

PRIME RETAIL OPPORTUNITY

Southeast Corner of Waukegan & Lake Cook
Deerfield, IL



AVAILABLE SPACES FROM 25,810 SF TO 1,500 SF

- 25,810 SF free-standing, 2 level building
 - 13,391 SF (divisible) on ground level
 - 12,419 SF (divisible) on second level
- 126 parking spaces
- Excellent visibility and high traffic corner
- Adjacent to the Deerbrook Shopping Center and a short distance from Northbrook Court
- Easy access to Interstate 94
- Traffic Counts:
 - 29,400 VPD on Waukegan
 - 54,900 VPD on Interstate 94
 - 37,000 VPD on Lake Cook

DEMOGRAPHICS

Population

1 Mile	7,449
3 Mile	71,395
5 Mile	167,197

Average HH Income

1 Mile	\$187,631
3 Mile	\$175,508
5 Mile	\$166,039

Daytime Employees

1 Mile	17,031
3 Mile	80,762
5 Mile	186,700



AREA CO-TENANTS INCLUDE



Jewel-Osco

Brunswick Zone

Famous Footwear



Baja Fresh Mexican Grill

TJ-maxx



BALLY
TOTAL FITNESS

Stain Mart

BED BATH &
BEYOND

Office DEPOT

OfficeMax

MEN'S WEARHOUSE

KEITH ISSELHARDT

