

FLOSSMOOR YARDS

NWC Vollmer Rd & Central Park Ave | Flossmoor, IL

Redefining Suburban Retail

EDWARD PECK DESIGN
architecture | planning | landscape



Jones Lang LaSalle Midwest, LLC

FLOSSMOOR YARDS

A New Destination for Retail, Dining, and Entertainment in Chicago’s South Suburbs

Flossmoor YARDS reimagines suburban retail as a vibrant, walkable destination where shopping, dining, and entertainment converge.

Strategically located along Vollmer Road in Flossmoor, Illinois, just east of Interstate 57, this visionary mixed-use development combines the energy and character of urban retail streets with the accessibility and convenience of suburban design.

From its pedestrian-oriented retail street and Restaurant Row to its dynamic family entertainment anchor, Flossmoor YARDS creates an immersive experience that invites visitors to stay longer, explore more, and return often, establishing a premier lifestyle destination for Chicago’s affluent South Suburban market.



3,700-4,500 SF

restaurant spaces available



20,300

vpd on Vollmer Rd



8,300-15,500 SF

retail spaces available



587

parking spots

FLOSSMOOR YARDS

Designed for
Connection

3 Miles

73,252

Population

8,553

Daytime Population

\$148,494

Avg Household Income

27,694

Households

5 Miles

175,702

Population

162,318

Daytime Population

\$104,157

Avg Household Income

68,413

Households

Demographics

Source: ESRI

1 Mile

5,851

Population

8,553

Daytime Population

\$148,494

Avg Household Income

2,295

Households



Restaurant

Total 33,000 SF



Retail

Total 55,880 SF



Family Entertainment Center

Total 31,925 SF



FLOSSMOOR YARDS

Urban Energy Meets Suburban Convenience

Flossmoor YARDS establishes a new suburban placemaking model prioritizing destination experience over transactional retail. The pedestrian-oriented retail street evokes urban shopping district vibrancy while maintaining suburban accessibility through wide sidewalks, lush landscaping, and a central spine connecting parking to storefronts and activated public plazas for outdoor dining, seasonal programming, and community gatherings. The micro-boutique outlet and high-end retail tenant mix accommodates premium brands, specialty retailers, and lifestyle concepts alongside strategically placed Vollmer Rd outlots, creating tenant synergy within a cohesive, elevated identity distinct from conventional centers.

Two complementary anchors drive the experience: Restaurant Row, a plaza-centric collection of chef-driven and upscale casual dining connected by green spaces and pedestrian pathways, and a family entertainment district featuring mini golf, pickleball, and other activities. These elements generate all-day traffic across diverse demographics including families, young professionals, and multi-generational visitors. Sustainable landscape strategies including native planting, bioswales, and subdivided parking fields provide a greener, more comfortable alternative to typical asphalt-dominated retail environments. With regional accessibility, established retail adjacency, and affluent demographics, Flossmoor YARDS captures longer dwell times, stronger repeat visitation, and differentiated positioning as the South Suburbs' premier lifestyle destination.



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Join the Neighborhood

Flossmoor, Illinois is an affluent village in Chicago's south suburbs, located approximately 25 miles south of downtown with excellent regional accessibility via Interstate 57 and U.S. Route 30. Known for higher median incomes and education levels, Flossmoor attracts middle-to-upper-middle-class families and professionals who represent a strong consumer base with significant disposable income.

Historically, the South Suburbs have been underserved by premium retail and experiential destinations compared to Chicago's northern and western suburbs, with most existing retail centered around conventional shopping centers and big-box anchors. This creates a compelling opportunity for differentiated, lifestyle-oriented developments like Flossmoor YARDS to capture local spending that currently travels elsewhere for upscale shopping, dining, and entertainment experiences.



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