

NORTH SHORE DOWNTOWN MIXED-USE INVESTMENT OPPORTUNITY

Deerpath Plaza 225 East Deerpath Road, Lake Forest, IL 60045 (Chicago MSA)

RETAIL PROPERTY FOR SALE

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject To Offer
2026 NOI:	\$592,400
Occupancy:	74%
Building Size:	47,863 SF
Lot Size:	0.89 Acres
Year Built:	1988
Zoning:	B-3: Traditional Business
Market:	North Suburbs
Parking:	62 Covered Spaces

Property Overview

Deerpath Plaza is a 47,863-square-foot, two-story mixed-use retail and office building located at the corner of Deerpath Road and Oakwood Avenue in downtown Lake Forest, Illinois (Chicago MSA). The Property sits on a 0.89-acre parcel zoned B-3: Traditional Business and is currently 74% leased to a diverse mix of retail, medical, wellness, and professional office tenants, including The Skin Care Center, Athletico, Fitness Together, Robb Orthodontics, Pilates of Lake Forest, Berlin Packaging, BioFit, and other established users. The Property generates an in-place NOI of approximately \$592,400 at the existing 74% occupancy rate, offering investors stable day-one cash flow with meaningful upside through lease-up and stabilization. Deerpath Plaza features an atrium, elevator access, Deerpath Road signage, and 62 underground parking spaces, all within Lake Forest's affluent downtown commercial corridor surrounded by restaurants, retailers, residential density, Lake Forest College, and Northwestern Medicine Lake Forest Hospital.

Property Highlights

- Rarely available commercial asset, well located at the corner of Deerpath Road and Oakwood Avenue in the heart of downtown Lake Forest, one of Chicago's most affluent North Shore suburbs
- Mixed-Use commercial asset featuring an in-place NOI of approximately \$592,000 at 74% occupancy, featuring value-add potential through lease-up and stabilization
- Diversified tenant roster of retail, medical, wellness, service, and professional office users, limiting exposure to any single tenant or use category

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RETAIL PROPERTY FOR SALE

TENANCY



First Floor

Suite	Tenant	Size
50/60	The Skin Care Center	6,723 SF
80	Paradise Home Design	1,044 SF
100	Robb Orthodontics	2,120 SF
121	Taper Cuts	643 SF
122	Pilates of Lake Forest	1,212 SF
126	Fitness Together	2,516 SF
130	Athletico	4,128 SF
136	Ivana Glow Medical Spa	491 SF
138	MOD Construction	2,300 SF

Second Floor

Suite	Tenant	Size
200	Janney Montgomery Scott	4,300 SF
206-210	MiLi Counseling	1,250 SF
224	Grainger	1,135 SF
250	Berlin Packaging	1,905 SF
260	BioFit	1,587 SF
280	360 Degrees Wellness & Coaching	1,988 SF
290	Lake Forest Dental Care	1,707 SF

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the SKIN CARE center

By DOCS Dermatology Group

ATHLETICO
PHYSICAL THERAPY

Tenant Overview

Company:	The Skin Care Center
Founded:	1978
Locations:	118
Space Size:	6,723 SF
Headquarters:	Blue Ash, Ohio
Website:	https://docsdermgroup.com/

Tenant Overview

Company:	Athletico Physical Therapy
Founded:	1991
Locations:	900+
Space Size:	4,128 SF
Headquarters:	Oak Brook, Illinois
Website:	https://www.athletico.com/

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Tenant Overview

Company:	Berlin Packaging
Founded:	1988
Locations:	100+
Unit Size:	1,905 SF
Headquarters:	Chicago, Illinois
Website:	https://www.berlinpackaging.com/



Tenant Overview

Company:	BioFit
Founded:	1946
Locations:	1,200+
Unit Size:	1,587 SF
Headquarters:	Bowling Green, Ohio
Website:	https://www.biofit.com/

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Tenant Overview

Company:	Grainger
Founded:	1927
Locations:	250+
Unit Size:	1,135 SF
Headquarters:	Lake Forest, Illinois
Website:	https://www.grainger.com/

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ADDITIONAL PHOTOS



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An aerial photograph of a town, likely in the Northeastern United States, showing a mix of historic and modern architecture. A large, green, stylized question mark is superimposed over the center of the image. The text 'LOCATION INFORMATION' is written in a green, serif font across the middle of the image.