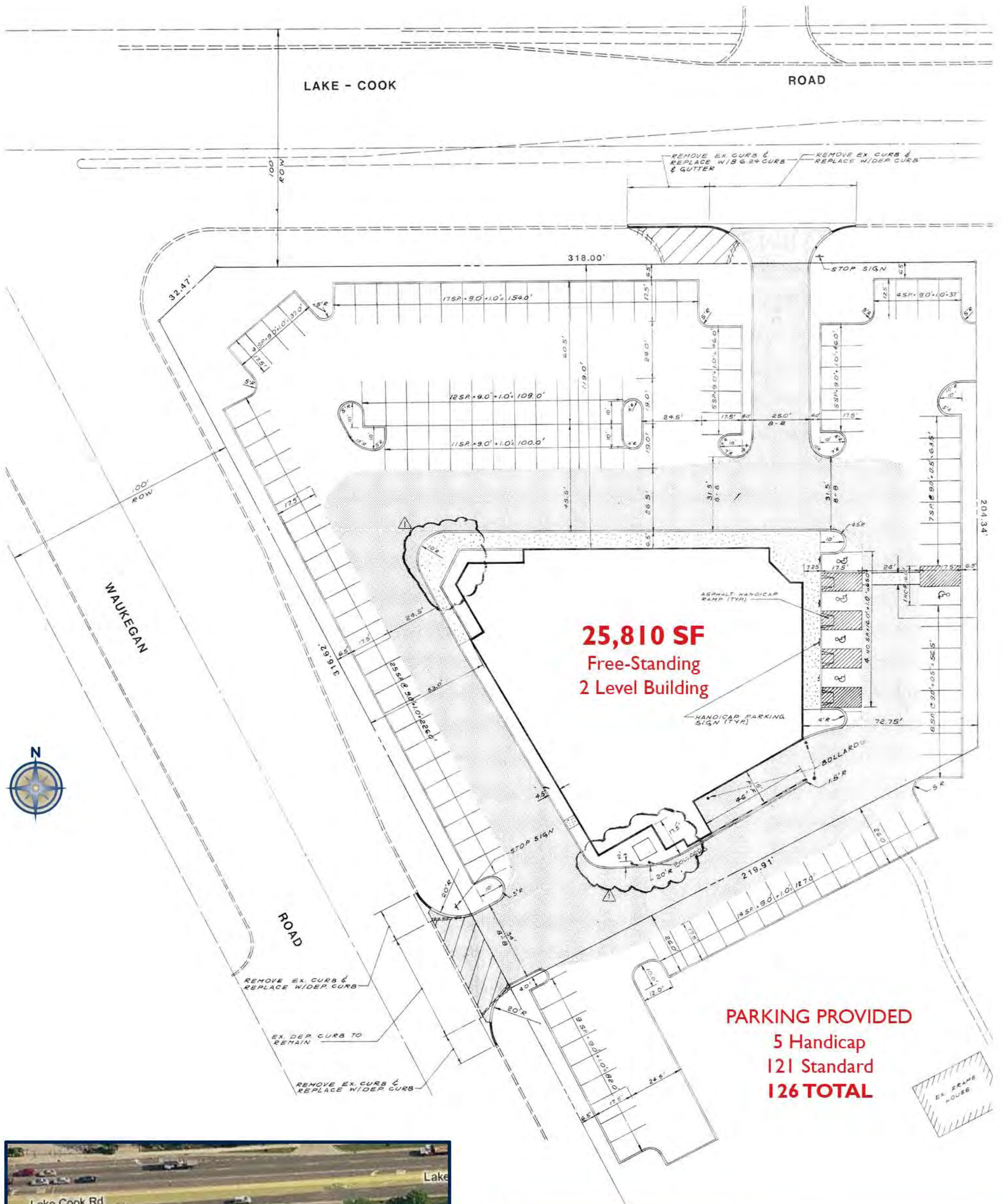
312.254.0705

kisselhardt@sierraus.com




ROB ROWE

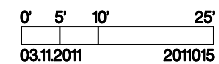
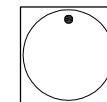
312.254.0717

rowe@sierraus.com





	TENANT 1	11,758 S.F.
	TENANT 2	660 S.F.
	COMMON AREA	973 S.F.



49 SOUTH WAUKEGAN ROAD
DEERFIELD, ILLINOIS 60015

OPTION A - FIRST FLOOR

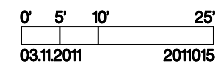
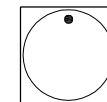
ARCHIDEAS

SIERRA

Architecture
Interiors
Planning



	TENANT 1	11,758 S.F.
	TENANT 2	660 S.F.
	COMMON AREA	973 S.F.



49 SOUTH WAUKEGAN ROAD
DEERFIELD, ILLINOIS 60015

OPTION B - FIRST FLOOR

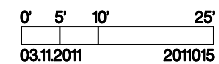
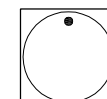
ARCHIDEAS

SIERRA

Architecture
Interiors
Planning



TENANT 1	3,239 S.F.
TENANT 2	660 S.F.
TENANT 3	3,791 S.F.
TENANT 4	2,635 S.F.
TENANT 5	1,855 S.F.
COMMON AREA	1,211 S.F.



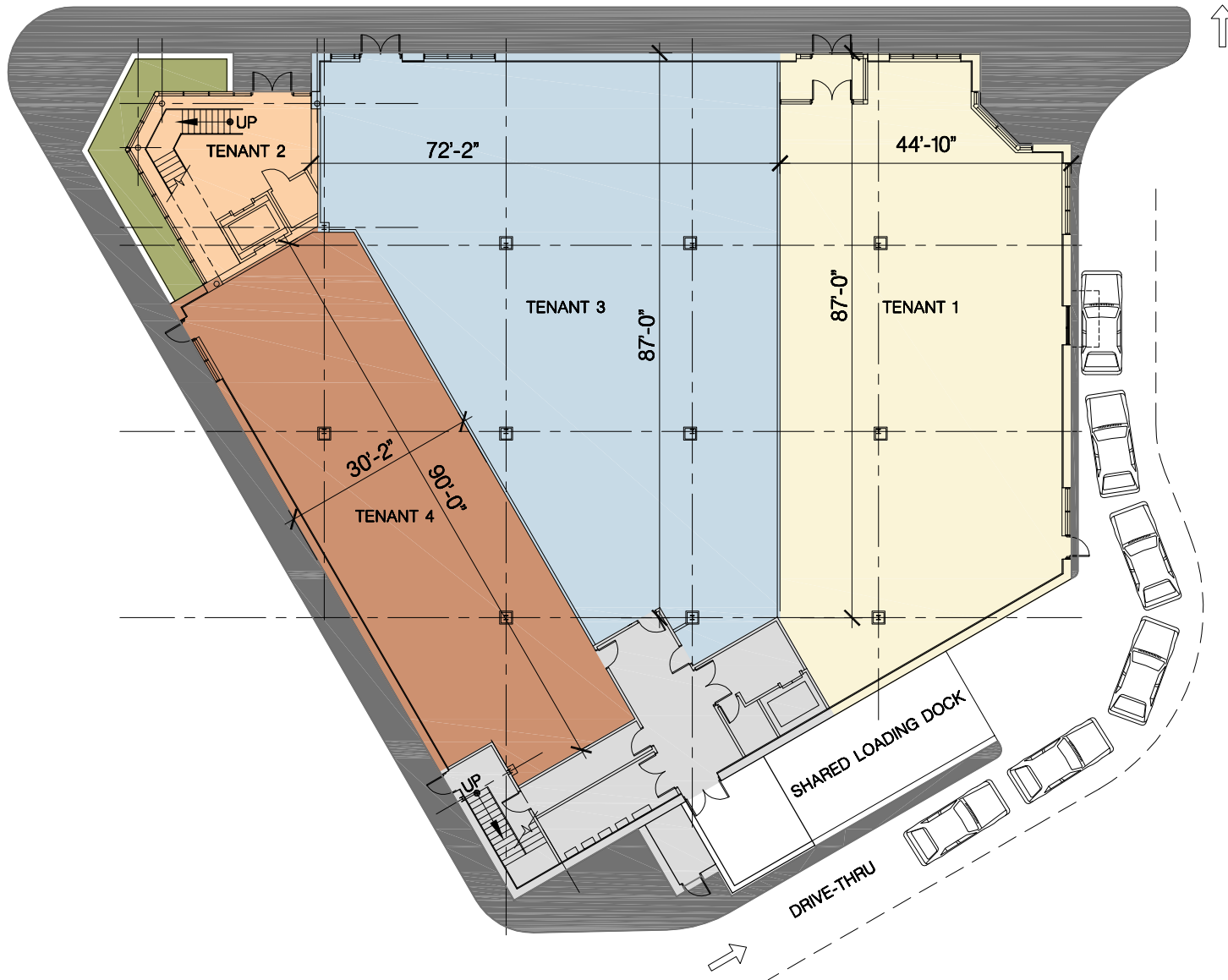
49 SOUTH WAUKEGAN ROAD
DEERFIELD, ILLINOIS 60015

