



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



THE CLOVE



66,000
COMBINED VEHICLES
PASSING PER DAY

\$111k
AVERAGE HOUSEHOLD
INCOME
(5 MILE)

2022
GROUND
BREAKING

171k
DAYTIME
POPULATION
(5 MILE)

\$150 M
REDEVELOPMENT

226,000
POPULATION
(5 MILE)



**Under
Construction**





THE CLOVE

TRADE AREA



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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

McHenry Rd

Weiland Rd

Old Checker Rd



Jewel Osco

The UPS Store

Big Blue SWIM SCHOOL

Jersey Mike's SUBS

at&t

Binny's BEVERAGE DEPOT

HC HAIR CUTTERY

CHIPOTLE MEXICAN GRILL

POTBELLY SANDWICH SHOP



Coming Soon Lazy DOG

13k VPD

17k VPD

36k VPD

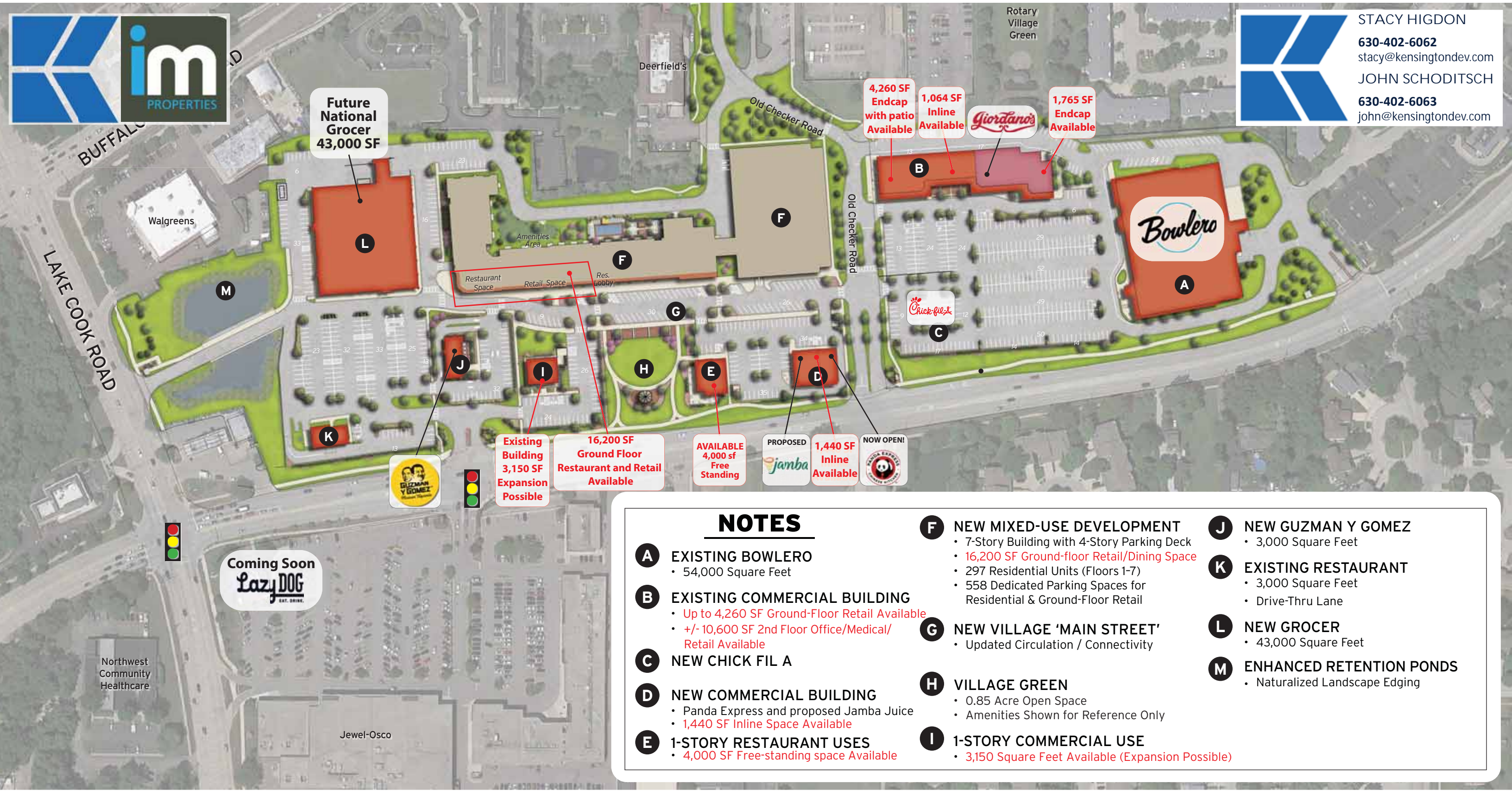
Lake Cook Rd





THE CLOVE

MASTER PLAN CONCEPT




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NOTES

<p>A EXISTING BOWLERO • 54,000 Square Feet</p> <p>B EXISTING COMMERCIAL BUILDING • Up to 4,260 SF Ground-Floor Retail Available • +/- 10,600 SF 2nd Floor Office/Medical/Retail Available</p> <p>C NEW CHICK FIL A</p> <p>D NEW COMMERCIAL BUILDING • Panda Express and proposed Jamba Juice • 1,440 SF Inline Space Available</p> <p>E 1-STORY RESTAURANT USES • 4,000 SF Free-standing space Available</p>	<p>F NEW MIXED-USE DEVELOPMENT • 7-Story Building with 4-Story Parking Deck • 