LOCATION INFORMATION

RETAIL PROPERTY FOR SALE

LOCATION DESCRIPTION



Location Description

Deerpath Plaza is located along the south side of Deerpath Road at the intersection of Oakwood Avenue in the heart of downtown Lake Forest, Lake County, Illinois. Lake Forest is an affluent North Shore suburb located approximately 30 miles north of downtown Chicago and is nationally recognized for its strong demographics, historic character, and highly desirable residential base. The community is home to approximately 19,500 residents and ranks among the wealthiest municipalities in the country, with an average household income of approximately \$265,000 and a median home value of approximately \$852,000. Within Lake Forest, the Property benefits from a premier downtown location just one (1) block west of the Deerpath Road and Western Avenue intersection, two (2) of the primary thoroughfares serving the city's central business district.

The surrounding area features a strong mix of retail, restaurant, residential, institutional, and medical uses, creating consistent daily traffic and a highly attractive environment for mixed-use ownership. Nearby demand drivers include Lake Forest College just a few blocks east, and Northwestern Medicine Lake Forest Hospital to the west, the largest employers in the community. The downtown retail corridor along Deerpath Road and Western Avenue includes a deep roster of national and local tenants, including Jewel-Osco, The Fresh Market, Walgreens, CVS, Chase Bank, BMO, Bank of America, The UPS Store, Lululemon, Egg Harbor Café, Rosati's Pizza, Dunkin', Starbucks, and numerous boutique retailers and restaurants.

Lake Forest, Illinois, a Chicago North Shore suburb, is known for its affluent residential areas, natural beauty, and historic structures, located along Lake Michigan about 30 miles north of downtown Chicago. The city was founded with Lake Forest College, laid out as a town in 1857, and was among the first planned suburban communities in the United States. The city is known as an affluent residential suburbs with beautiful high end homes and estates. It is home to Lake Forest College, ranked as one of the top liberal arts colleges in the Midwest. Lake Forest features a vibrant downtown business district with two (2) Metra train stations that provide access to the City of Chicago and neighboring suburbs.