OPTION C - FIRST FLOOR

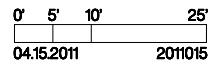
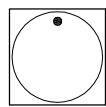
ARCHIDEAS

SIERRA

Architecture
Interiors
Planning



TENANT 1	3,952 S.F.
TENANT 2	660 S.F.
TENANT 3	4,933 S.F.
TENANT 4	2,635 S.F.
COMMON AREA	1,211 S.F.



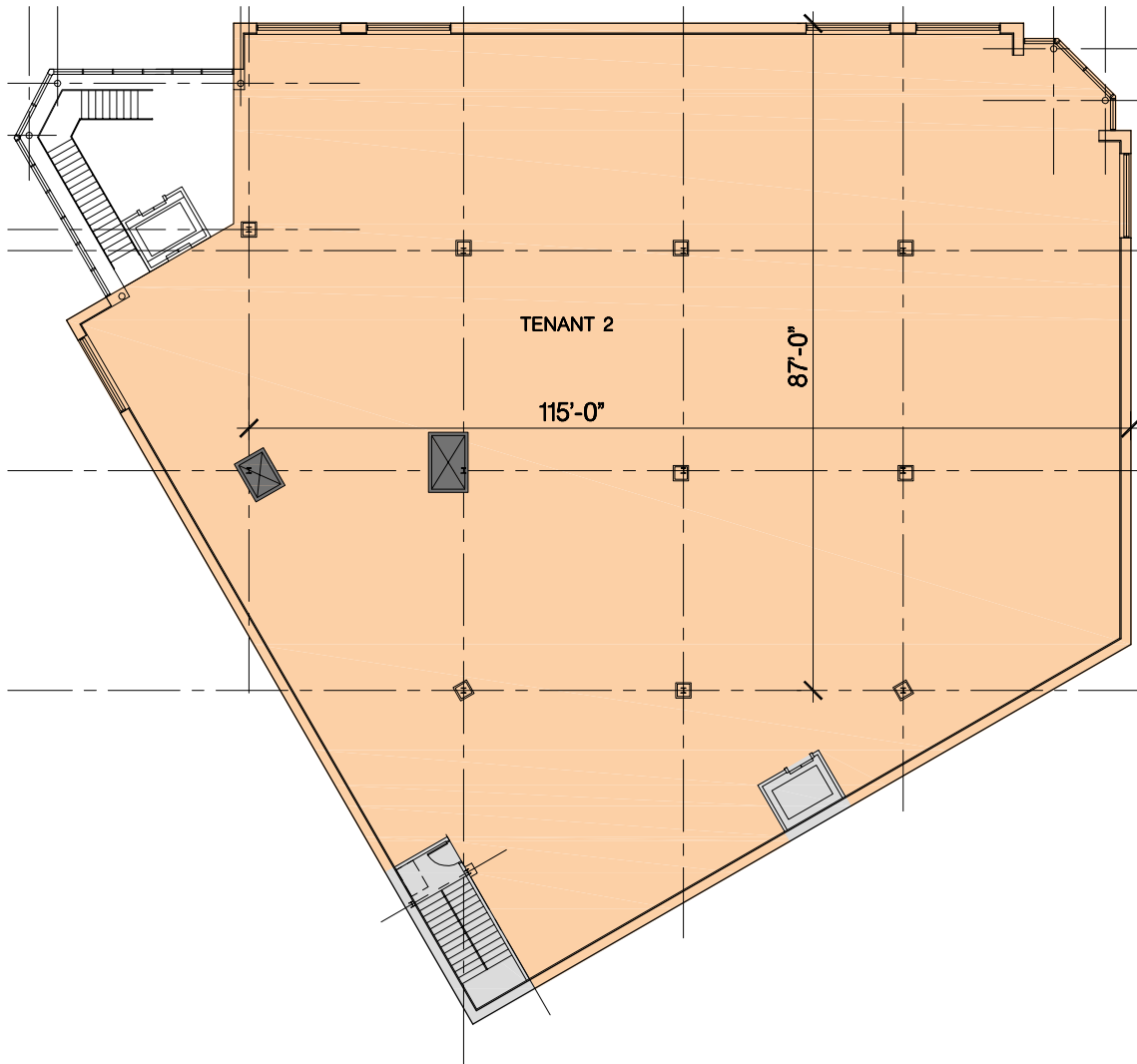
49 SOUTH WAUKEGAN ROAD
DEERFIELD, ILLINOIS 60015

