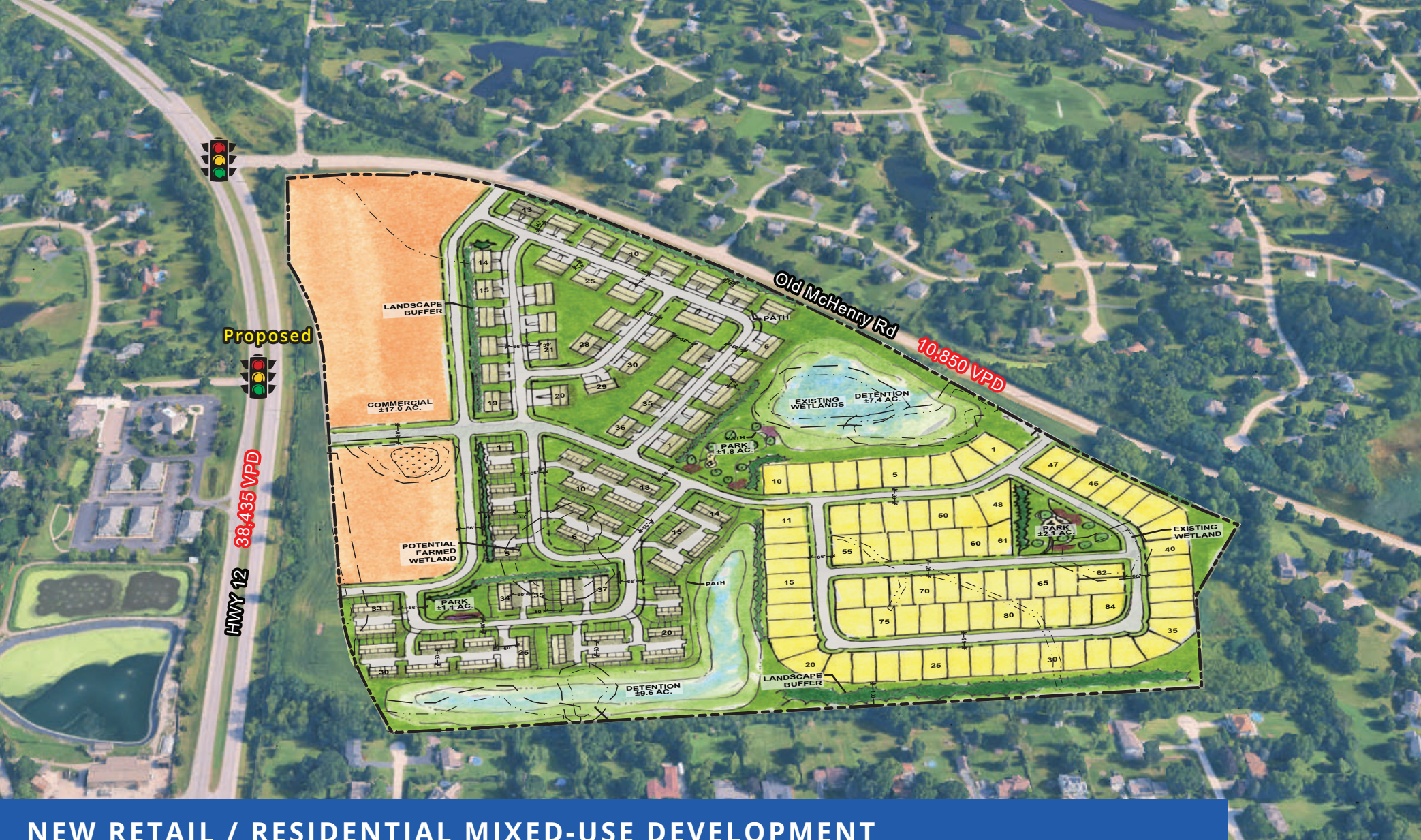




NEW RETAIL / RESIDENTIAL MIXED-USE DEVELOPMENT

OLD McHENRY RD & HWY 12

HAWTHORN WOODS, IL

WWW.VHW.ORG/

GROUND LEASE BUILD TO SUIT & LIMITED OUTLOT SALES

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044 GARY GREENFIELD ggreenfield@metrocre.com 847.412.9898