16,200 SF Ground-floor Retail/Dining Space • 297 Residential Units (Floors 1-7) • 558 Dedicated Parking Spaces for Residential & Ground-Floor Retail</p> <p>G NEW VILLAGE 'MAIN STREET' • Updated Circulation / Connectivity</p> <p>H VILLAGE GREEN • 0.85 Acre Open Space • Amenities Shown for Reference Only</p> <p>I 1-STORY COMMERCIAL USE • 3,150 Square Feet Available (Expansion Possible)</p>	<p>J NEW GUZMAN Y GOMEZ • 3,000 Square Feet</p> <p>K EXISTING RESTAURANT • 3,000 Square Feet • Drive-Thru Lane</p> <p>L NEW GROCER • 43,000 Square Feet</p> <p>M ENHANCED RETENTION PONDS • Naturalized Landscape Edging</p>
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Coming Soon
Lazy DOG
EAT. DRINK.



AVAILABLE 4,000 sf Free Standing

PROPOSED  1,440 SF Inline Available

NOW OPEN! 

Existing Building 3,150 SF Expansion Possible

16,200 SF Ground Floor Restaurant and Retail Available

4,260 SF Endcap with patio Available

1,064 SF Inline Available



1,765 SF Endcap Available

Future National Grocer 43,000 SF

LAKE COOK ROAD

BUFFALO

Old Checker Road

Rotary Village Green

Deerfield's

Walgreens

Northwest Community Healthcare

Jewel-Osco



THE CLOVE

BUILDING "B" ELEVATION IMMEDIATE AVAILABILITY



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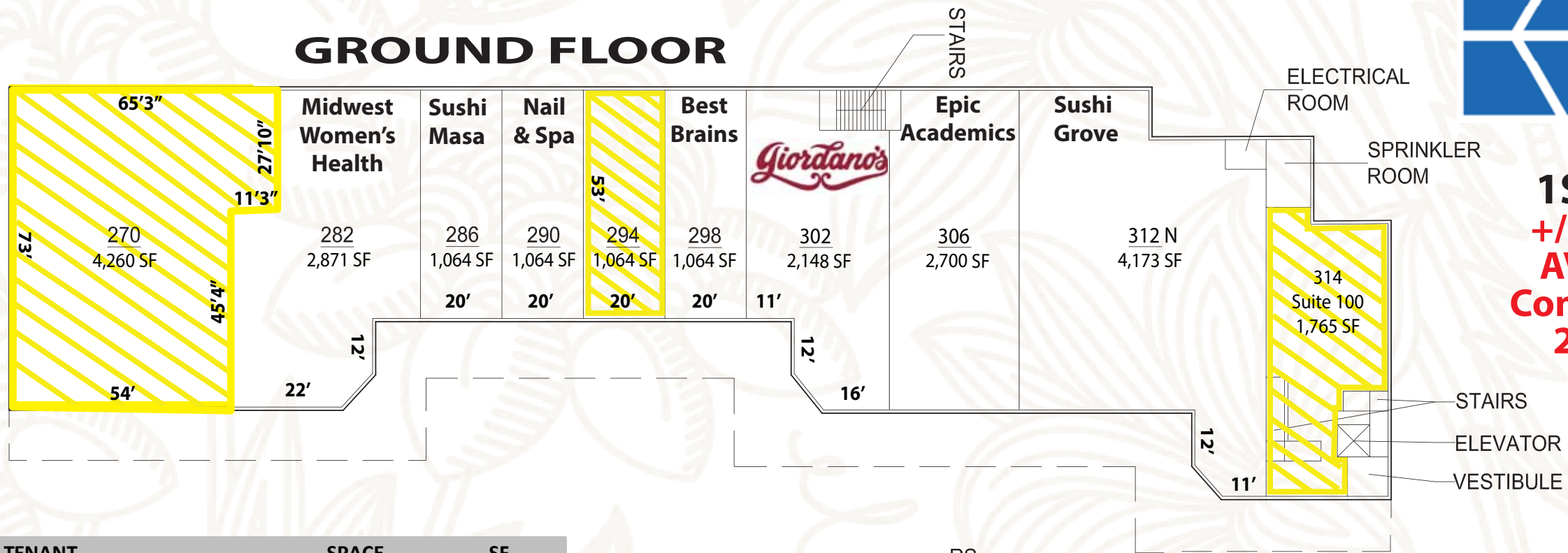
THE CLOVE

