



CONCEPTUAL RENDERING

**333**  
**SKOKIE**  
**NORTHBROOK, IL**

# **2.5 ACRES DIVISIBLE AT SIGNALIZED INTERSECTION**

**in Chicago's Highly Sought After North Shore**

Prime Retail Ground Lease, Build To Suit or Development Opportunity  
Highway Branding and Site Visibility on 94 Edens Spur & Highway 41  
Excellent Access to Both Lake Cook & Dundee Roads

**CANVAS**

# 333 SKOKIE





# DEVELOPMENT SUMMARY

**New ground up North Shore retail development at prime location on Skokie Boulevard. Highway branding opportunity on 94 Spur and Highway 41. Easy access from both Lake Cook and Dundee Roads.**

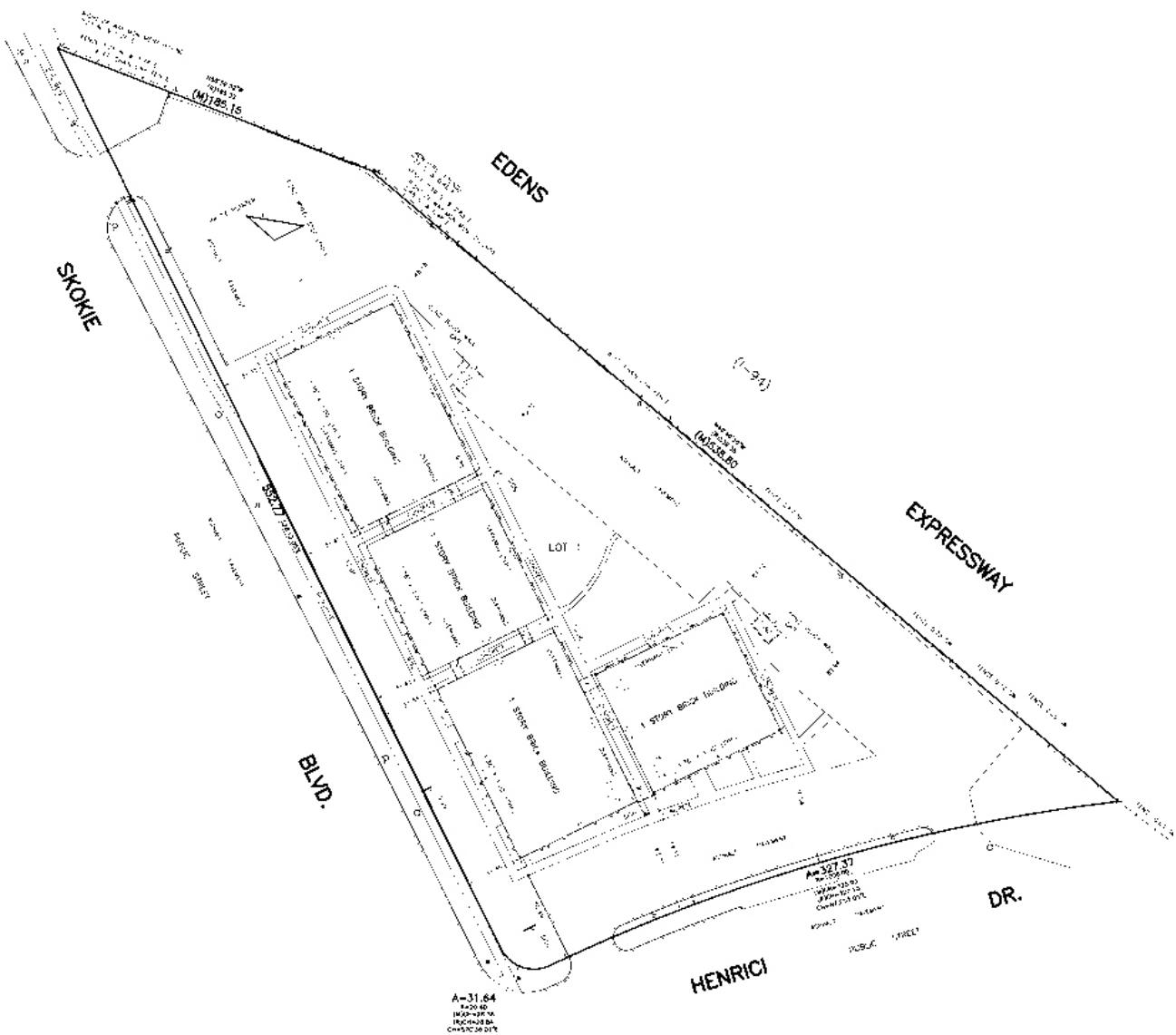
Restaurant and retail opportunities for ground lease build to suit or lease with 500 feet of frontage along Skokie Boulevard.

