The Shoppes at Gregg’s Landing
SWC Milwaukee Ave & Gregg’s Pkwy
Vernon Hills, IL

Last remaining Outlot available by Anthony’s Coal Fired Pizza with Milwaukee Ave frontage in a Mariano’s Anchored Development

POTENTIAL USES
- Restaurant, Bank, Retail, Office, Medical

TRAFFIC
- Milwaukee Avenue: 31,500 VPD

SPECIAL FEATURES
- Situated in a mature market with limited commercial development opportunity
- Located at a signalized intersection along the dynamic Milwaukee Avenue retail corridor
- Positioned across from the existing Jewel-Osco & Trader Joes
- Experienced double-digit population growth (11.72%) within a three-mile radius in the past decade (’00-’11)
- Conveniently situated to serve the affluent Vernon Hills and Libertyville residential communities

DEMOGRAPHICS

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<th>1-Mile</th>
<th>3-Mile</th>
<th>5-Mile</th>
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<tbody>
<tr>
<td>Population</td>
<td>7,635</td>
<td>56,509</td>
<td>119,491</td>
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<tr>
<td>Average HH Income</td>
<td>$118,206</td>
<td>$107,146</td>
<td>$117,415</td>
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<td>Daytime Population</td>
<td>11,078</td>
<td>89,838</td>
<td>188,788</td>
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Vernon Hills, IL

CONTACT INFORMATION
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AVAILABLE

RETAIL 'A'
4,798 SF

RETAIL 'B'
5,920 SF

ANTHONY’S
COAL FIRED PIZZA
PIZZA WELL DONE

LOT 10
1.11 AC.

60 SPACES

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Vernon Hills, IL: SWC Milwaukee Ave & Gregg’s Pkwy

FUTURE

APPLE NAIL SITE

Milwaukee Ave

31,500 VPD