



THE
GATEWAY
OF LAKE FOREST

SEC IL-60 & SAUNDERS RD

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OF LAKE FOREST

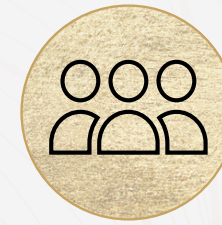
A NEW 9-ACRE DEVELOPMENT

Nestled along the scenic shores of Lake Michigan, Lake Forest is a captivating blend of sophistication, elegance, and modern charm. Boasting an affluent culture and vibrant community, this picturesque suburb of Chicago offers an exceptional opportunity for businesses seeking retail space in a growing suburban market.

While Lake Forest is a true live-work-stay district, its allure extends far beyond its affluent residents. Visitors from neighboring communities and tourists alike are drawn to the town's independent boutiques, upscale dining establishments, and captivating attractions. The town hosts a range of events that attract a diverse audience, ensuring a steady flow of foot traffic throughout the year.



LAKE FOREST DEMOGRAPHICS



19,435
population



7,000
households



\$279,706
average household
income



\$133.8M+
spent annually on food
& beverage



\$14.8M
spent annually on
entertainment & recreation



\$1.4M
median listing
home price



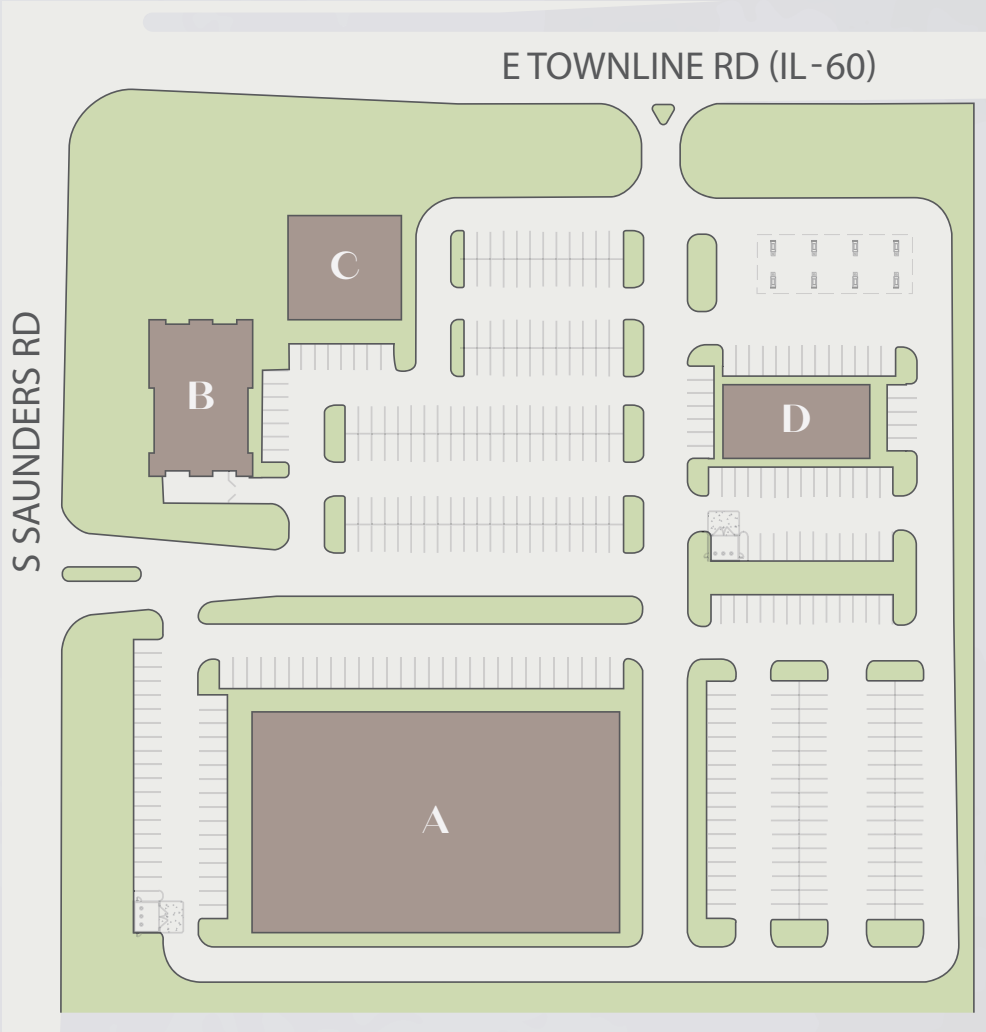
\$917.5K
median sold
home price