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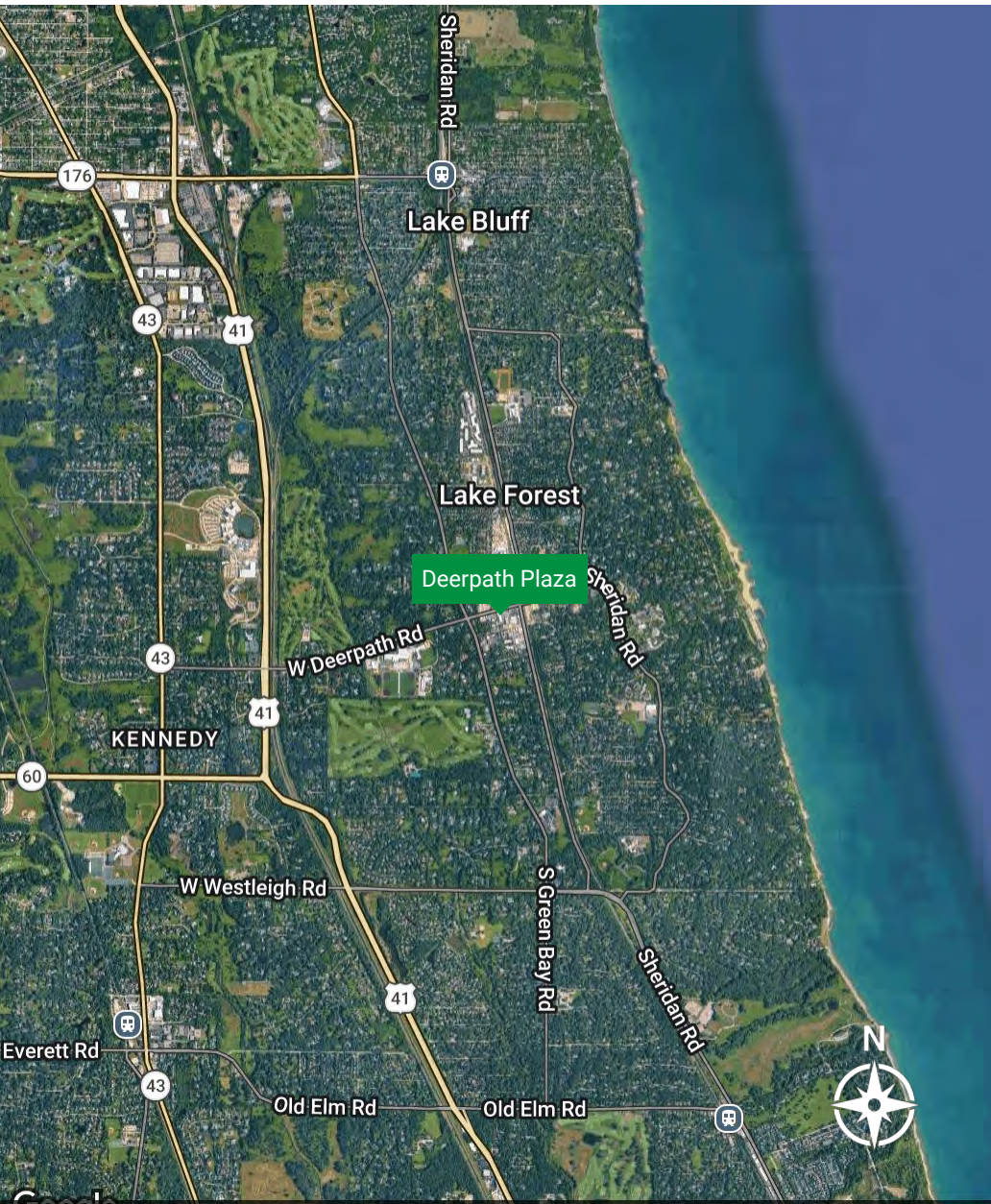
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