

# 4 East Phillip Road

*Free-Standing Restaurant and Lot Available in Vernon Hills, IL*



## DEMOGRAPHICS

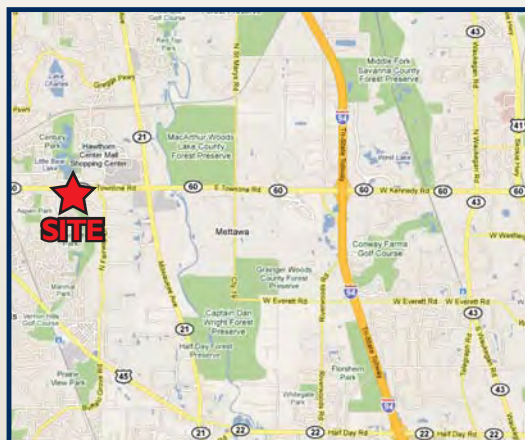
### Population

1 Mile	11,035
3 Mile	62,033
5 Mile	137,727

### Average Household Income

1 Mile	\$85,067
3 Mile	\$114,596
5 Mile	\$140,361

- 5,850 SF free-standing building on a ±34,000 SF lot with 66 parking spaces
- Excellent restaurant or retail opportunity
- Close proximity to the Hawthorn Center Shopping Center
- 37,100 VPD on Townline Road
- Area retailers include Target, JCPenny, Sears, Carson Prairie Scott, Best Buy, Kohl's, Home Depot, Menard's, Sam's Club, Walmart, Sports Authority, Burlington Coat Factory, JoAnn Fabrics, Hobby Lobby, Barnes & Noble, Babies 'R' Us, Dominick's, Jewel-Osco, Garden Fresh Market, Walgreens, and Showplace 8
- Area restaurants include TGI Friday's, Max & Erma's, Olive Garden, Famous Dave's Bar-B-Q, Culver's, Chipotle, Panera Bread, and Portillo's



**Luke Sauer**

312.254.0704

luke@sierraadvisors.com

640 North LaSalle, Suite 410  
Chicago, IL 60654

312.422.7745 (fax)

www.sierraadvisors.com

**Please Do Not Disturb Tenant**

*Local Knowledge. National Experience.*

**Sierra**

REALTY ADVISORS

# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.238198/-87.9611165

January 2010

RF1

4 E Phillip Rd Vernon Hills, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2007 Estimated Population	11,035	62,033	137,727
	2012 Projected Population	11,808	66,544	146,900
	2000 Census Population	9,746	54,542	122,317
	1990 Census Population	9,259	44,290	97,903
	Historical Annual Growth 1990 to 2007	1.1%	2.4%	2.4%
	Projected Annual Growth 2007 to 2012	1.4%	1.5%	1.3%
<b>HOUSEHOLDS</b>	2007 Est. Households	4,246	20,963	45,570
	2012 Proj. Households	4,548	22,233	47,957
	2000 Census Households	3,761	18,904	41,647
	1990 Census Households	3,472	15,640	33,472
	Historical Annual Growth 1990 to 2007	1.3%	2.0%	2.1%
	Projected Annual Growth 2007 to 2012	1.4%	1.2%	1.0%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	12.7%	14.6%	14.4%
	2007 Est. Population 10 to 19 Years	14.3%	15.4%	15.9%
	2007 Est. Population 20 to 29 Years	14.8%	13.0%	10.6%
	2007 Est. Population 30 to 44 Years	22.5%	22.3%	21.7%
	2007 Est. Population 45 to 59 Years	22.8%	22.3%	23.8%
	2007 Est. Population 60 to 74 Years	7.5%	8.6%	9.4%
	2007 Est. Population 75 Years Plus	5.5%	3.9%	4.2%
	2007 Est. Median Age	35.7	34.9	36.7
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	48.6%	49.8%	49.6%
	2007 Est. Female Population	51.4%	50.2%	50.4%
	2007 Est. Never Married	25.7%	24.0%	22.0%
	2007 Est. Now Married	53.9%	60.9%	64.2%
	2007 Est. Separated or Divorced	14.3%	11.1%	9.9%
	2007 Est. Widowed	6.1%	4.1%	3.9%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	6.5%	14.0%	19.7%
	2007 Est. HH Income \$150,000 to 199,999	7.9%	9.9%	11.1%
	2007 Est. HH Income \$100,000 to 149,999	19.7%	20.8%	21.6%
	2007 Est. HH Income \$75,000 to 99,999	19.2%	15.1%	14.1%
	2007 Est. HH Income \$50,000 to 74,999	19.2%	16.8%	14.7%
	2007 Est. HH Income \$35,000 to 49,999	14.1%	11.2%	8.3%
	2007 Est. HH Income \$25,000 to 34,999	4.0%	4.8%	4.0%
	2007 Est. HH Income \$15,000 to 24,999	4.1%	3.9%	3.3%
	2007 Est. HH Income \$0 to 14,999	5.2%	3.6%	3.2%
	2007 Est. Average Household Income	\$ 85,067	\$ 114,596	\$ 140,361
	2007 Est. Median HH Income	\$ 79,828	\$ 99,092	\$ 116,095
	2007 Est. Per Capita Income	\$ 33,004	\$ 39,127	\$ 46,953
	2007 Est. Number of Businesses	789	3,137	6,186
2007 Est. Total Number of Employees	12,113	52,543	106,310	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.238198/-87.9611165