THE OPPORTUNITY

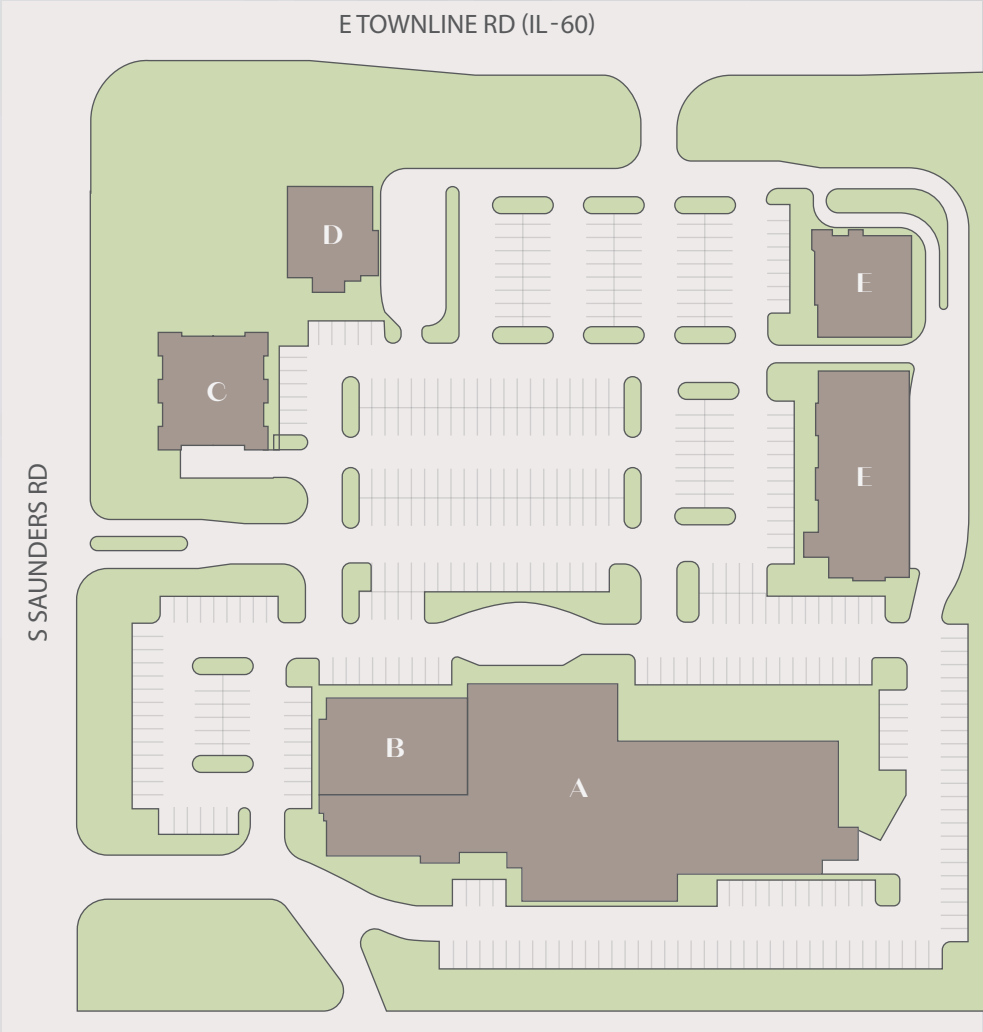
CONCEPTUAL SITE PLANS

OPTION 1



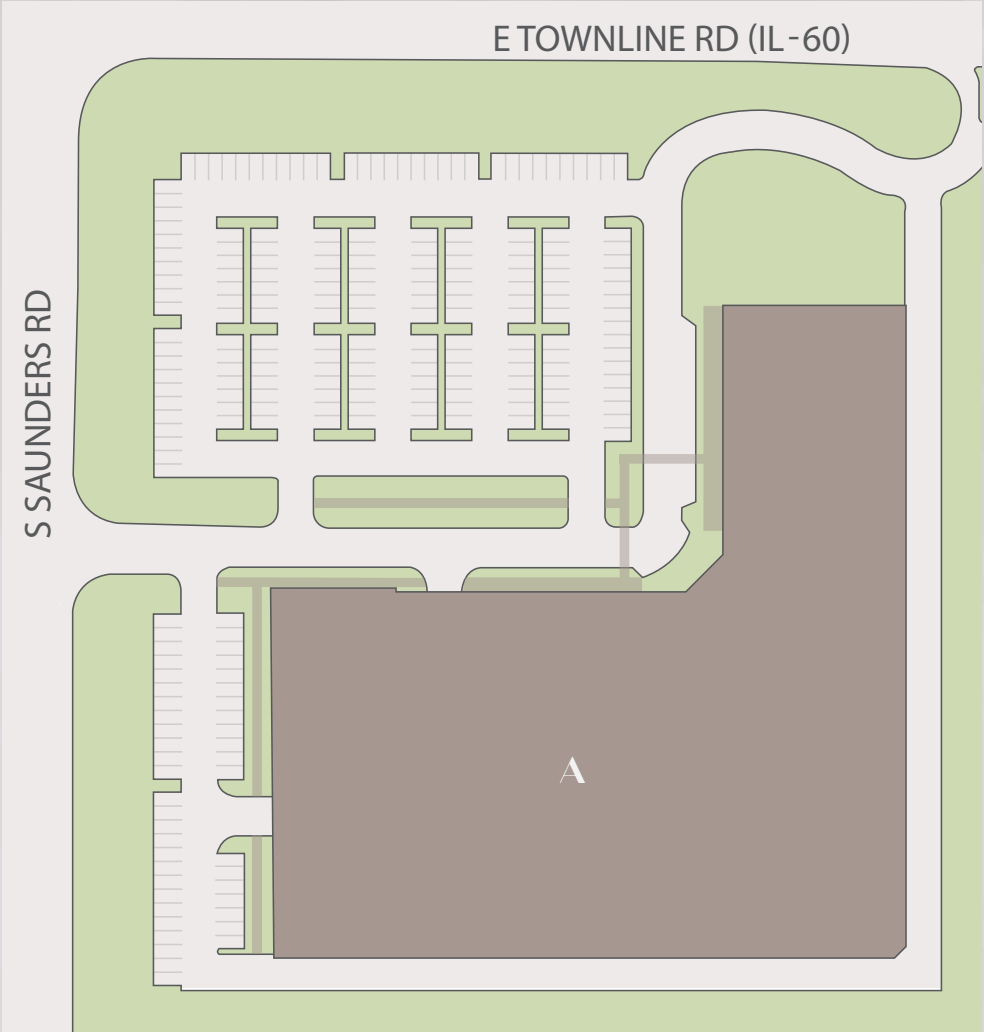
A	MEDICAL	±37,600 SQ. FT. 151 parking spaces
B	RETAIL/RESTAURANT	±7,000 SQ. FT. 70 parking spaces
C	RESTAURANT	±5,400 SQ. FT. 54 parking spaces
D	C-STORE & FUEL CENTER	±5,000 SQ. FT. 50 parking space
325 TOTAL PARKING SPACES		

OPTION 2



A	HOTEL	6 Stories, 145 Rooms
B	RESTAURANT	6,000 SF
C	RESTAURANT	5,000 SF
D	BANK	6,000 SF
E	RETAIL	15,900 SF 8 Store fronts
385 TOTAL PARKING SPACES		

OPTION 3



A	RESIDENTIAL
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NEARBY OFFICE TENANTS