Join Barnes and Noble, Bloomingdales, Charlie Beinlich's, Chipotle, Claim Company, Container Store, Dicks, Marianos, Morton's, Nordstrom Rack, Panera, Pet Smart, Potbelly, Prairie Grass, Ron Of Japan, Roti, Ruth's Chris, Saks OFF 5TH, Starbucks, TJ Maxx, Trader Joes and more.

- 2.5 Acres Divisible at Signalized Intersection
- Several proposed development plans to accomodate a wide variety of uses
- BTS, Ground Lease, lease opportunities available
- 112 On site Parking Spaces
- Pylon on the Highway and Great Visibility from both North and Southbound with 140K VPD
- Over 200,844 Daytime workers within 5 miles

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# EXISTING SITE PLAN



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SITE PLANS



# DEMOGRAPHICS



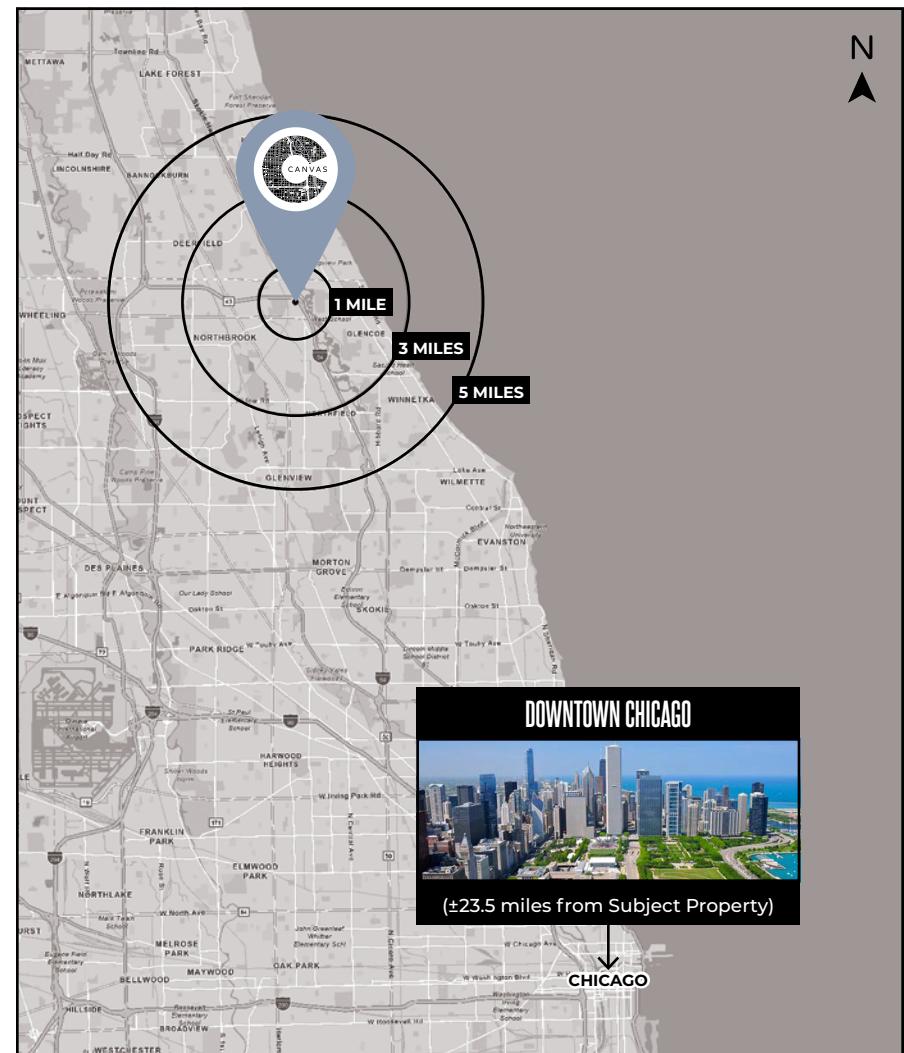
AVE. INCOME	1 MILE	3 MILES	5 MILES
2025	\$184,141	\$273,333	\$260,804
2030	\$197,830	\$296,448	\$283,411



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020	1,897	21,494	55,657
2025	1,921	21,969	56,296
2030	1,938	22,188	56,728



POPULATION	1 MILE	3 MILES	5 MILES
2020	4,435	57,080	149,642
2025	4,374	56,478	145,490
2030	4,325	55,982	144,105





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for more information, please contact

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