



PREMIER RETAIL & RESIDENTIAL DEVELOPMENT

NEC of Rand Road & Long Grove Road
Kildeer, Illinois



GREATSTREET
REALTY PARTNERS, LLC

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The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.



DEMOGRAPHICS

VEHICLES PER DAY



42K

TOTAL POPULATION



1 MILE	4,078
3 MILE	48,955
5 MILE	150,728

EMPLOYEES

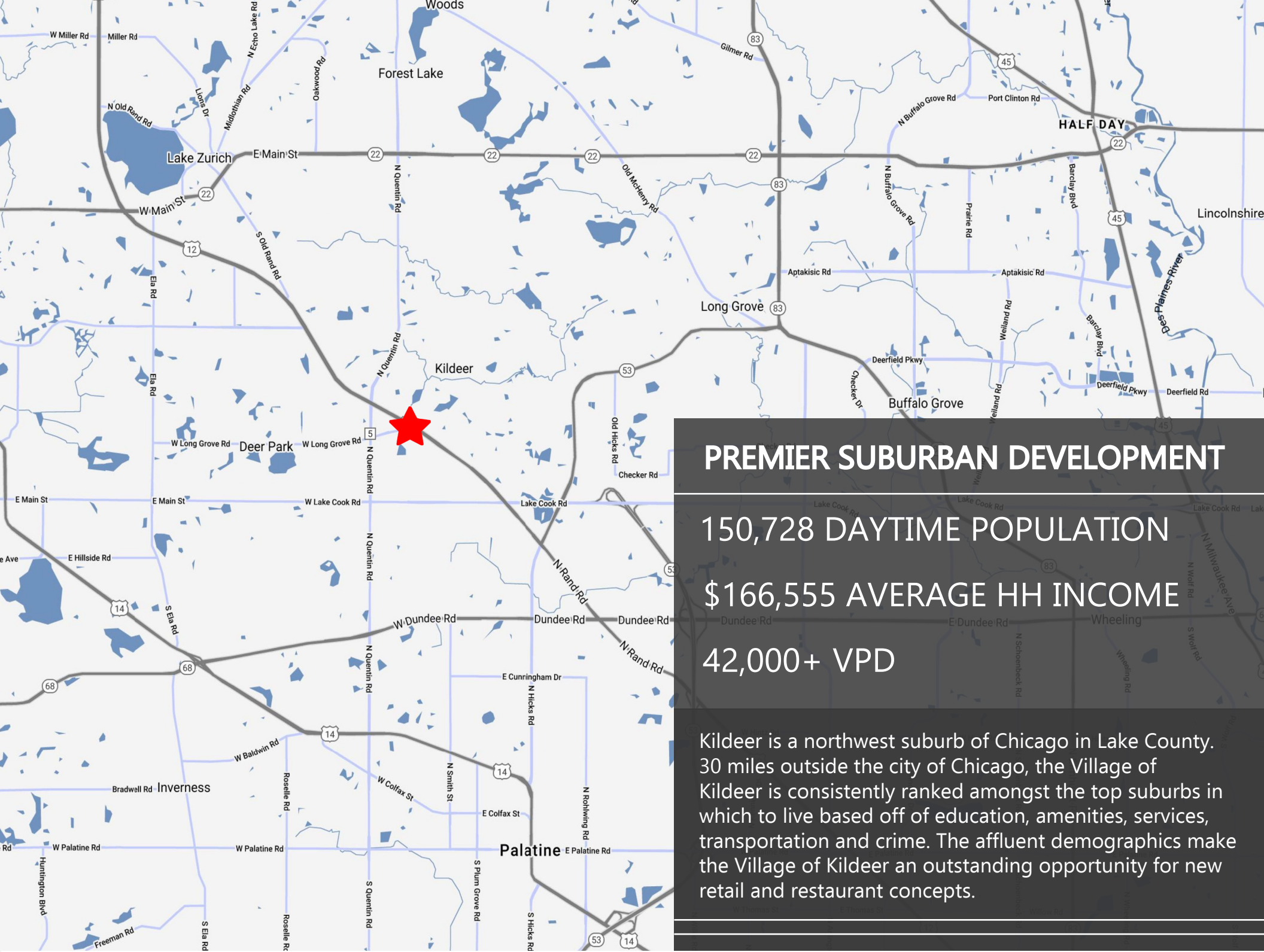


1 MILE	500
3 MILE	22,281
5 MILE	70,281

AVERAGE HH INCOME



1 MILE	\$220,663
3 MILE	\$166,555
5 MILE	\$150,412



PREMIER SUBURBAN DEVELOPMENT

150,728 DAYTIME POPULATION

\$166,555 AVERAGE HH INCOME

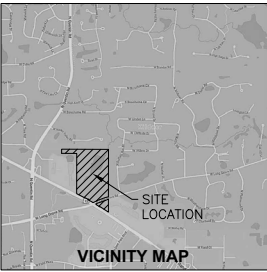
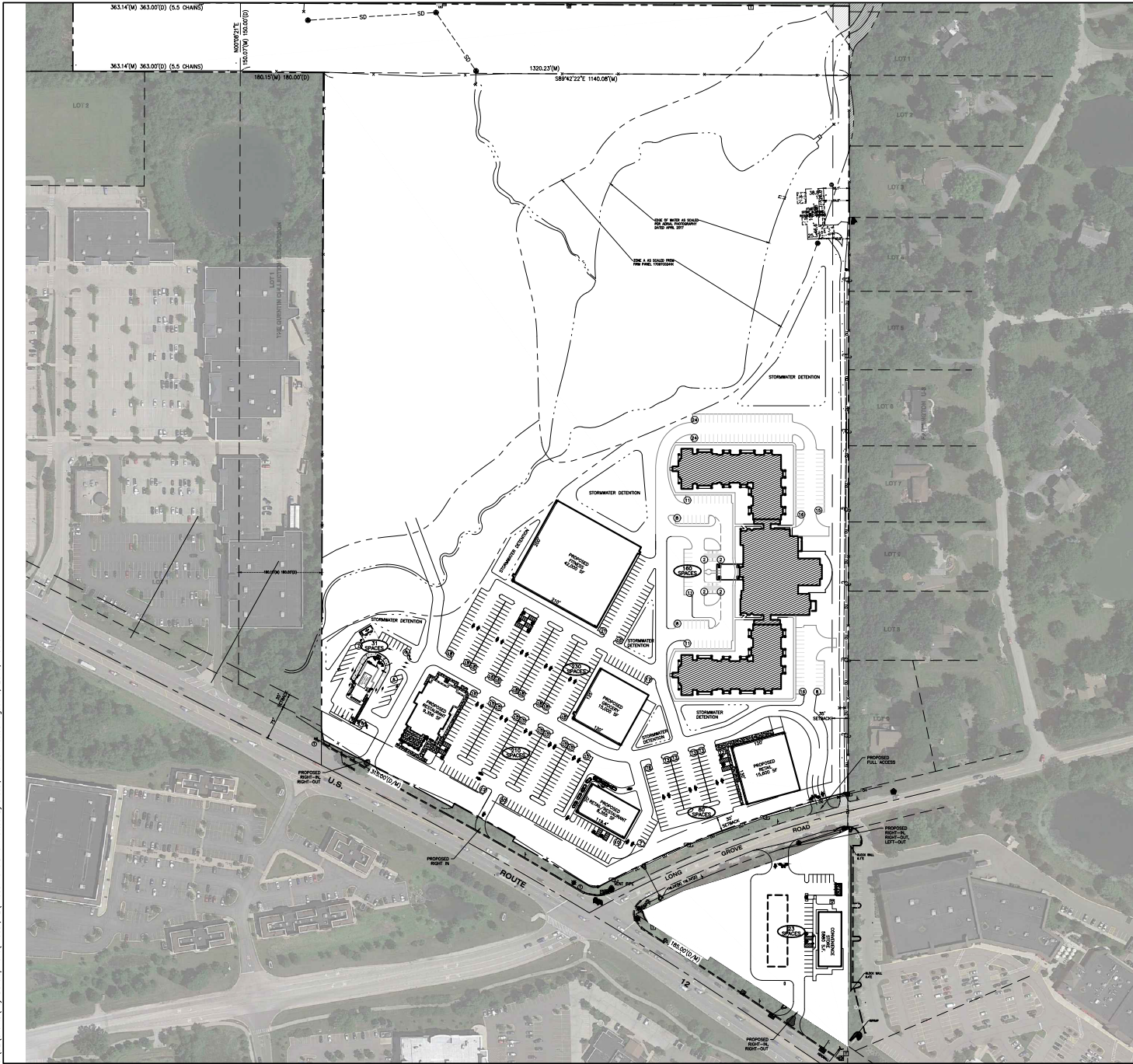
42,000+ VPD

Kildeer is a northwest suburb of Chicago in Lake County. 30 miles outside the city of Chicago, the Village of Kildeer is consistently ranked amongst the top suburbs in which to live based off of education, amenities, services, transportation and crime. The affluent demographics make the Village of Kildeer an outstanding opportunity for new retail and restaurant concepts.

ZOOM AERIAL



SITE PLAN



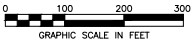
SITE DATA		