OPTION D - FIRST FLOOR

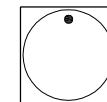
ARCHIDEAS

SIERRA

Architecture
Interiors
Planning



TENANT 2 12,419 S.F.



0' 5' 10' 25'
03.11.2011 2011015

49 SOUTH WAUKEGAN ROAD
DEERFIELD, ILLINOIS 60015

ALL OPTIONS - SECOND FLOOR

ARCHIDEAS

SIERRA

Architecture
Interiors
Planning

49 South Waukegan Road

Deerfield, IL

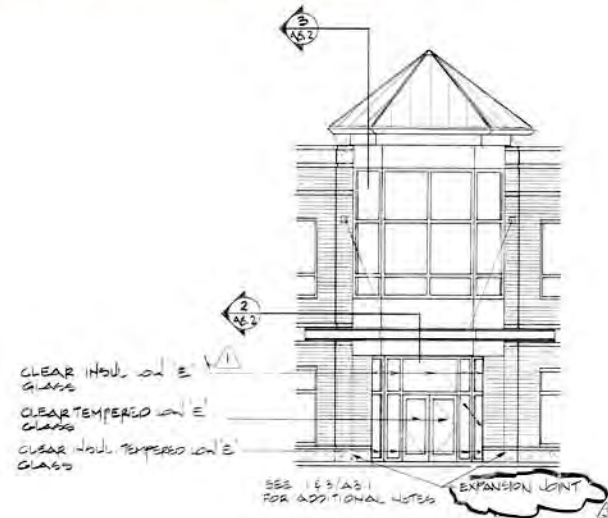


49 South Waukegan Road

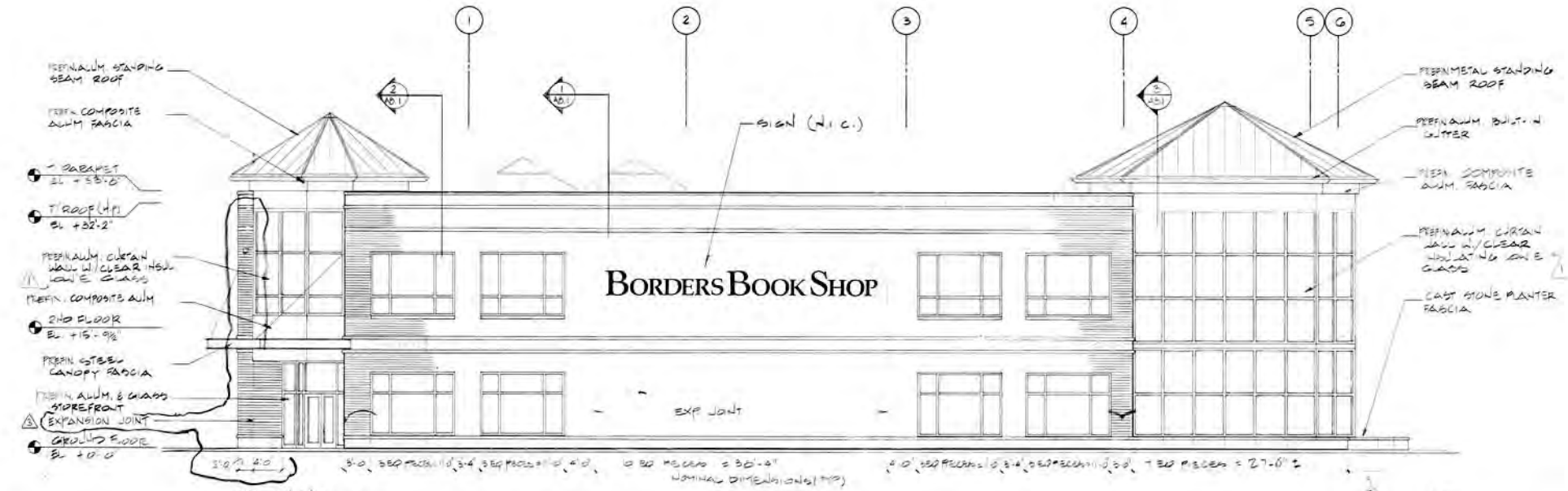
Deerfield, IL



49 South Waukegan Road - Deerfield, IL elevations

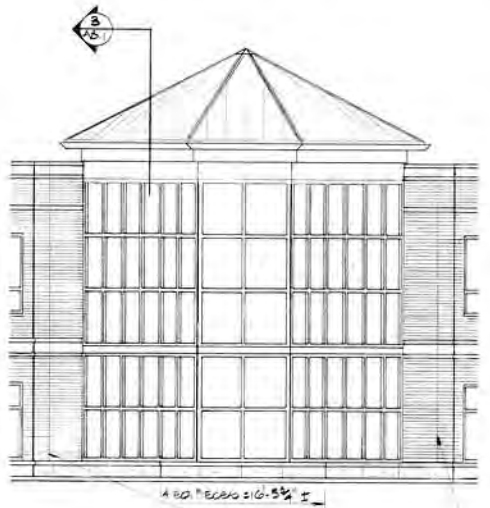


2 PARTIAL NORTHEAST ELEVATION
1/8" = 1'-0"

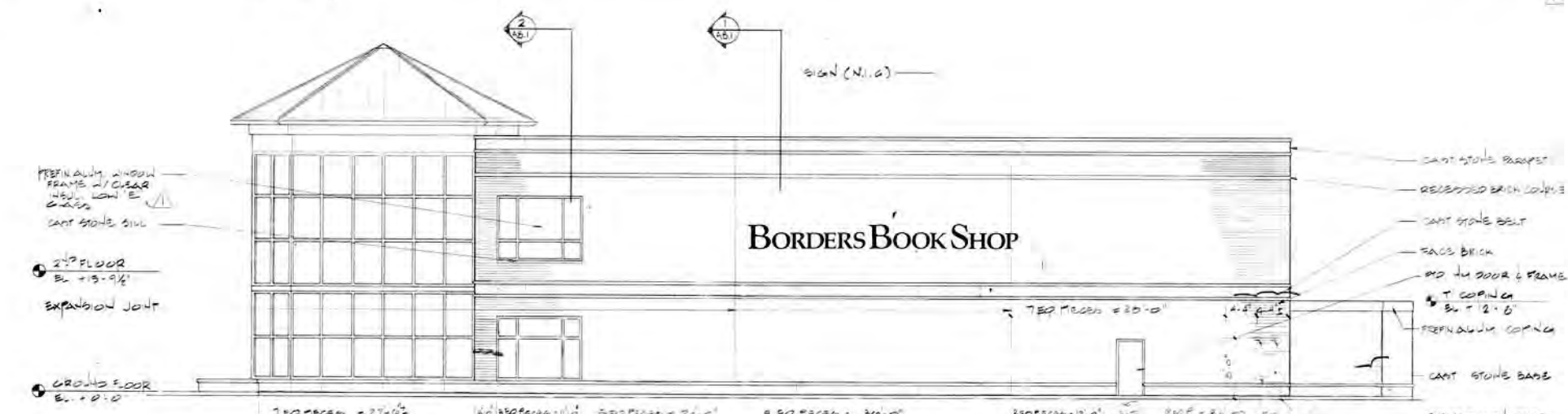


