

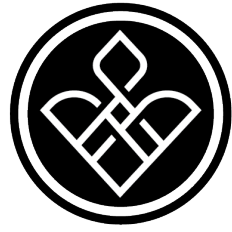
THE CLOVE

NWC LAKE COOK RD & MCHENRY RD.

NEW CONSTRUCTION RETAIL AVAILABLE



Jones Lang LaSalle Midwest, LLC



THE CLOVE

GROUND-FLOOR RETAIL SPACE AT NEW CONSTRUCTION LUXURY APARTMENTS

The Clove transforms Buffalo Grove with a \$150 million landmark redevelopment featuring luxury residential, dining, retail, and entertainment surrounding an activated Central Park. This vibrant destination offers sophisticated retailers and restaurateurs prime positioning within an elevated community

gathering place. With its thoughtfully programmed spaces and affluent residential base, The Clove delivers the perfect environment for boutique fitness concepts, quality dining experiences, and upscale daily service providers seeking to serve Buffalo Grove's discerning residents.



±12,000 total SF Available



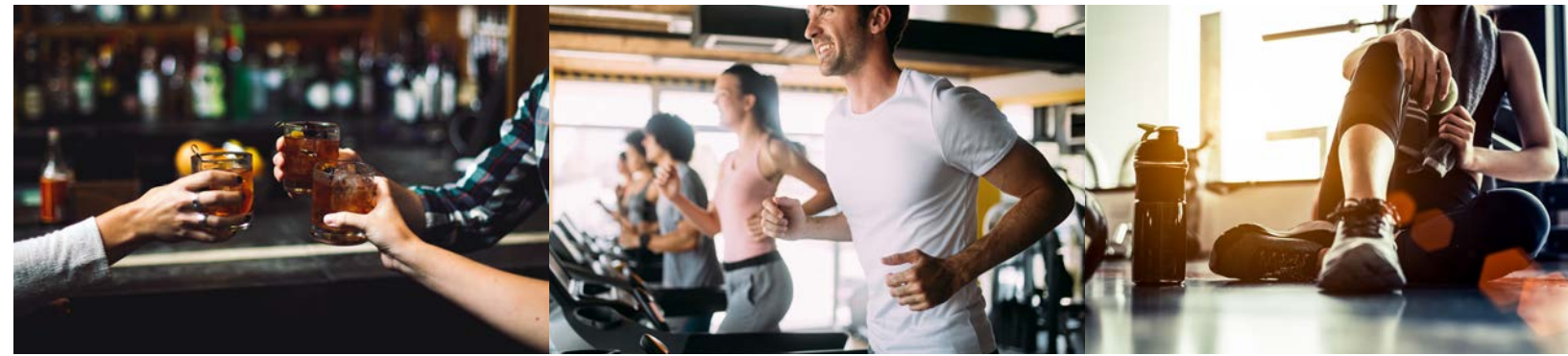
297 Luxury Apartment Units Above Retail



Can Demise To Tenant Needs



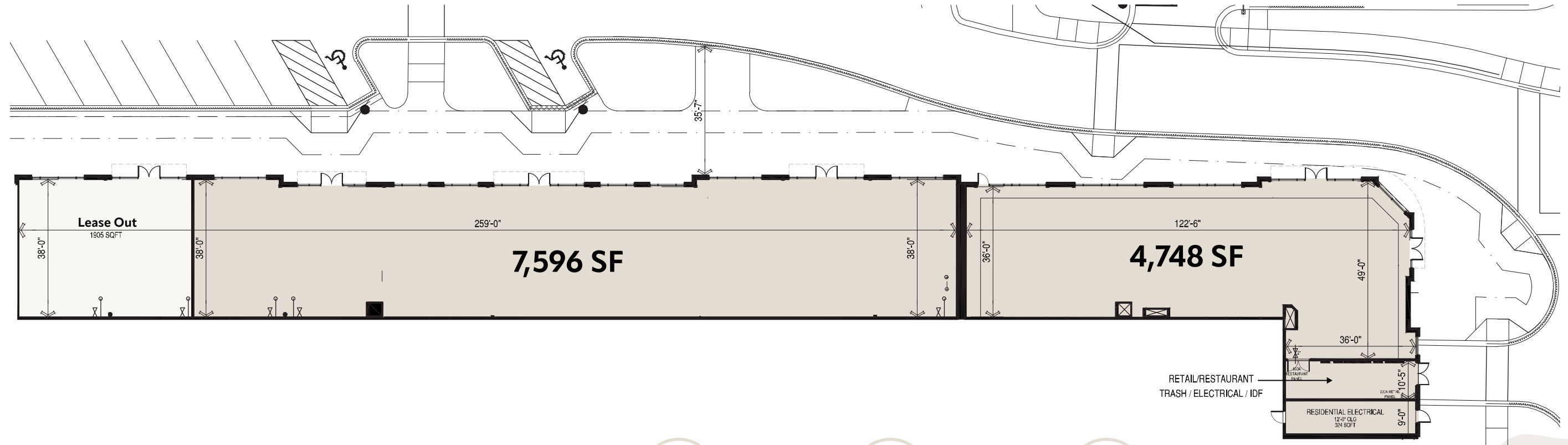
56,450 Combined Vehicles Per Day





SITE PLAN

UP TO 7,596 SF AVAILABLE;
CAN DEMISE AS NEEDED



1
MILE

3
MILES

5
MILES

| | | | |
|-----------------------|-----------|-----------|-----------|
| Population: | 18,205 | 97,778 | 258,101 |
| Daytime Population: | 15,562 | 98,963 | 303,553 |