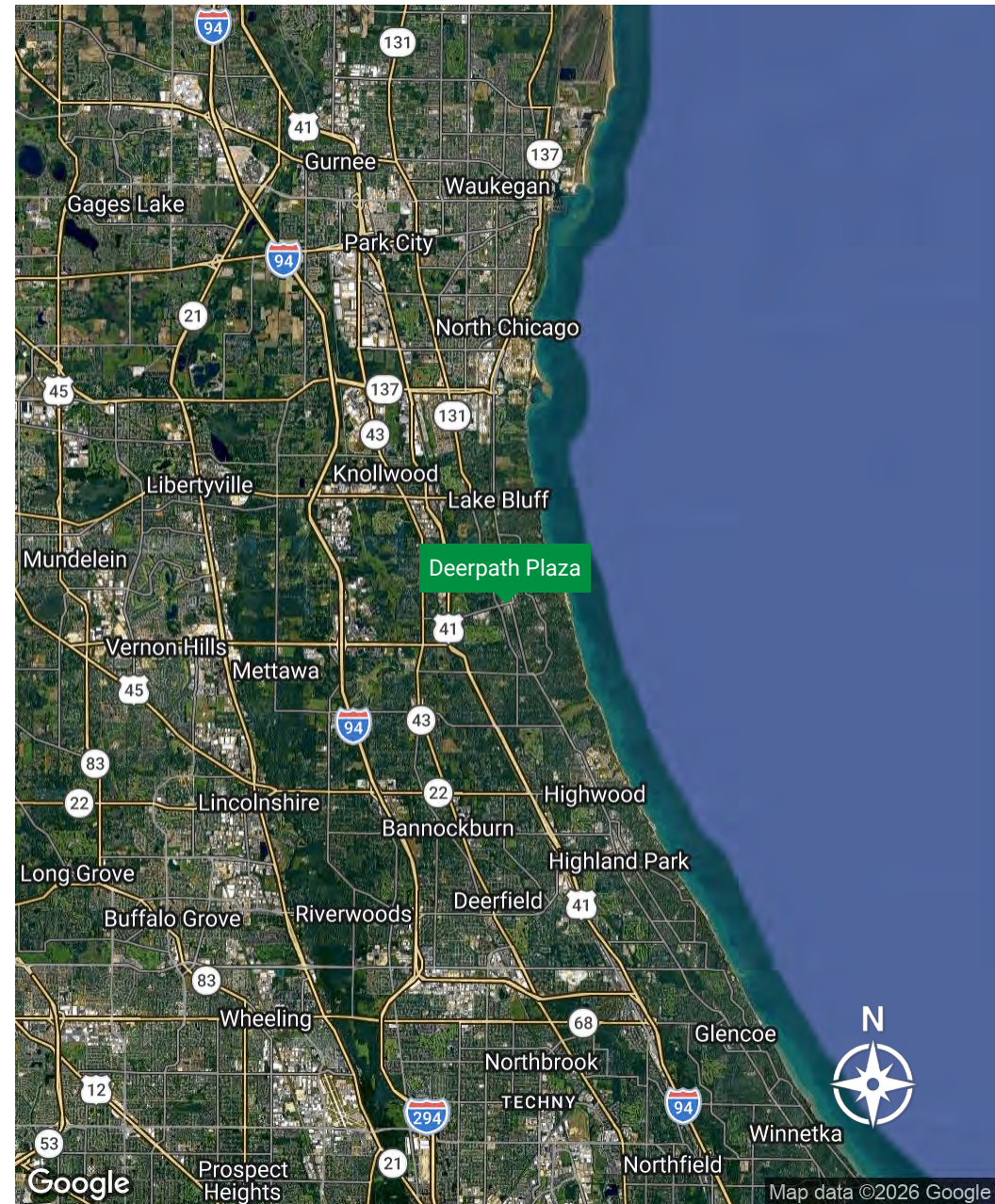
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RETAIL PROPERTY FOR SALE

