



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$15.80 PSF
Building Size:	3,175 SF
Year Built:	1986
Zoning:	R: Retail
County:	Lake
Traffic Count:	Approx. 34,100 VPD

Property Overview

Freestanding former Bank building for lease near the signalized intersection of Half Day Road (Route 22) and Waukegan Road in Bannockburn, Lake County, Illinois. The property is located as an out lot building to the Bannockburn Green Shopping Center, anchored by Heinen's and Walgreens. Other retailers in the development include McDonald's, Starbucks (opening Q4 2026), Rosati's Pizza, Jersey Mike's, Sports Clips, Barre 3, Studio 18, H&R Block, and Montessori Kids Universe, among many others. The building features drive-thru lanes, excellent natural lighting, vaulting ceilings, monument signage along Route 22 (~20,000 VPD) and ample parking on-site. The property is conveniently accessible located within one (1) mile of Interstate-94 and Route-41 and is situated between Deerfield, Highland Park, Lake Forest, and Riverwoods, offering an opportunity to join one of the most affluent areas in all of Chicagoland, with an average household income of \$183,000+ within three (3) miles of the property.

Property Highlights

- 3,000 SF single-tenant building with drive-thru lanes near the corner of the signalized intersection at Half Day Road (Route 22) and Waukegan Road (~34,100 VPD)
- Opportunity to be a part of a grocery anchored development in an extremely affluent northern suburb of Chicago
- Located approximately one (1) mile north of Deerfield High School

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FOR SALE OR LEASE | 2595 WAUKEGAN ROAD