January 2010

RF1

4 E Phillip Rd Vernon Hills, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>RACE</b>	2007 Est. White Population	80.5%	81.5%	84.2%
	2007 Est. Black Population	1.8%	1.7%	1.5%
	2007 Est. Asian & Pacific Islander	13.3%	11.6%	10.8%
	2007 Est. American Indian & Alaska Native	0.1%	0.1%	0.1%
	2007 Est. Other Races Population	4.3%	5.2%	3.4%
<b>HISPANIC</b>	2007 Est. Hispanic Population	2,006	12,555	18,770
	2007 Est. Hispanic Population Percent	18.2%	20.2%	13.6%
	2012 Proj. Hispanic Population Percent	21.1%	22.9%	16.8%
	2000 Hispanic Population Percent	13.2%	15.3%	9.3%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	7,329	39,516	88,815
	2007 Est. Elementary (0 to 8)	3.4%	4.8%	3.5%
	2007 Est. Some High School (9 to 11)	3.3%	3.6%	2.7%
	2007 Est. High School Graduate (12)	16.8%	16.6%	14.6%
	2007 Est. Some College (13 to 16)	16.9%	15.7%	15.5%
	2007 Est. Associate Degree Only	7.6%	6.4%	6.3%
	2007 Est. Bachelor Degree Only	35.2%	33.6%	35.2%
	2007 Est. Graduate Degree	16.8%	19.4%	22.2%
<b>HOUSING</b>	2007 Est. Total Housing Units	4,606	22,324	48,328
	2007 Est. Owner Occupied Percent	72.7%	75.1%	79.4%
	2007 Est. Renter Occupied Percent	19.5%	18.8%	14.9%
	2007 Est. Vacant Housing Percent	7.8%	6.1%	5.7%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	5.7%	3.7%	2.9%
	2000 Homes Built 1995 to 1998	4.2%	7.5%	9.1%
	2000 Homes Built 1990 to 1994	3.5%	11.7%	13.1%
	2000 Homes Built 1980 to 1989	29.7%	24.3%	25.1%
	2000 Homes Built 1970 to 1979	52.4%	28.1%	23.3%
	2000 Homes Built 1960 to 1969	2.1%	8.2%	9.3%
	2000 Homes Built 1950 to 1959	0.9%	10.1%	10.2%
	2000 Homes Built Before 1949	1.4%	6.4%	7.1%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.3%	1.2%	2.4%
	2000 Home Value \$500,000 to \$999,999	0.5%	7.2%	11.7%
	2000 Home Value \$400,000 to \$499,999	2.6%	8.3%	10.2%
	2000 Home Value \$300,000 to \$399,999	3.4%	12.0%	14.7%
	2000 Home Value \$200,000 to \$299,999	34.8%	28.7%	27.2%
	2000 Home Value \$150,000 to \$199,999	23.1%	18.9%	17.4%
	2000 Home Value \$100,000 to \$149,999	27.5%	19.2%	13.9%
	2000 Home Value \$50,000 to \$99,999	7.8%	4.2%	2.4%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.1%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$ 182,353	\$ 248,861	\$ 295,668
	2000 Median Rent	\$ 1,010	\$ 852	\$ 880

