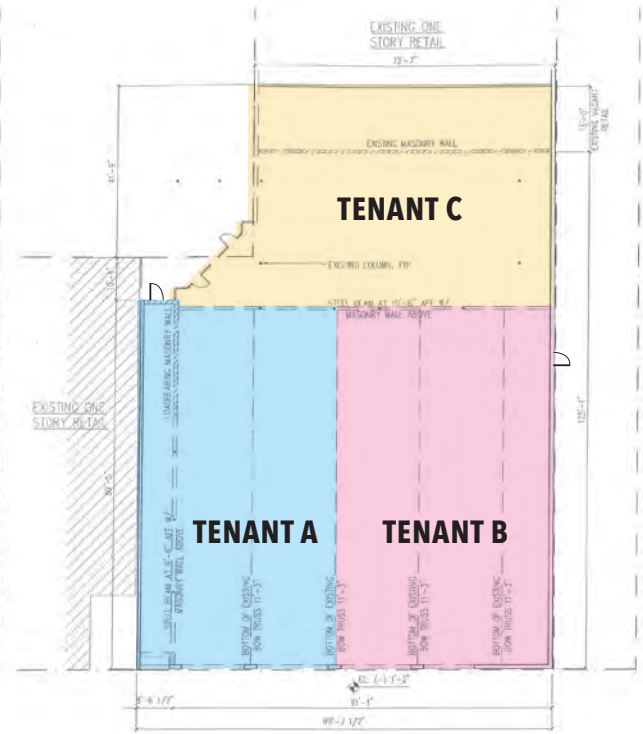
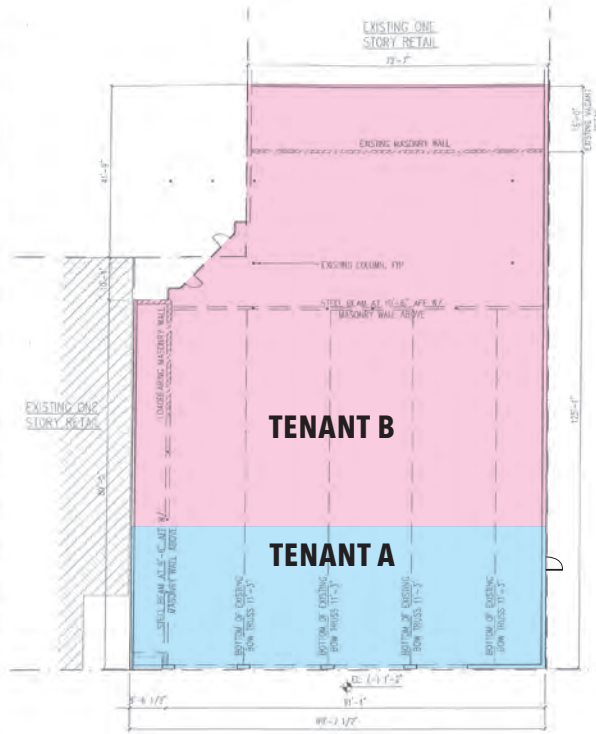
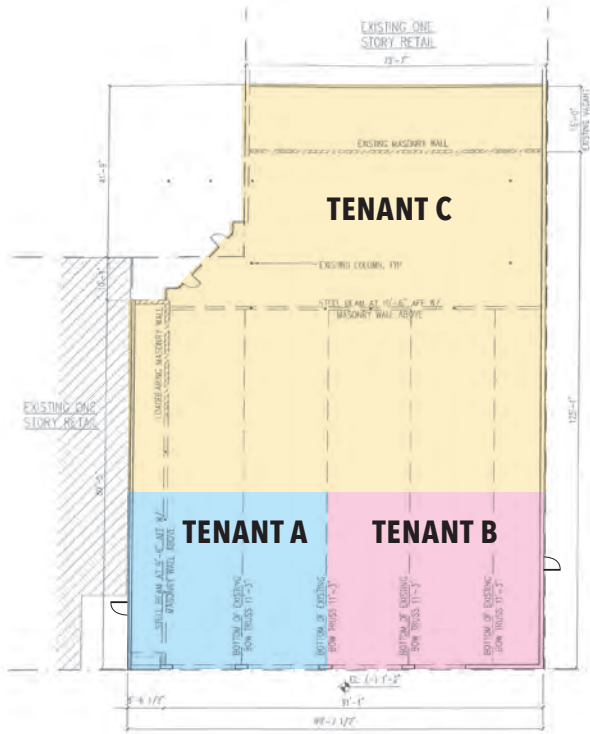


TOTAL 12,826 SF

TENANT A - ± 2,300 SF
TENANT B - ± 2,500 SF
TENANT C - ± 8,026 SF

TENANT A - ± 3,500 SF
TENANT B - ± 9,326 SF

TENANT A - ± 4,426 SF
TENANT B - ± 4,600 SF
TENANT C - ± 3,800 SF



DEMOGRAPHICS

WITHIN 5 MILES



AVG. HOUSEHOLD INCOME
\$232,134



TOTAL POPULATION
139,892



DAYTIME POPULATION
186,041





Conceptual Rendering
Fronting Scott Avenue

CONTACTS

ANTHONY CAMPAGNI
ac@canvasrealestate.com
847-651-8669

ANDREW BECKER
abecker@canvasrealestate.com
312-231-2600

MICHAEL WEXLER
mwexler@canvasrealestate.com
773-426-1759

MICHAEL WALLACE
mwallace@canvasrealestate.com
614.537.2403