| Avg Household Income: | \$117,213 | \$145,007 | \$160,974 |
| Households: | 7,294 | 39,474 | 102,743 |



THE CLOVE DEVELOPMENT

UP TO 7,596 SF AVAILABLE;
CAN DEMISE AS NEEDED

- A** EXISTING BOWLERO
 - 54,000 SF
- B** EXISTING COMMERCIAL BUILDING
 - ~22,600 SF Ground-Floor Retail
 - ~11,400 SF Second Story Office/Services
- C** NEW DRIVE-THRU RESTAURANT
 - Chick-Fil-A (5,400 SF)
- D** 1-STORY COMMERCIAL USES
 - ~6,150 SF Building Footprint
- E** 1-STORY COMMERCIAL USES
 - ~4,200 Building Footprint
- F** NEW MIXED-USE DEVELOPMENT
 - 7-Story Building with 4-story Parking Deck
 - 14,249 SF Ground-Floor Retail/Dining Space
 - 295 Residential Units (Floors 1-7)
 - 558 Dedicated Parking Spaces for Residential & Ground-Floor Retail (1.87/unit)



- G** NEW VILLAGE 'MAIN STREET'
 - Updated Circulation/Connectivity
 - 65 On-Street Parking Spaces
- H** VILLAGE GREEN
 - ~0.85 Acre Open Space
 - Amenities Shown for Reference Only
- I** 1-STORY COMMERCIAL USE
 - Boston Market to remain (3,000 SF)
- J** NEW DRIVE-THRU RESTAURANT
 - Guzman & Gomez (3,000 sf)
- K** FUTURE DUTCH BROTHERS COFFEE
 - 3,000 SF
 - Drive-Thru Lane
- L** FUTURE WHOLE FOODS MARKET
- M** SHARED PARKING LOT
 - 196 Parking Spaces
- N** ENHANCED RETENTION PONDS
 - Naturalized Landscape Edging
- O** PARKING LOT SCREENING
 - Shrubs, Grasses, and Perennials