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.238198/-87.9611165

January 2010

RF1

4 E Phillip Rd Vernon Hills, Illinois		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	8,669	46,967	103,793
	2007 Est. Civilian Employed	70.3%	69.1%	68.4%
	2007 Est. Civilian Unemployed	3.8%	3.3%	3.0%
	2007 Est. in Armed Forces	0.4%	0.5%	0.4%
	2007 Est. not in Labor Force	25.5%	27.1%	28.2%
	2007 Labor Force: Males	47.7%	49.3%	49.1%
	2007 Labor Force: Females	52.3%	50.7%	50.9%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	5,453	28,483	62,757
	2000 Mgmt, Business, & Financial Operations	22.4%	22.9%	24.9%
	2000 Professional and Related	26.9%	24.6%	26.6%
	2000 Service	9.2%	10.4%	8.5%
	2000 Sales and Office	28.9%	27.3%	27.6%
	2000 Farming, Fishing, and Forestry	-	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	4.6%	5.5%	4.9%
	2000 Production, Transport, & Material Moving	8.0%	9.1%	7.4%
	2000 Percent White Collar Workers	78.2%	74.9%	79.1%
	2000 Percent Blue Collar Workers	21.8%	25.1%	20.9%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	84.9%	80.9%	81.0%
	2000 Drive to Work in Carpool	7.3%	9.3%	7.7%
	2000 Travel to Work by Public Transportation	3.7%	4.6%	5.1%
	2000 Drive to Work on Motorcycle	-	-	0.0%
	2000 Walk or Bicycle to Work	0.4%	1.0%	1.0%
	2000 Other Means	0.7%	0.6%	0.6%
	2000 Work at Home	3.0%	3.5%	4.6%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	25.9%	25.0%	23.2%
	2000 Travel to Work in 15 to 29 Minutes	32.7%	33.4%	32.5%
	2000 Travel to Work in 30 to 59 Minutes	30.9%	31.7%	33.2%
	2000 Travel to Work in 60 Minutes or More	10.4%	9.9%	11.1%
	2000 Average Travel Time to Work	27.5	26.8	27.5
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 266.5	\$ 1,629.2	\$ 4,115.0
	2007 Est. Apparel	\$ 12.8	\$ 79.3	\$ 201.2
	2007 Est. Contributions & Gifts	\$ 18.3	\$ 122.2	\$ 323.6
	2007 Est. Education & Reading	\$ 7.9	\$ 52.3	\$ 137.6
	2007 Est. Entertainment	\$ 15.1	\$ 92.8	\$ 235.4
	2007 Est. Food, Beverages & Tobacco	\$ 41.2	\$ 246.1	\$ 612.3
	2007 Est. Furnishings And Equipment	\$ 12.2	\$ 75.3	\$ 192.2
	2007 Est. Health Care & Insurance	\$ 18.3	\$ 109.5	\$ 273.3
	2007 Est. Household Operations & Shelter & Utilities	\$ 79.7	\$ 489.3	\$ 1,238.9
	2007 Est. Miscellaneous Expenses	\$ 4.4	\$ 25.8	\$ 63.9
	2007 Est. Personal Care	\$ 3.8	\$ 23.2	\$ 58.2
	2007 Est. Transportation	\$ 52.8	\$ 313.4	\$ 778.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.