



The Clove, an exciting landmark redevelopment with a programmable and activated Central Park surrounded by luxury residential, dining, retail, and entertainment. The Clove represents the preeminent destination and vibrant focal point for Buffalo Grove residents to gather. Kensington Development and IM Properties are pleased to present The Clove.

# THE CLOVE



**66,000**  
COMBINED VEHICLES  
PASSING PER DAY

**\$111k**  
AVERAGE HOUSEHOLD  
INCOME  
(5 MILE)



**2025**  
GRAND  
OPENING

# THE CLOVE

**171k**  
DAYTIME  
POPULATION  
(5 MILE)

**\$150 M**  
REDEVELOPMENT



**226,000**  
POPULATION  
(5 MILE)






Sophie Eck  
303-228-4766  
sophie@kensingtondev.com



Willow Stream Park

Buffalo Grove Golf Course

FOUR POINTS BY SHERATON

COUNTYLINE TAVERN

St. Mary's Church and School

Buffalo Grove Park District

83

Buffalo Grove Rd

Old Checker Rd

Lake Cook Rd

Mchenry Rd

Weiland Rd

THE CLOVE

13k VPD

17k VPD

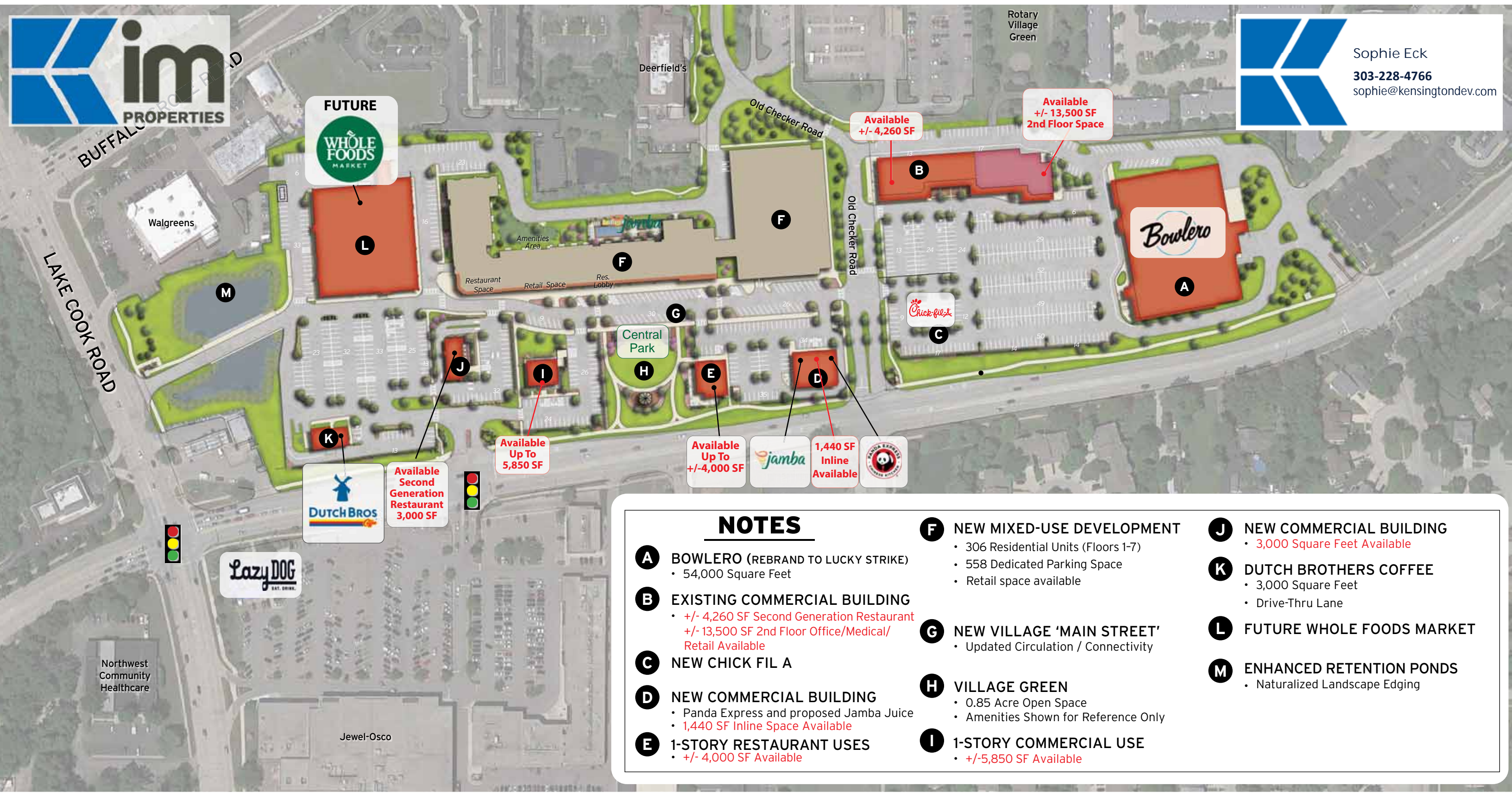
36k VPD






# THE CLOVE

# MASTER PLAN CONCEPT



Sophie Eck  
 303-228-4766  
 sophie@kensingtondev.com

**FUTURE**  
  
**WHOLE FOODS MARKET**

Available  
 +/- 4,260 SF

Available  
 +/- 13,500 SF  
 2nd Floor Space

Available  
 Up To  
 5,850 SF

Available  
 Up To  
 +/-4,000 SF

1,440 SF  
 Inline  
 Available

**DUTCH BROS**  
 Available  
 Second  