PROPERTY HIGHLIGHTS

- More than 2,400 feet of highly visible frontage on Rand Road
- Strategic Rand Road location serving North Barrington, Lake Zurich, and Wauconda
- Surrounded by upscale residential communities (Wynstone) within a strong demographic market
- Proposed signal at Timberlake Road
- VPD - 38,435 Rand Road (US RT 12)
- 10,850 Old McHenry Road



CONTACT
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OLD McHENRY RD & HWY 12

HAWTHORN WOODS, IL

AREA AMENITIES AND TRANSPORTATION CORRIDORS



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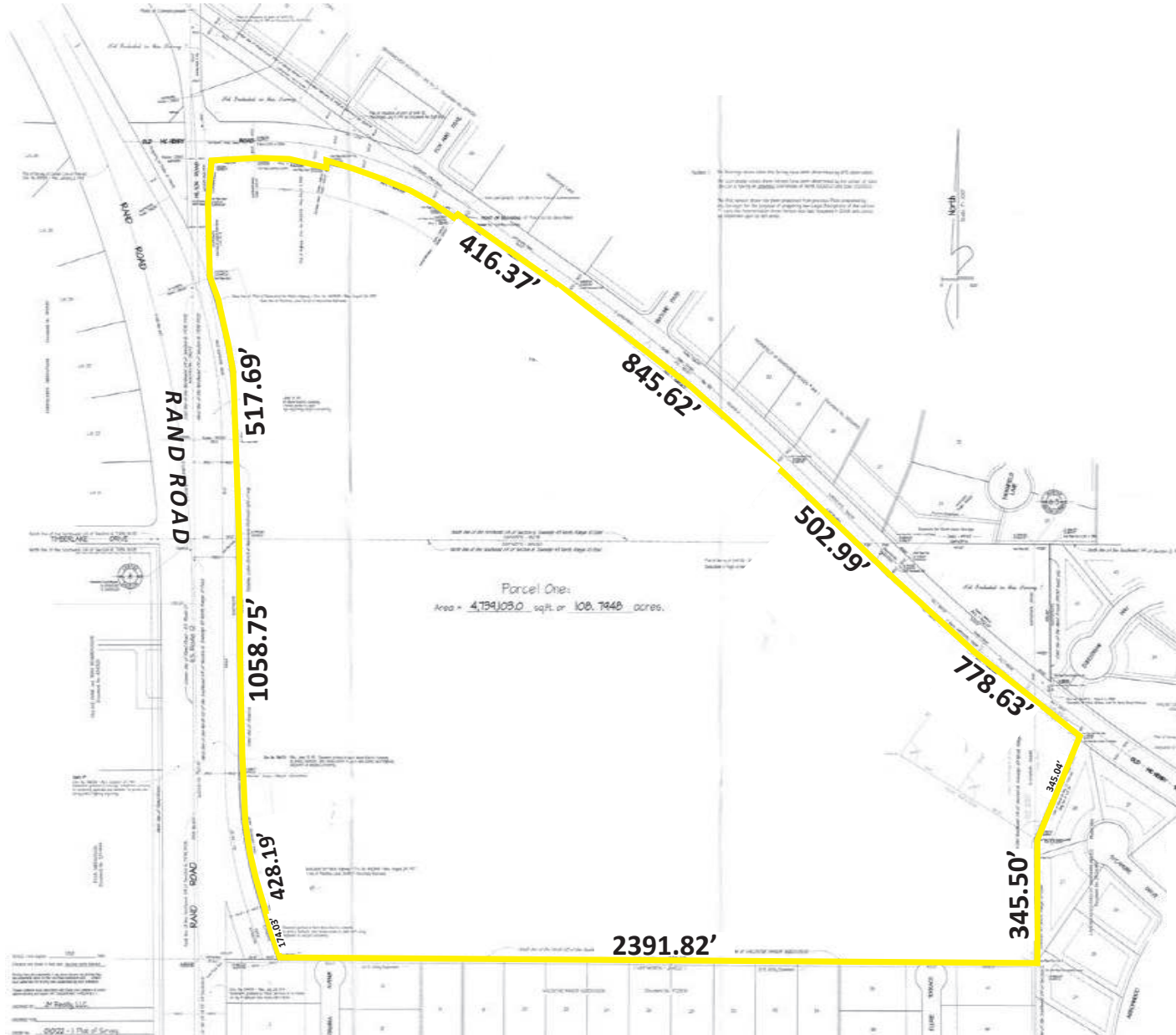
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OLD McHENRY RD & HWY 12