1 NORTH ELEVATION
1/8" = 1'-0"

NOTE: MATERIALS TO BE NATURAL COLOR

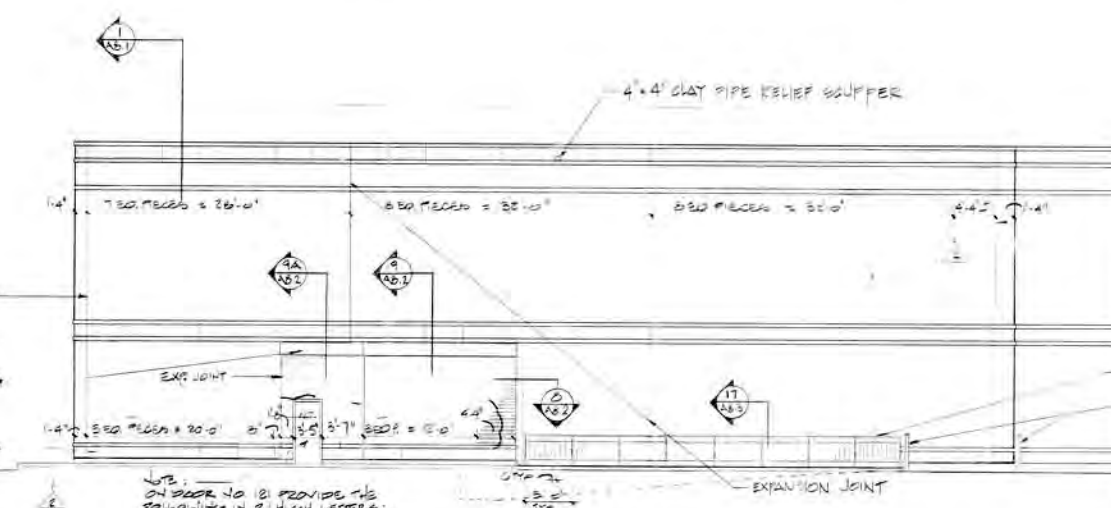


4 PARTIAL NORTHWEST ELEVATION
1/8" = 1'-0"



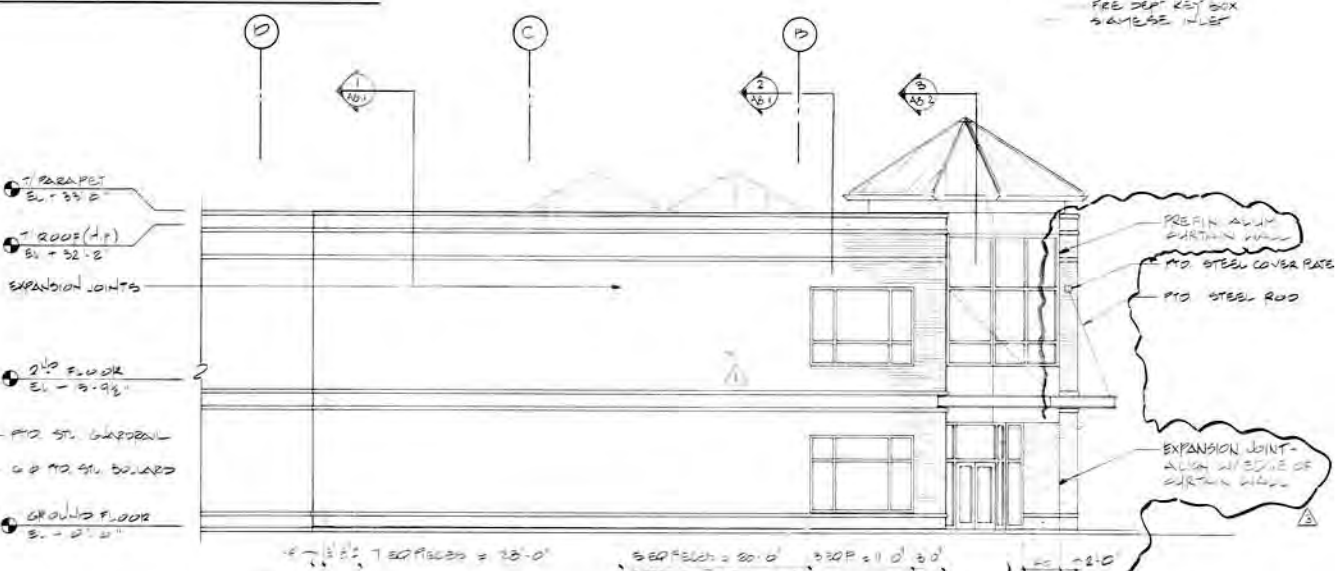
3 WEST ELEVATION
1/8" = 1'-0"

ARMED REIN. FIRE DEPT. KEY BOX & RELEASE INLET



6 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"