LOCATION MAP



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Map data ©2026 Google

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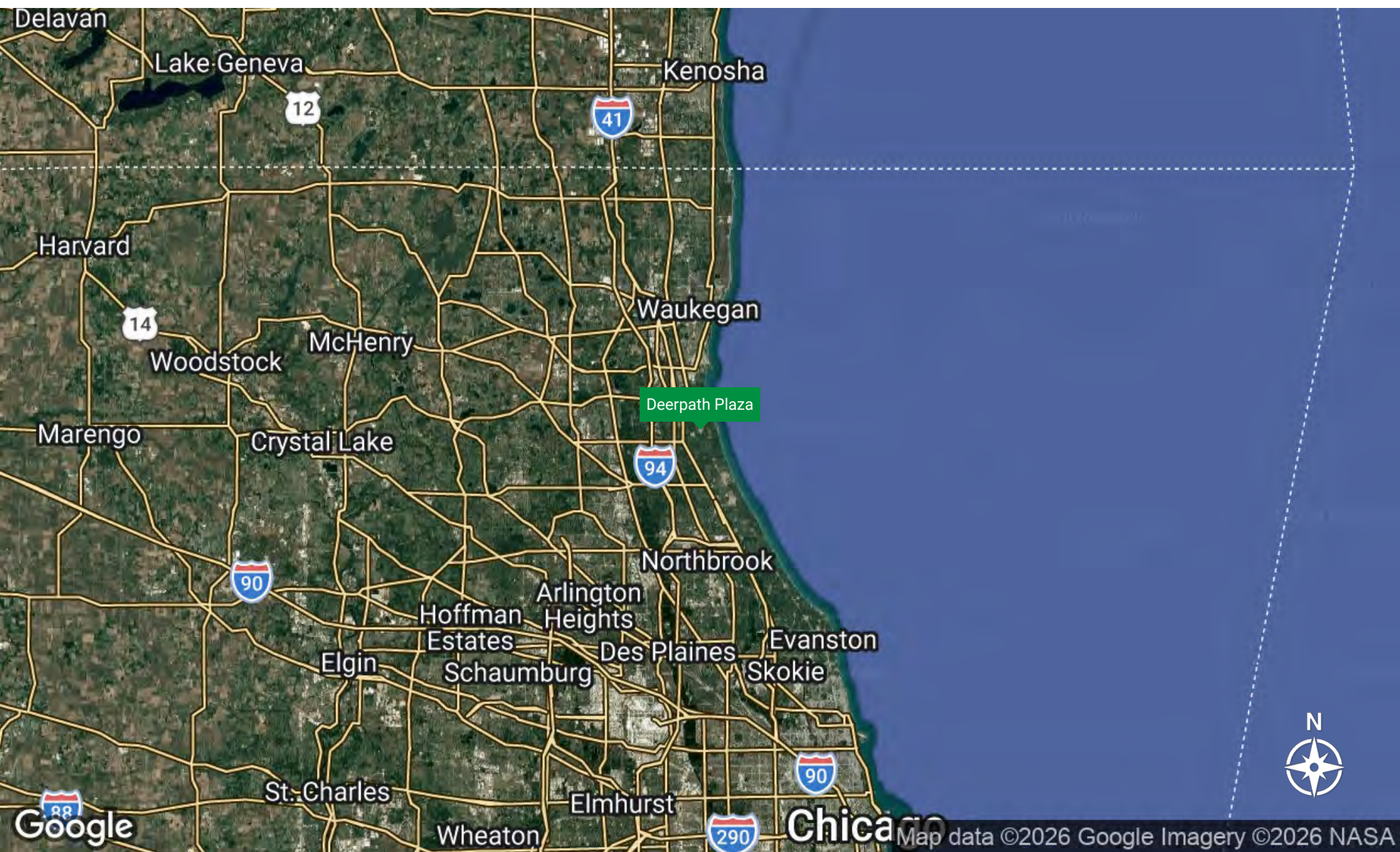
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RETAIL PROPERTY FOR SALE

AERIAL MAP



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An aerial photograph of a town, likely in New England, featuring a mix of historic and modern buildings, a prominent clock tower, and a large green number '3' overlaid in the center. The town is surrounded by dense green trees, and a road with a stop sign is visible in the foreground.