HAWTHORN WOODS, IL

PLAT OF SURVEY



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OLD McHENRY RD & HWY 12

HAWTHORN WOODS, IL

AVAILABLE



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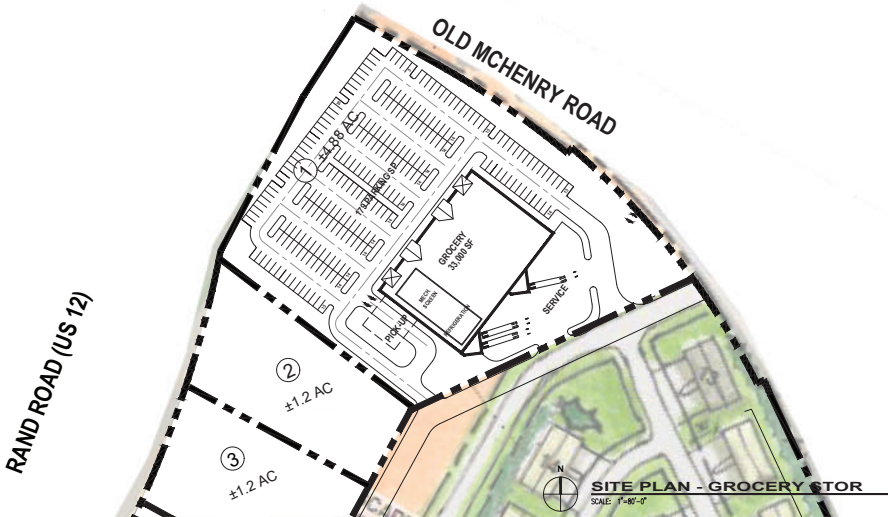
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OLD McHENRY RD & HWY 12