NOTE: ON DRAWING (B) PROVIDE THE FOLLOWING 14\"/>



5 PARTIAL EAST ELEVATION
1/8" = 1'-0"





49 South Waukegan Road - Deerfield, IL
area co-tenants



Brookside Shopping Plaza

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.15222/-87.83488

49 S. Waukegan Rd		1 Mile	3 Miles	5 Miles
Deerfield, IL				
POPULATION	2010 Estimated Population	7,449	71,395	167,197
	2015 Projected Population	7,718	69,733	166,864
	2000 Census Population	6,877	70,405	159,566
	1990 Census Population	6,291	68,305	150,797
	Historical Annual Growth 1990 to 2010	0.9%	0.2%	0.5%
	Projected Annual Growth 2010 to 2015	0.7%	-0.5%	-
HOUSEHOLDS	2010 Est. Households	2,698	26,053	60,406
	2015 Proj. Households	2,806	25,435	60,296
	2000 Census Households	2,506	25,919	57,954
	1990 Census Households	2,115	24,430	54,668
	Historical Annual Growth 1990 to 2010	1.4%	0.3%	0.5%
	Projected Annual Growth 2010 to 2015	0.8%	-0.5%	-
AGE	2010 Est. Population 0 to 9 Years	11.4%	12.6%	13.1%
	2010 Est. Population 10 to 19 Years	12.4%	13.4%	13.4%
	2010 Est. Population 20 to 29 Years	6.3%	6.6%	9.5%
	2010 Est. Population 30 to 44 Years	15.9%	17.6%	18.6%
	2010 Est. Population 45 to 59 Years	26.4%	25.6%	24.2%
	2010 Est. Population 60 to 74 Years	17.4%	16.4%	14.7%
	2010 Est. Population 75 Years Plus	10.2%	7.8%	6.5%
	2010 Est. Median Age	46.6	44.0	41.1
MARITAL STATUS & SEX	2010 Est. Male Population	48.0%	48.6%	49.3%
	2010 Est. Female Population	52.0%	51.4%	50.7%
	2010 Est. Never Married	15.6%	16.6%	19.7%
	2010 Est. Now Married	65.4%	68.5%	64.9%
	2010 Est. Separated or Divorced	12.5%	8.7%	10.1%
	2010 Est. Widowed	6.6%	6.1%	5.3%
INCOME	2010 Est. HH Income \$200,000 or More	24.8%	23.1%	21.3%
	2010 Est. HH Income \$150,000 to \$199,999	12.7%	15.7%	12.7%
	2010 Est. HH Income \$100,000 to \$149,999	24.6%	22.7%	18.7%
	2010 Est. HH Income \$75,000 to \$99,999	11.3%	10.9%	11.1%
	2010 Est. HH Income \$50,000 to \$74,999	10.8%	11.2%	13.2%
	2010 Est. HH Income \$35,000 to \$49,999	6.0%	6.1%	8.8%
	2010 Est. HH Income \$25,000 to \$34,999	2.7%	3.8%	5.5%
	2010 Est. HH Income \$15,000 to \$24,999	2.7%	3.6%	4.8%
	2010 Est. HH Income \$0 to \$14,999	4.4%	3.0%	3.9%
	2010 Est. Average Household Income	\$187,631	\$175,508	\$166,039
	2010 Est. Median HH Income	\$126,502	\$126,847	\$119,235
2010 Est. Per Capita Income	\$69,246	\$64,861	\$60,871	
2010 Est. Number of Businesses	1,251	5,718	11,139	
2010 Est. Total Number of Employees	17,031	80,762	186,700	

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.15222/-87.83488

49 S. Waukegan Rd

Deerfield, IL

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	92.0%	91.5%	87.4%
	2010 Est. Black Population	2.1%	2.4%	4.3%
	2010 Est. Asian & Pacific Islander	5.5%	5.7%	7.2%
	2010 Est. American Indian & Alaska Native	0.1%	0.1%	0.2%
	2010 Est. Other Races Population	0.3%	0.3%	0.8%
HISPANIC	2010 Est. Hispanic Population	528	5,500	24,717
	2010 Est. Hispanic Population Percent	7.1%	7.7%	14.8%
	2015 Proj. Hispanic Population Percent	10.4%	11.0%	18.0%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	5,436	50,336	114,838
	2010 Est. Elementary (0 to 8)	2.3%	2.3%	4.2%
	2010 Est. Some High School (9 to 11)	3.9%	2.3%	3.3%
	2010 Est. High School Graduate (12)	12.3%	11.7%	13.8%
	2010 Est. Some College (13 to 16)	16.2%	14.7%	15.1%
	2010 Est. Associate Degree Only	4.6%	4.0%	4.5%
	2010 Est. Bachelor Degree Only	32.1%	34.7%	31.8%
	2010 Est. Graduate Degree	28.7%	30.4%	27.5%
HOUSING	2010 Est. Total Housing Units	2,859	27,761	65,184
	2010 Est. Owner Occupied Percent	86.5%	84.5%	75.1%
	2010 Est. Renter Occupied Percent	7.9%	9.4%	17.5%
	2010 Est. Vacant Housing Percent	5.6%	6.2%	7.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.4%	1.1%	1.7%
	2000 Homes Built 1995 to 1998	16.2%	4.9%	5.0%
	2000 Homes Built 1990 to 1994	5.2%	3.6%	4.3%
	2000 Homes Built 1980 to 1989	15.0%	10.7%	12.5%
	2000 Homes Built 1970 to 1979	14.4%	18.1%	23.1%
	2000 Homes Built 1960 to 1969	21.8%	22.4%	19.8%
	2000 Homes Built 1950 to 1959	19.3%	23.9%	18.4%
	2000 Homes Built Before 1949	6.8%	15.2%	15.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.4%	2.4%	5.6%
	2000 Home Value \$500,000 to \$999,999	20.2%	18.4%	22.5%
	2000 Home Value \$400,000 to \$499,999	19.6%	18.0%	16.3%
	2000 Home Value \$300,000 to \$399,999	25.0%	24.2%	20.4%
	2000 Home Value \$200,000 to \$299,999	27.5%	27.8%	22.0%
	2000 Home Value \$150,000 to \$199,999	5.1%	6.1%	7.9%
	2000 Home Value \$100,000 to \$149,999	1.4%	2.0%	3.4%
	2000 Home Value \$50,000 to \$99,999	0.2%	0.5%	1.4%
	2000 Home Value \$25,000 to \$49,999	0.7%	0.3%	0.3%
	2000 Home Value \$0 to \$24,999	-	0.2%	0.2%
	2000 Median Home Value	\$368,253	\$367,347	\$407,859
	2000 Median Rent	\$1,294	\$1,031	\$844