 Generation  
 Restaurant  
 3,000 SF

## NOTES

- |   |  |   |
|---|--|---|
| <p><b>A</b> BOWLERO (REBRAND TO LUCKY STRIKE)<br/>       • 54,000 Square Feet</p> <p><b>B</b> EXISTING COMMERCIAL BUILDING<br/>       • +/- 4,260 SF Second Generation Restaurant<br/>       +/- 13,500 SF 2nd Floor Office/Medical/<br/>       Retail Available</p> <p><b>C</b> NEW CHICK FIL A</p> <p><b>D</b> NEW COMMERCIAL BUILDING<br/>       • Panda Express and proposed Jamba Juice<br/>       • 1,440 SF Inline Space Available</p> <p><b>E</b> 1-STORY RESTAURANT USES<br/>       • +/- 4,000 SF Available</p> | <p><b>F</b> NEW MIXED-USE DEVELOPMENT<br/>       • 306 Residential Units (Floors 1-7)<br/>       • 558 Dedicated Parking Space<br/>       • Retail space available</p> <p><b>G</b> NEW VILLAGE 'MAIN STREET'<br/>       • Updated Circulation / Connectivity</p> <p><b>H</b> VILLAGE GREEN<br/>       • 0.85 Acre Open Space<br/>       • Amenities Shown for Reference Only</p> <p><b>I</b> 1-STORY COMMERCIAL USE<br/>       • +/-5,850 SF Available</p> | <p><b>J</b> NEW COMMERCIAL BUILDING<br/>       • 3,000 Square Feet Available</p> <p><b>K</b> DUTCH BROTHERS COFFEE<br/>       • 3,000 Square Feet<br/>       • Drive-Thru Lane</p> <p><b>L</b> FUTURE WHOLE FOODS MARKET</p> <p><b>M</b> ENHANCED RETENTION PONDS<br/>       • Naturalized Landscape Edging</p> |
|---|--|---|