HAWTHORN WOODS, IL

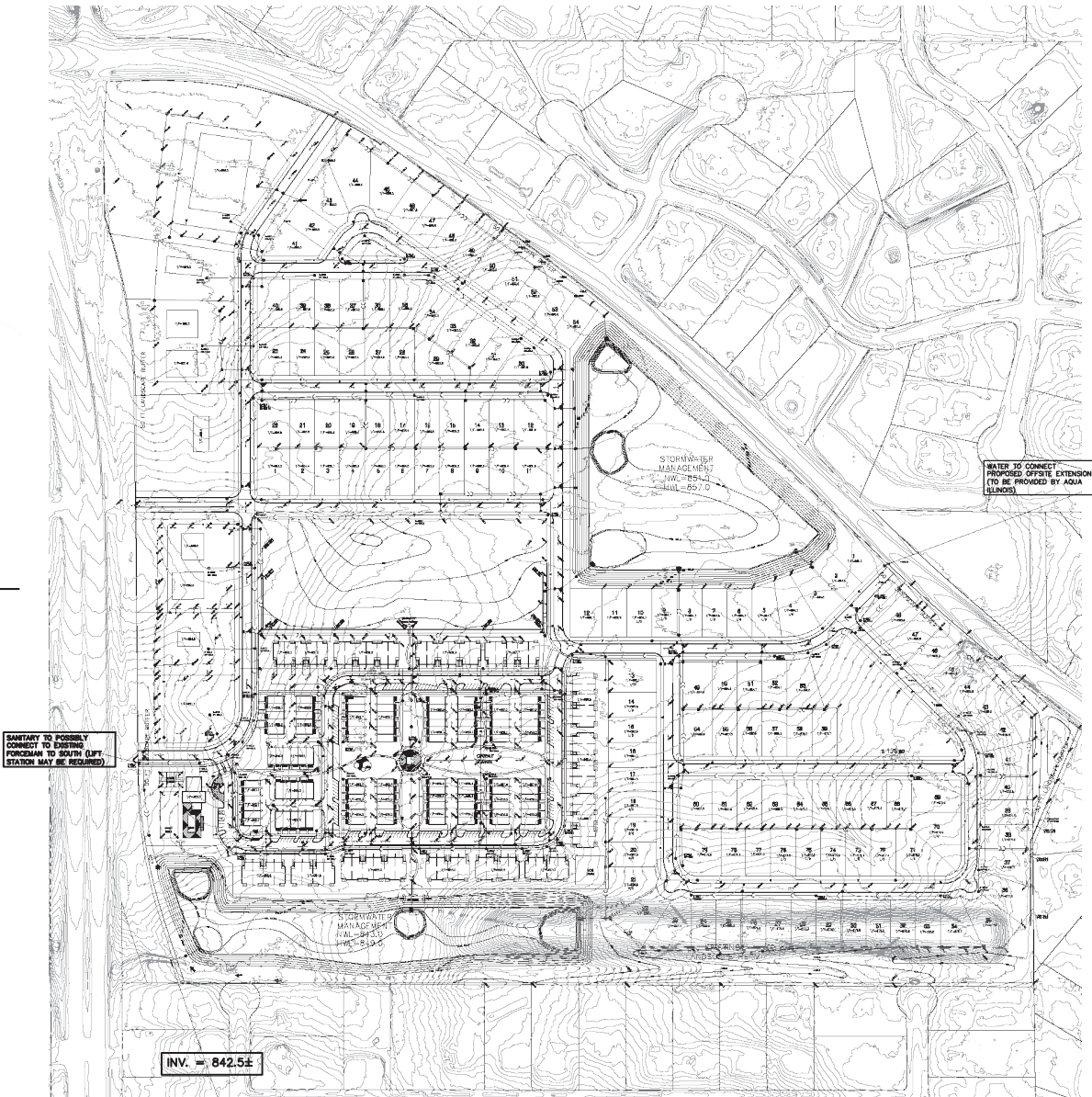
MOCK-UP GROCER CONCEPT



PROPOSED LAND USE

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE-FAMILY HOMES (70'w x 135'd TYP.)	141	45 AC	24.8%
FRONT-LOADED TOWNHOMES-A	138	14 AC	18.6%
REAR-LOADED TOWNHOMES	191	5.9 AC	16.6%
OPEN SPACE / DETENTION	-	25.2 AC	22.9%
COMMERCIAL	-	14 AC	17.1%
TOTAL	421	110.1 AC	100.0%



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DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)



TOTAL POPULATION

1 MILES

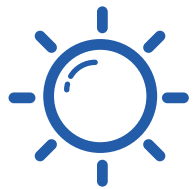
2,685

3 MILES

31,591

5 MILES

82,804



DAYTIME POPULATION

1,661

23,519

61,411



HOUSE HOLDS

919

12,341

30,859



AVG HH INCOME

\$269,041

\$198,902

\$205,780

NEAR-BY AREA TENANTS



TRAFFIC COUNTS

	COUNT
HWY 12	38,435 VPD
OLD McHENRY RD	10,850 VPD