



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$7.63 PSF
Retail Space Available:	796 - 6,000 SF
Office Space Available:	1,845 - 2,115 SF
Building Size:	160,114 SF
Year Built:	1985
Zoning:	R
Market:	Northern Suburbs
Traffic Count:	Approx. 30,200 VPD

Property Overview

Up to 6,000 SF available for lease at Bannockburn Green, a grocery anchored center in north suburban Bannockburn. The Heinen's anchored center is well located at the signalized intersection at Half Day Road (Route-22) and Waukegan Road, which border the affluent communities of Deerfield, Lake Forest, Bannockburn and Highland Park. Bannockburn Green presents an opportunity to join Heinen's, McDonald's, Walgreen's, Jersey Mike's, and Sports Clips, among several others. The property features a captive audience located within two (2) miles of both Deerfield High School and Lake Forest High School, combining for ~3,000 students and faculty. The center includes a 363 surface level parking lot, two (2) monument signs providing visibility and exposure to ~30,200 VPD, and flexible unit sizes. The center is conveniently located within one (1) mile of Interstate-94, Route-41, and the Lake Forest Metra Station.

Property Highlights

- Opportunity to lease space at a Heinen's anchored center in the affluent North Shore
- Along with Heinen's, co-tenants including McDonald's, Jersey Mike's, Walgreen's, and Sports Clips, among many others
- Conveniently located within one (1) mile of both Interstate-94 and Route-41
- Two (2) monument sign opportunities, featuring visibility and exposure to 30,000+ VPD
- Turnkey restaurant opportunity featuring a fully built-out space with existing kitchen infrastructure and outdoor seating.

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 1211	Available	1,492 SF	NNN	Negotiable	-
Suite D	Available	6,000 SF	NNN	Negotiable	-
Suite 2511	Available	2,998 SF	NNN	Negotiable	-
Suite 2513	Available	1,500 SF	NNN	Negotiable	-
Suite 2523	Available	1,485 SF	NNN	Negotiable	-
Suite 2535 (Second-Gen Restaurant)	Available	4,811 SF	NNN	Negotiable	-
Suite 2549	Available	796 SF	NNN	Negotiable	-
Suite 2553	Available	2,715 SF	NNN	Negotiable	-
Suite 2561	Available	2,241 SF	NNN	Negotiable	-
Suite 2561 - 1	Available	1,055 SF	NNN	Negotiable	-
Suite 220 - Office	Available	2,600 SF	Modified Gross	Negotiable	-
Suite 235 - Office	Available	1,845 SF	Modified Gross	Negotiable	-
Suite 260 - Office	Available	2,115 SF	Modified Gross	Negotiable	-

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FOR LEASE | 2501-2585 WAUKEGAN RD

RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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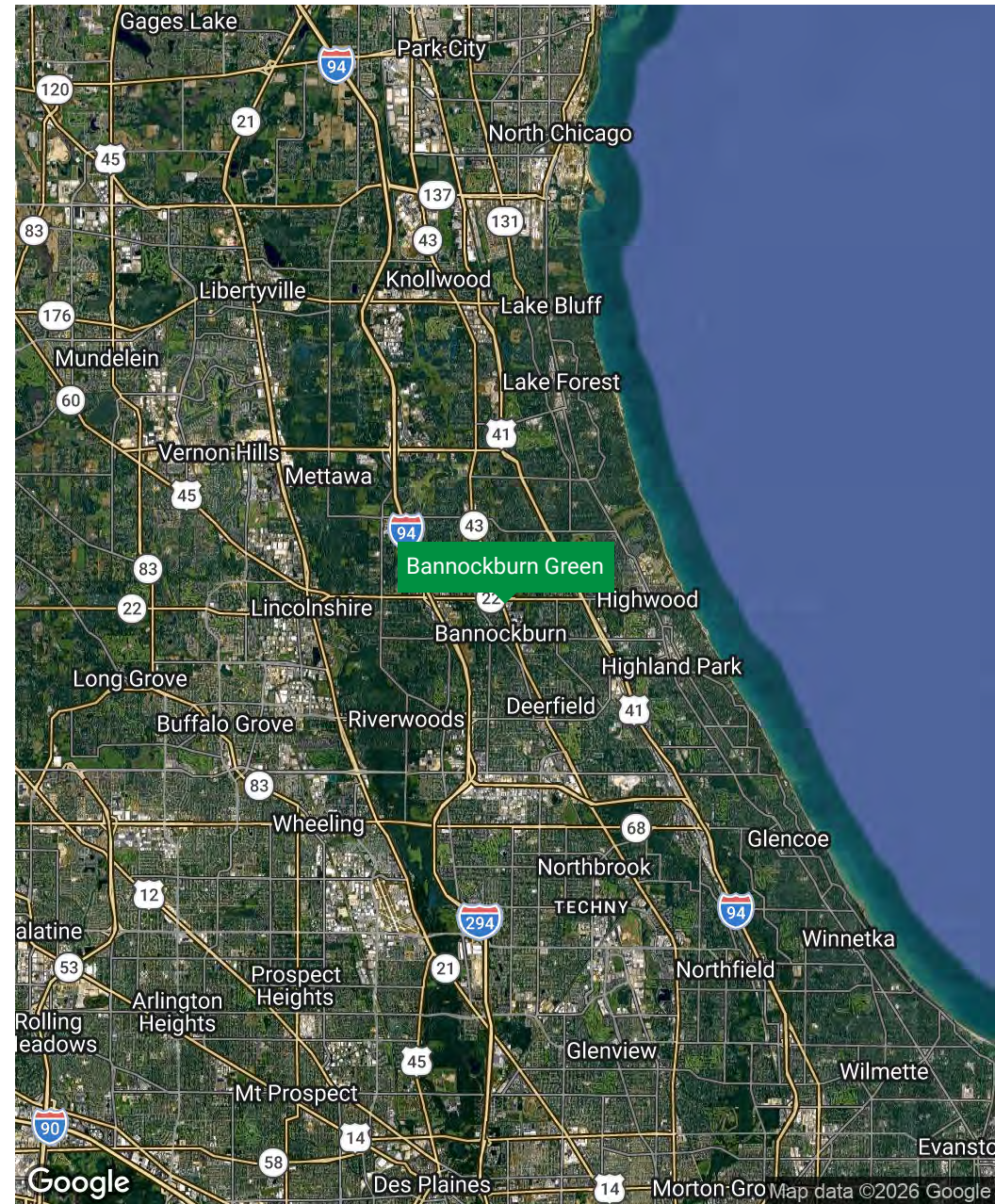
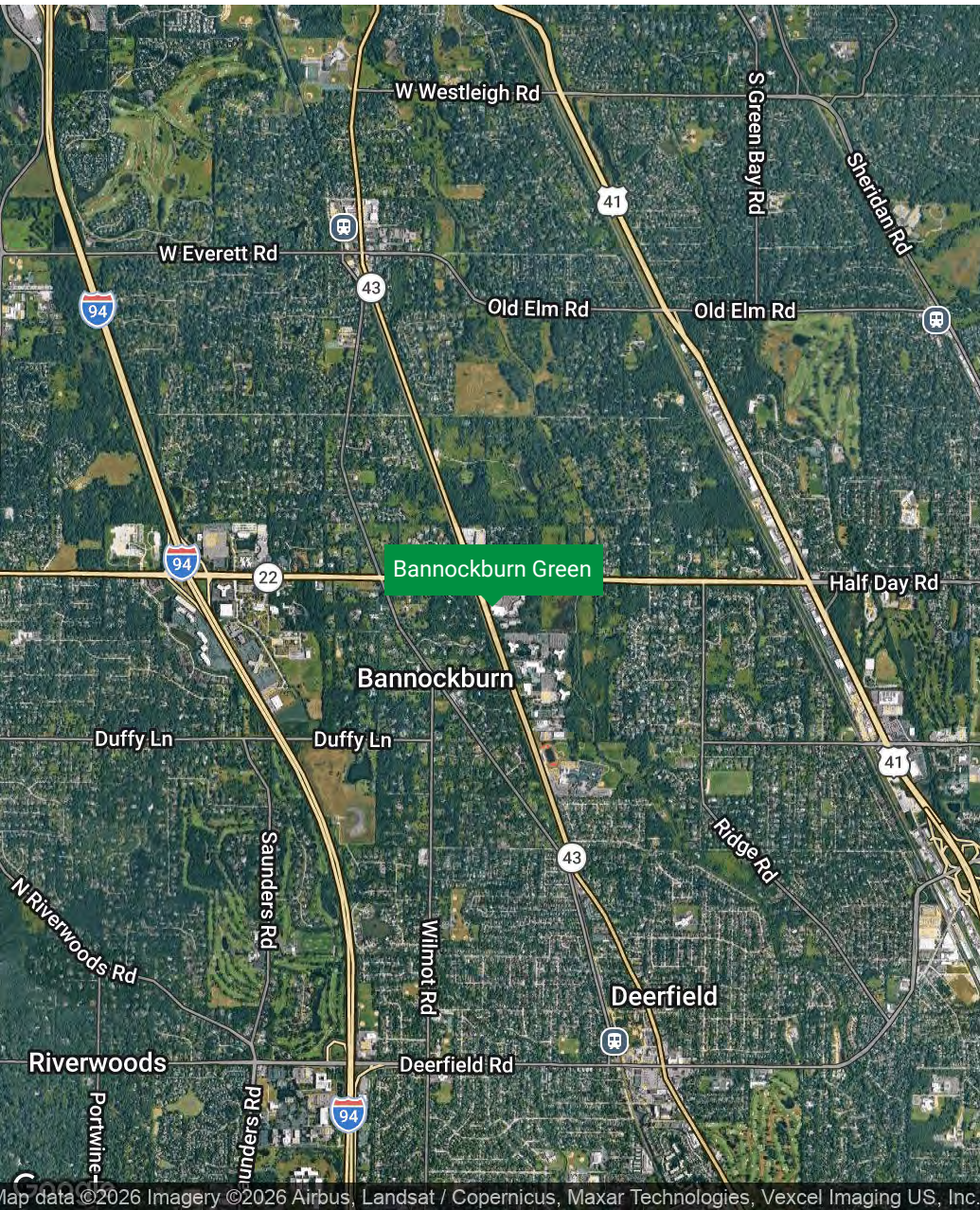
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LOCATION MAP