# THE CLOVE

## BUILDING "B" ELEVATION IMMEDIATE AVAILABILITY



Sophie Eck  
303-228-4766  
sophie@kensingtondev.com





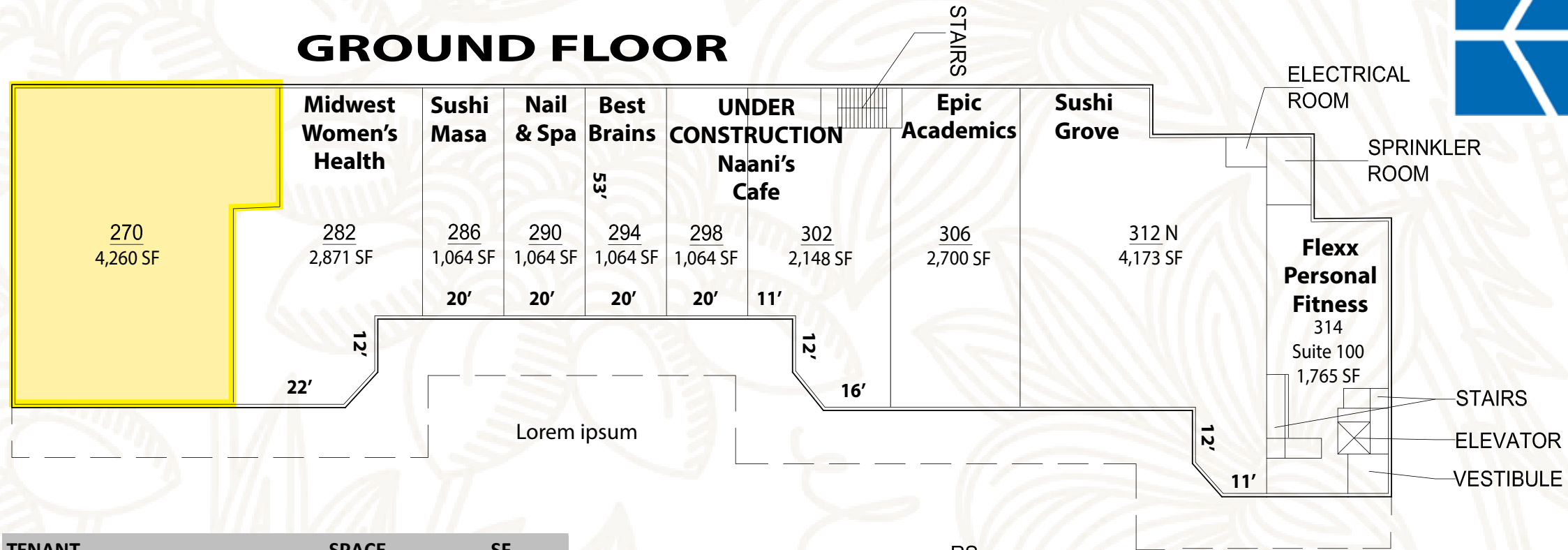
# THE CLOVE

## FLOOR PLAN EXISTING BUILDING "B" IMMEDIATE AVAILABILITY

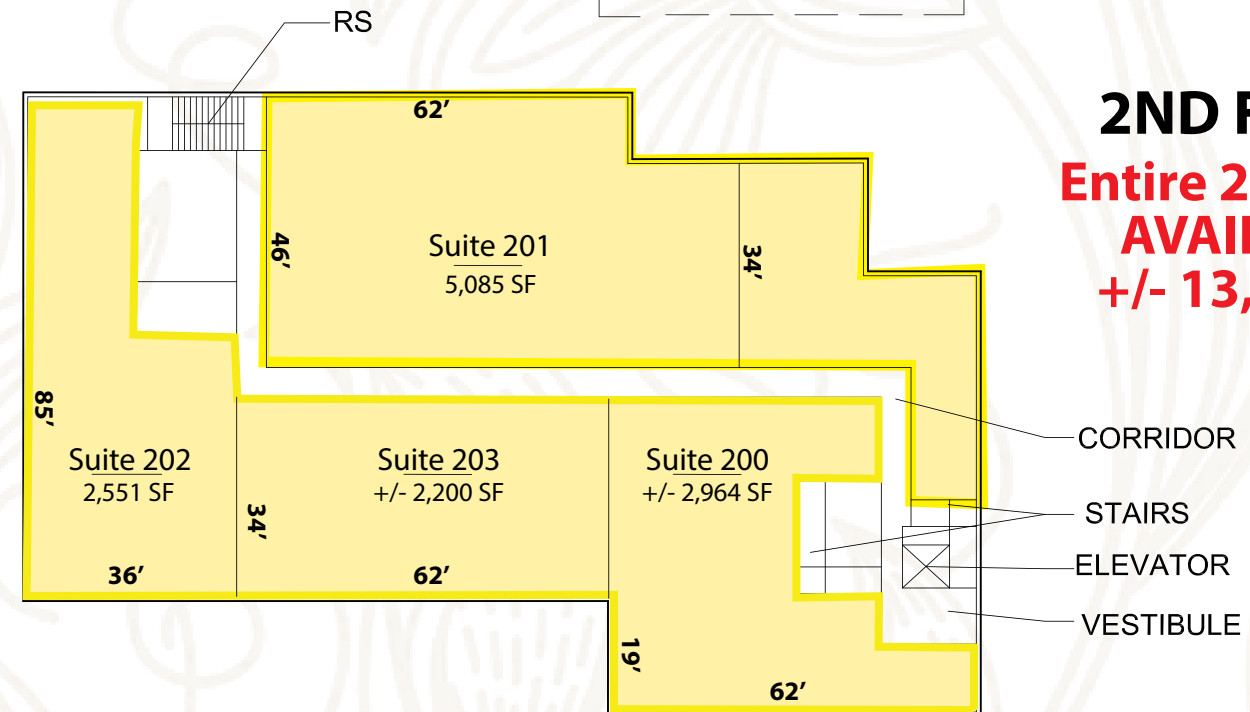


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### GROUND FLOOR



TENANT	SPACE	SF
AVAILABLE	314-Ste 200	2,964
AVAILABLE	314-Ste 201	5,085
AVAILABLE	314-Ste 202	2,551
AVAILABLE	314-Ste 203	2,200
Flexx Personal Fitness	314-Ste 100	1,765
Sushi Grove	306	3,678
Epic Academics	312	2,700
Proposed - Naani's Cafe	302	2,148
Proposed - Naani's Cafe	298	1,064
Best Brains	294	1,064
Nail & Spa	290	1,064
Sushi Masa	286	1,064
Midwest Women's Health	282	2,871
AVAILABLE	270	4,260



**2ND FLOOR**  
**Entire 2nd floor**  
**AVAILABLE**  
**+/- 13,500 SF**