RETAILER MAP



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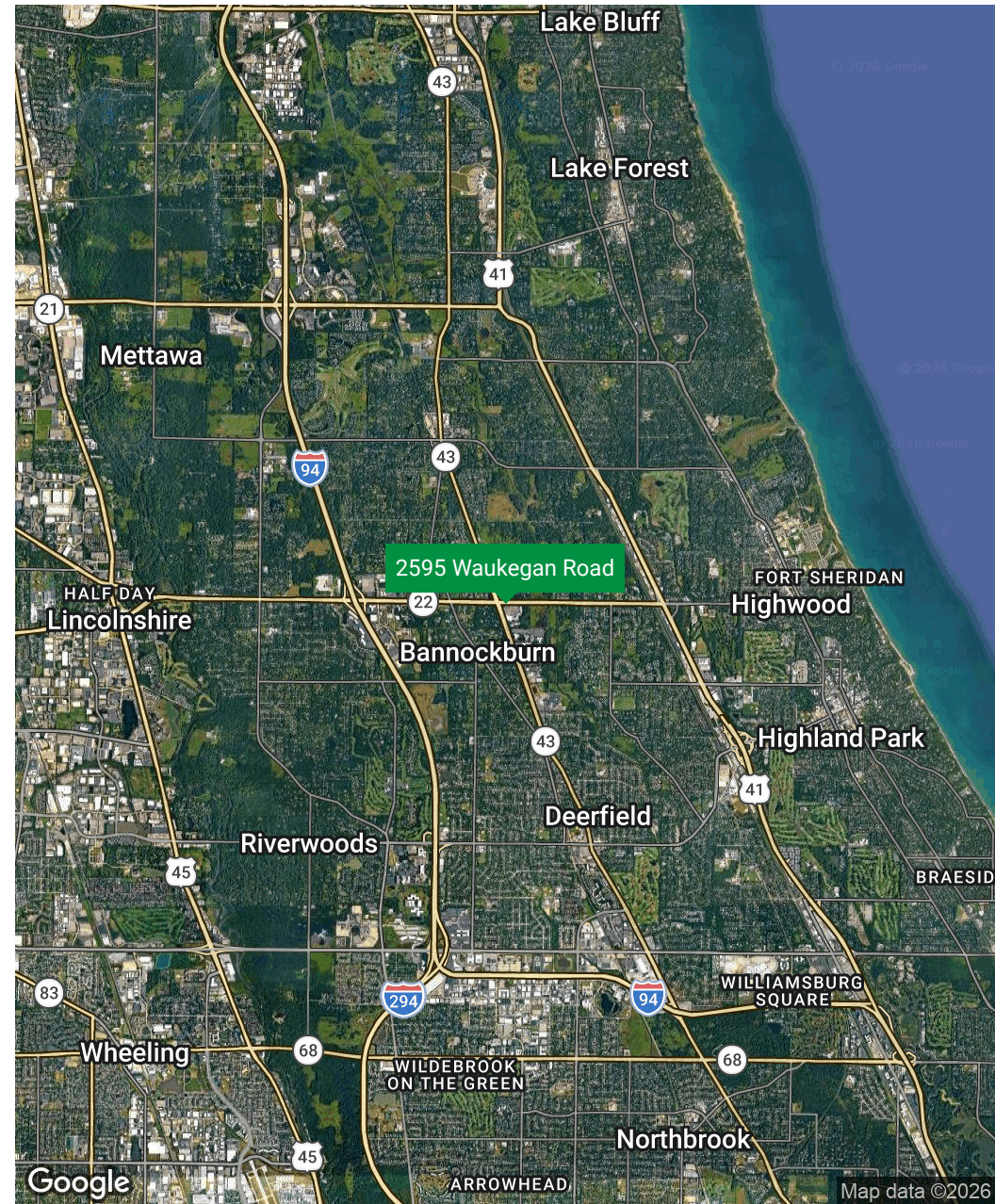
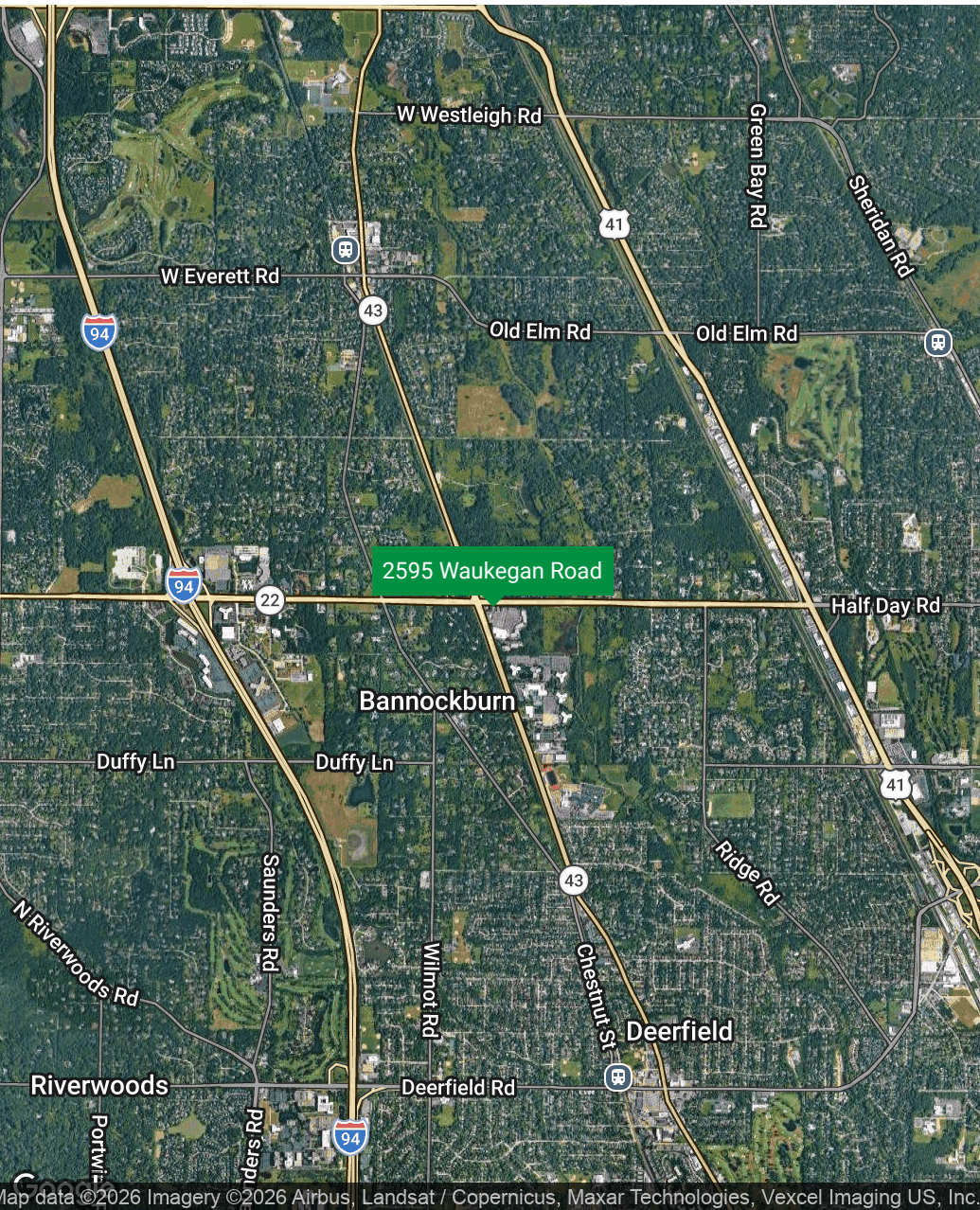
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LOCATION MAP