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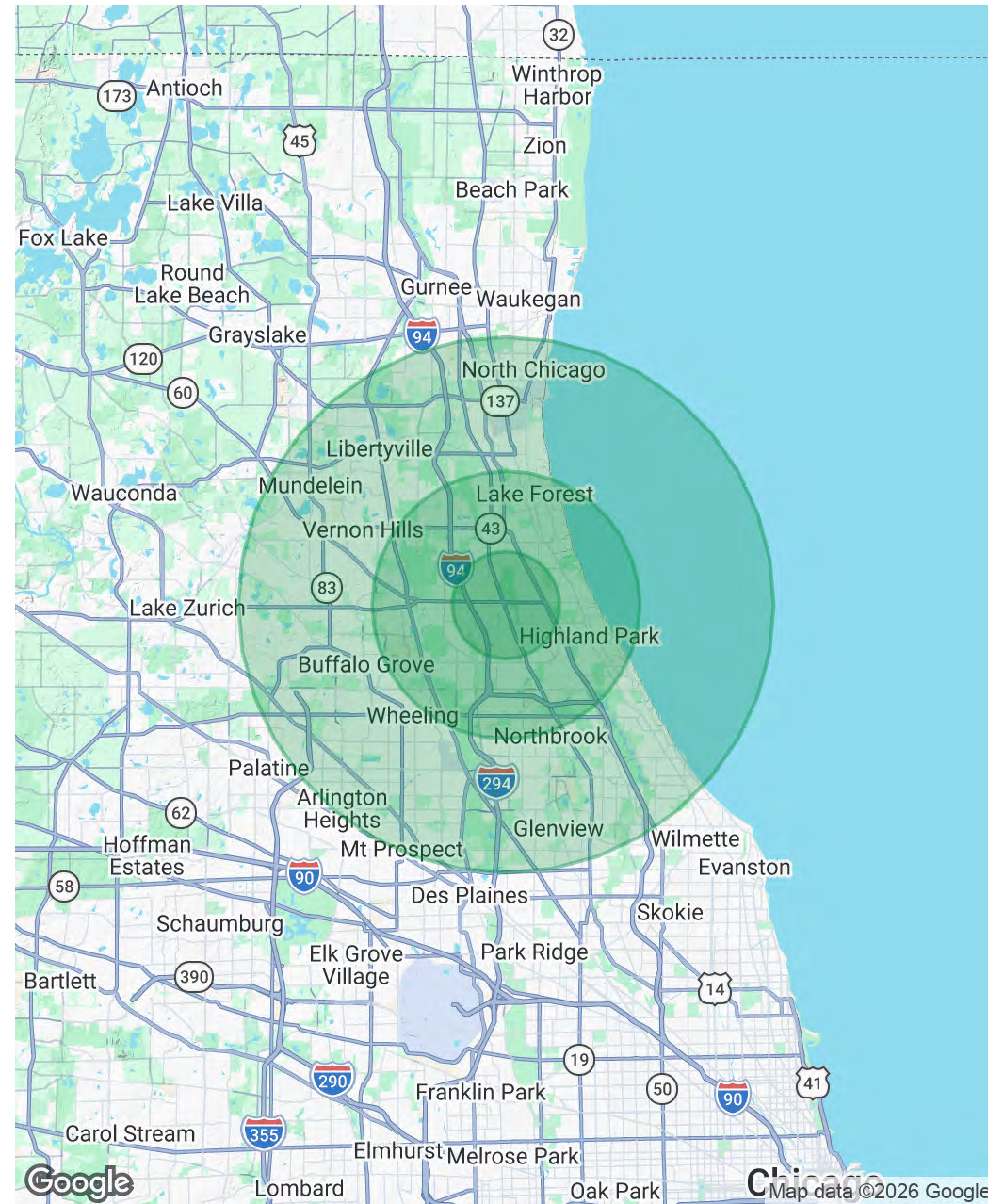
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Population	2 Miles	5 Miles	10 Miles
Total Population	19,196	130,461	545,767
Average Age	42	44	42
Average Age (Male)	41	43	41
Average Age (Female)	42	45	43

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	6,522	49,184	202,743
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$253,070	\$209,384	\$183,798
Average House Value	\$900,117	\$748,794	\$616,569

2020 American Community Survey (ACS)



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