NORTH PROPOSED SITE AREA	±48.291	ACRES
SOUTH PROPOSED SITE AREA	±2.436	ACRES
BUILDING DATA:		
RETAIL BUILDING AREA	34,778	SQ. FT.
RESTAURANT BUILDING AREA	16,729	SQ. FT.
FITNESS CENTER BUILDING AREA	42,000	SQ. FT.
SR HOUSING BUILDING AREA	68,374	SQ. FT.
PARKING DATA:		
RETAIL SPACES REQUIRED	1/200 SF = 174 SPACES	
RESTAURANT SPACES REQUIRED	1/100 SF = 168 SPACES	
SR HOUSING SPACES REQUIRED	1/XXX SF = XXX SPACES	
FITNESS CENTER SPACES REQUIRED	1/XXX SF = XXX SPACES	
TOTAL REQUIRED SPACES	XXX	
SPACES PROVIDED	711	
ACCESSIBLE SPACES REQUIRED	20	
ACCESSIBLE SPACES PROVIDED	20	

NOTES

PROPERTY LINES ARE APPROXIMATE. THIS CONCEPT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.

THIS SITE CONTAINS FLOOD PLAIN ZONE A PER FEMA FIRM #17097C0241K.

THIS SITE CONTAINS NO WETLANDS PER NATIONAL WETLANDS INVENTORY.



PROJECT No.		DATE		REVISION	
1815 South Meyers Road		08/09/19			
Suite 900		DR. JH			
Outlook Terrace, IL 60181		CHK. CP			
830.424.9080					
FAX: 830.485.3731					

KEY DEVELOPMENT PARTNERS

INTERSECTION OF US ROUTE 12 AND LONG GROVE ROAD
KILDEER, ILLINOIS

CONCEPT PLAN

SHEET NO.

CP

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