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 42.15222/-87.83488

49 S. Waukegan Rd		1 Mile	3 Miles	5 Miles
Deerfield, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	6,001	56,205	131,161
	2010 Est. Civilian Employed	60.6%	63.5%	64.1%
	2010 Est. Civilian Unemployed	3.4%	3.6%	4.0%
	2010 Est. in Armed Forces	0.4%	0.3%	0.6%
	2010 Est. not in Labor Force	35.6%	32.6%	31.3%
	2010 Labor Force: Males	47.1%	47.8%	48.8%
	2010 Labor Force: Females	52.9%	52.2%	51.2%
OCCUPATION	2000 Occupation: Population Age 16+	3,198	34,134	78,403
	2000 Mgmt, Business, & Financial Operations	25.5%	25.7%	24.0%
	2000 Professional & Related	33.3%	31.6%	28.3%
	2000 Service	4.3%	5.6%	8.8%
	2000 Sales and Office	30.3%	30.8%	28.6%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	3.3%	2.8%	3.7%
	2000 Production, Transport, & Material Moving	3.3%	3.5%	6.5%
	2000 Percent White Collar Workers	89.1%	88.1%	80.9%
2000 Percent Blue Collar Workers	10.9%	11.9%	19.1%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	79.6%	74.5%	73.8%
	2000 Drive to Work in Carpool	5.3%	5.8%	8.5%
	2000 Travel to Work by Public Transportation	8.1%	10.8%	9.5%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	0.9%	1.5%	2.0%
	2000 Other Means	0.2%	0.4%	0.6%
	2000 Work at Home	5.8%	7.0%	5.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	25.9%	25.4%	24.6%
	2000 Travel to Work in 15 to 29 Minutes	32.8%	29.1%	31.3%
	2000 Travel to Work in 30 to 59 Minutes	28.8%	31.6%	31.9%
	2000 Travel to Work in 60 Minutes or More	12.4%	13.8%	12.3%
	2000 Average Travel Time to Work	25.9	27.0	26.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$304 M	\$2.79 B	\$6.21 B
	2010 Est. Apparel	\$14.8 M	\$136 M	\$304 M
	2010 Est. Contributions & Gifts	\$24.6 M	\$228 M	\$502 M
	2010 Est. Education & Reading	\$10.4 M	\$96.2 M	\$211 M
	2010 Est. Entertainment	\$17.4 M	\$160 M	\$355 M
	2010 Est. Food, Beverages & Tobacco	\$44.7 M	\$409 M	\$918 M
	2010 Est. Furnishings & Equipment	\$14.3 M	\$132 M	\$291 M
	2010 Est. Health Care & Insurance	\$20.1 M	\$185 M	\$414 M
	2010 Est. Household Operations & Shelter & Utilities	\$91.6 M	\$841 M	\$1.87 B
	2010 Est. Miscellaneous Expenses	\$4.68 M	\$42.8 M	\$96.0 M
	2010 Est. Personal Care	\$4.29 M	\$39.3 M	\$87.7 M
	2010 Est. Transportation	\$56.8 M	\$519 M	\$1.16 B

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