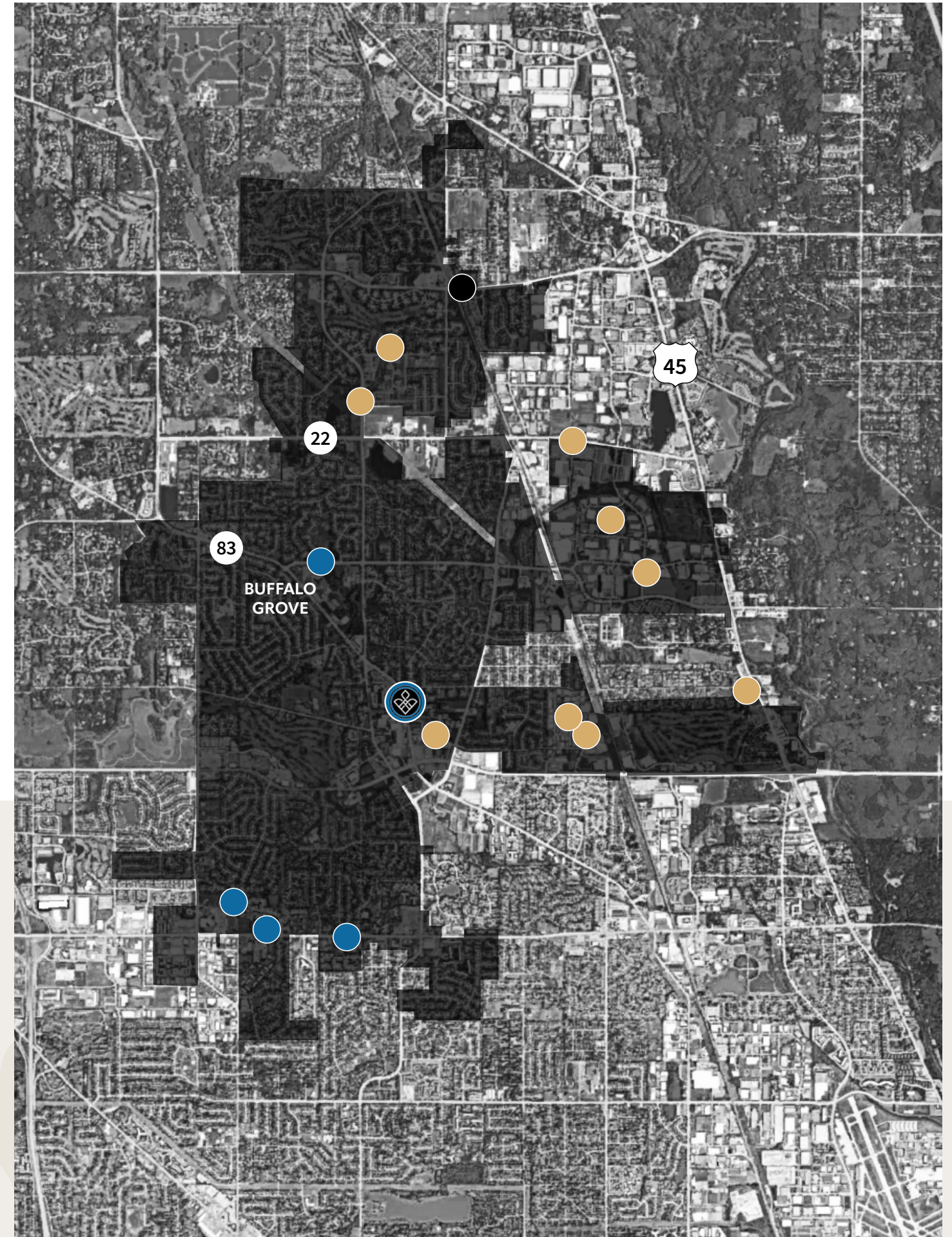
ABOUT BUFFALO GROVE

Buffalo Grove is a thriving suburban community of approximately 42,000 residents located just 30 miles northwest of downtown Chicago in Lake and Cook Counties. Known for its affluent, well-educated demographic and excellent school systems, Buffalo Grove attracts families and professionals seeking an elevated suburban lifestyle with convenient urban access. The village's strategic location along major transportation corridors, including Route 83 and nearby highways, provides seamless connectivity

to Chicago's central business district and O'Hare International Airport. This established community has experienced significant commercial revitalization in recent years, creating demand for upscale retail, dining, and service concepts that serve its discerning resident base. With its combination of suburban tranquility, strong purchasing power, and ongoing development initiatives, Buffalo Grove represents an ideal market for sophisticated retailers and restaurateurs looking to serve an engaged, affluent customer base.

BUFFALO GROVE DEVELOPMENTS

- **COMPLETE**
 - Link Crossing Residential Development
 - Village Public Works Building
 - Park Place Townhomes
 - Driven Car Wash
 - Self-Storage
 - Belle Tire
 - Lazy Dog
 - Combined Are Fire Training (CAFT)
 - Aptakistic Tripp School
 - Rivian Auto Service Center
- **UNDER CONSTRUCTION**
 - Mike Rylko Park
 - The Clove
 - Bison Crossing
 - Buffalo Grove High School, Athletic Fields
 - Fire Station 25
- **RECENTLY APPROVED**
 - Prairie Point Townhomes





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**THE
CLOVE**

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