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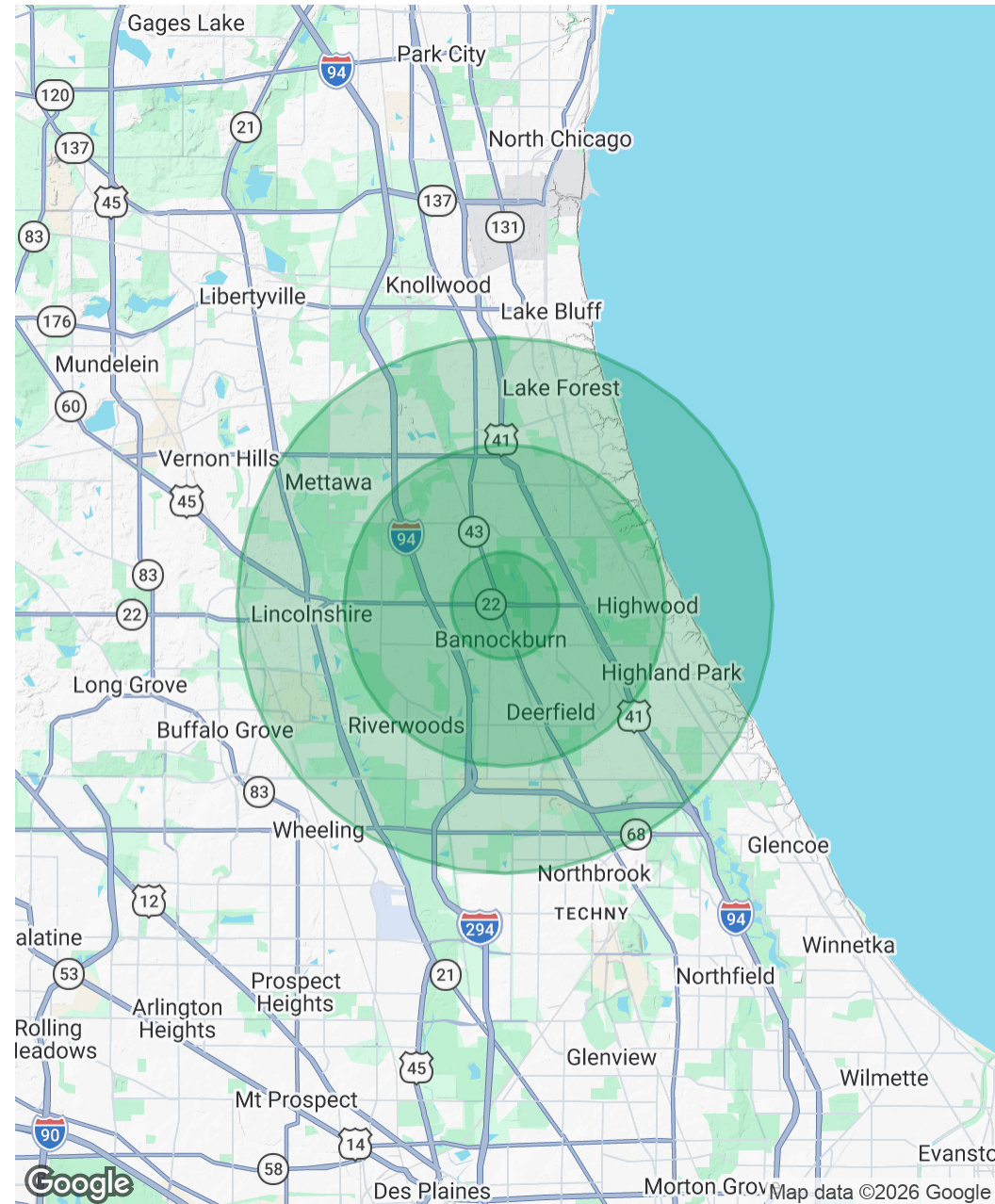
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,031	50,693	121,928
Average Age	39.9	42.3	43.4
Average Age Male	39.2	41.2	42.1
Average Age Female	40.5	43.3	44.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	568	18,005	45,675
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$192,698	\$183,606	\$169,835
Average House Value	\$896,313	\$664,107	\$604,260

Demographics data derived from AlphaMap



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