100 S SAUNDERS RD
158,346 SF
ASSERTIO

94
FULL INTERCHANGE

26125 N RIVERWOODS BLVD
159,821 SF
BRUNSWICK

26525 N RIVERWOODS BLVD
558,859 SF
abbvie

100 N FIELD DR
54,407 SF
BROOK
FURNITURE RENTAL

150 N FIELD DR
121,000 SF
TSB **BankDirect** **KINGSBRIDGE**

300 N FIELD DR
139,915 SF
CONSUMERS
CREDIT UNION

400 N FIELD DR
149,903 SF
Trustmark

500 N FIELD DR
103,828 SF

600 N FIELD DR
137,498 SF
icumedical
human connections

275 N FIELD DR
197,527 SF
Pfizer

1900 W FIELD CT
268,000 SF
pactiv evergreen **Reynolds**
Consumer Products

IL-60 29,700 VPD

DOWNTOWN LAKE FOREST →

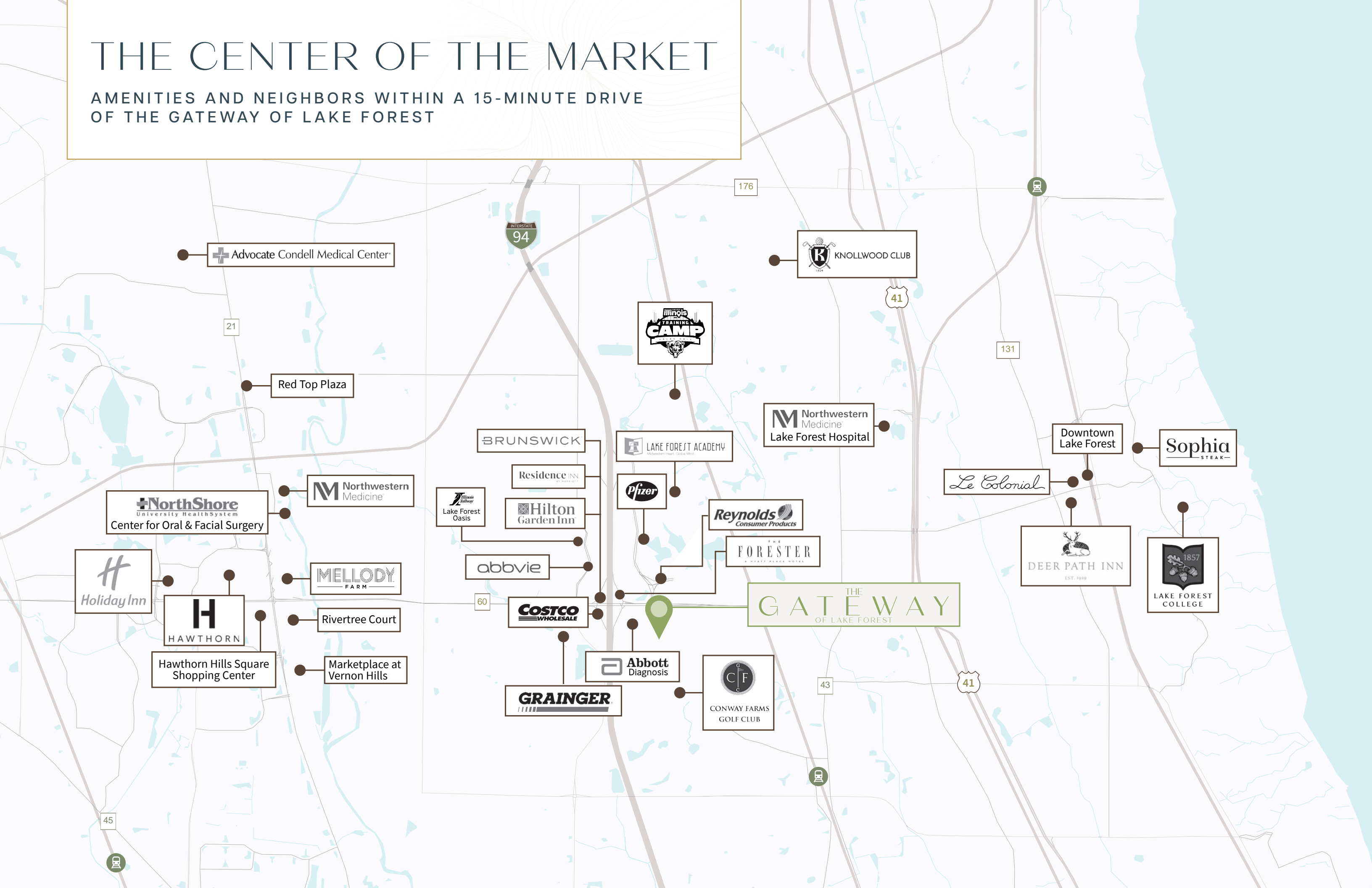


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OFFICES NOT SHOWN

150 S SAUNDERS RD 199,337 SF	Abbott
675 N FIELD DR 558,859 SF	Abbott
375 N FIELD DR 52,664 SF	Pfizer
1925 W FIELD CT 98,304 SF	
1955 W FIELD CT 59,130 SF	

AMENITIES AND NEIGHBORS WITHIN A 15-MINUTE DRIVE OF THE GATEWAY OF LAKE FOREST



SURROUNDING TRADE AREAS

Libertyville
Population: 20,554
Daytime Population: 29,016
Households: 7,658
Avg HH Income: \$209,603

Vernon Hills
Population: 26,805
Daytime Population: 33,012
Households: 10,454
Avg HH Income: \$161,681

Lincolnshire
Population: 8,578
Daytime Population: 23,395
Households: 3,177
Avg HH Income: \$149,614

Bannockburn
Population: 1,007
Daytime Population: 6,228
Households: 204
Avg HH Income: \$228,367

Deerfield
Population: 19,654
Daytime Population: 32,723
Households: 7,316
Avg HH Income: \$238,307

Lake Bluff
Population: 5,536
Daytime Population: 8,011
Households: 2,040
Avg HH Income: \$274,081

Lake Forest
Population: 19,435
Daytime Population: 30,121
Households: 7,000
Avg HH Income: \$279,706

Highland Park
Population: 30,106
Daytime Population: 32,618
Households: 11,708
Avg HH Income: \$235,578

THE
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THE GATEWAY IS LOCATED
34.4 MILES
NORTH OF DOWNTOWN CHICAGO



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