3 DEMOGRAPHICS

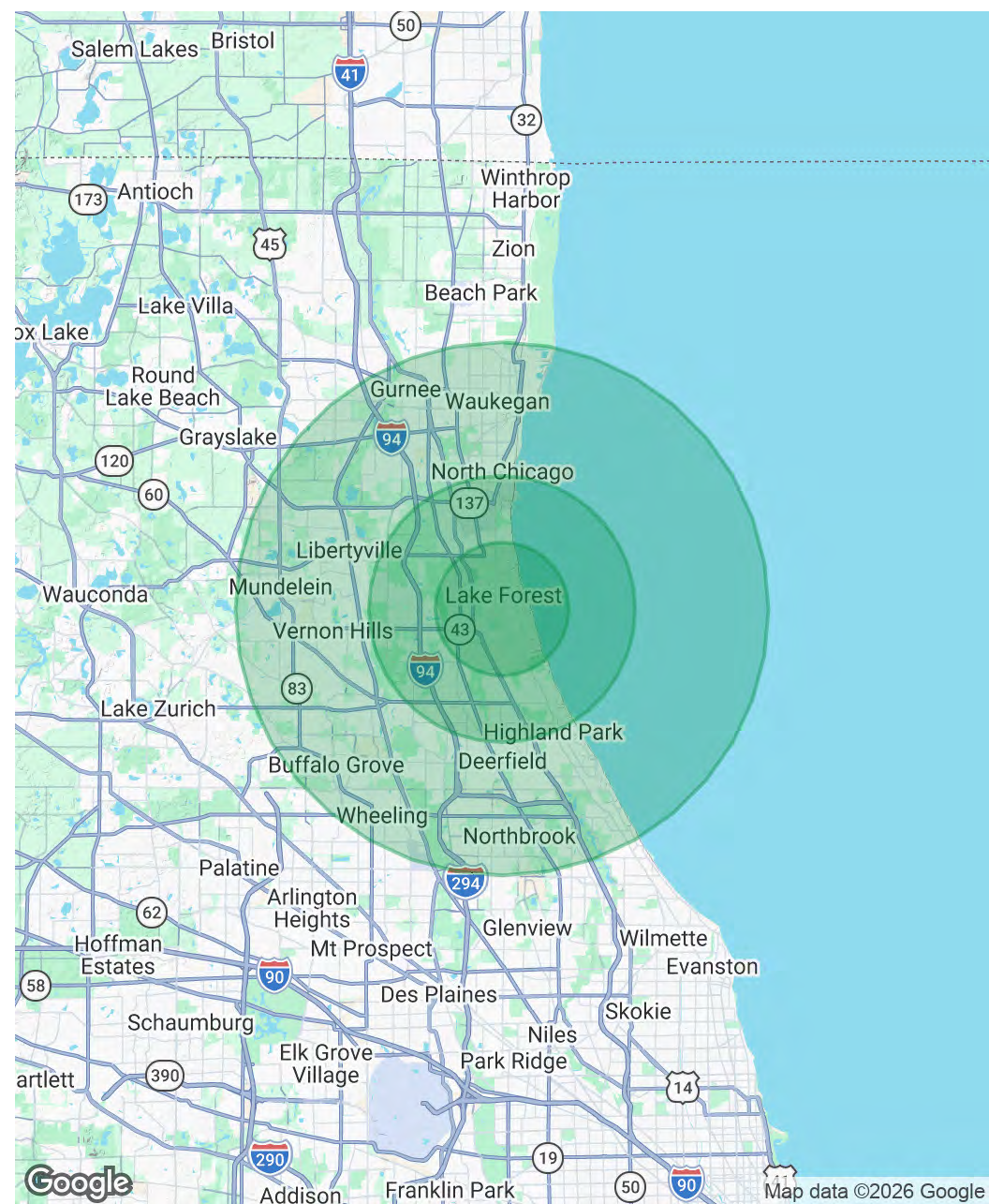
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DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	18,697	77,895	440,437
Average Age	45.1	40.2	41.1
Average Age (Male)	43.3	39.1	40.1
Average Age (Female)	47.0	41.3	41.9

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	6,757	25,270	159,313
# of Persons per HH	2.8	3.1	2.8
Average HH Income	\$301,617	\$220,436	\$171,616
Average House Value	\$973,061	\$751,888	\$519,611

2023 American Community Survey (ACS)



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- THE SKIN CARE CENTER
- PARALLEL 9 EQUITY
- 360° WELLNESS & COACHING
- FITNESS TOGETHER
- ATHLETIC PHYSICAL THERAPY
- TAPER CUT
- HOLD ORTHODONTICS
- PILATES OF LAKE FOREST
- DR. MAINA DIMENT
- DR. LEONARD SALTZMAN
- LEASING INFO CALL (847) 602-2005

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