FLOOR PLAN EXISTING BUILDING "B" IMMEDIATE AVAILABILITY



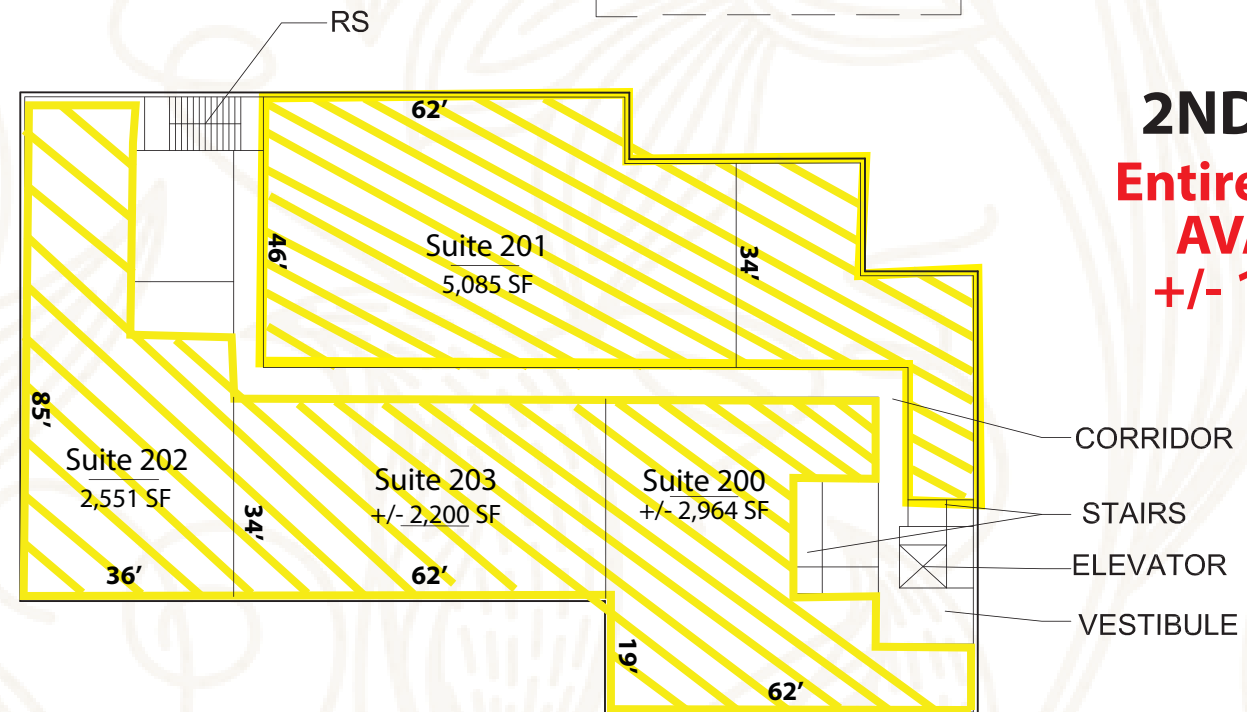
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GROUND FLOOR



1ST FLOOR
+/- 1,765 SF
AVAILABLE
Contiguous to
2nd 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
AVAILABLE	314-Ste 100	1,765
Sushi Grove	306	3,678
Epic Academics	312	2,700
Giordano's	302	2,148
Best Brains	298	1,064
AVAILABLE	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



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GROUND FLOOR RETAIL 2024 DELIVERY




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16,200 SF
GROUND FLOOR
RETAIL

FULL-SERVICE
RESTAURANT
OPPORTUNITY

LUXURY
APARTMENT
LIVING

4-STORY
PARKING
DECK

297
LUXURY
UNITS