



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$7.63 PSF
Delivery Date:	August 2026
Space Available:	1,427 SF
Building Size:	3,738 SF
Center Size:	160,114 SF
Year Built:	2026
Zoning:	PUD
Market:	Northern Suburbs
Traffic Count:	Approx. 40,200 VPD

Property Overview

Brand new outlet retail space available for lease at 1211 Half Day Road within Bannockburn Green, a grocery-anchored shopping center in north suburban Bannockburn. Scheduled for delivery in August 2026, the new construction building offers retailers an excellent opportunity to establish a presence alongside Starbucks within one of the North Shore's most established retail centers. Bannockburn Green is anchored by Heinen's and strategically positioned at the southeast corner of the signalized intersection of Half Day Road (Route 22) and Waukegan Road, bordering the affluent communities of Deerfield, Lake Forest, Bannockburn, and Highland Park. The center features a strong tenant lineup including Heinen's, McDonald's, Eggsperience, Mattress Firm, Jersey Mike's, Sport Clips, and Starbucks, among several others, and benefits from a captive daytime and student population within two miles of both Deerfield High School and Lake Forest High School, combining for approximately 3,000 students and faculty. Bannockburn Green includes 363 surface parking spaces, two monument signs providing visibility and exposure to approximately 40,200 vehicles per day, and convenient access within one mile of Interstate 94, Route 41, and the Lake Forest Metra Station.

Property Highlights

- Brand new outlet retail opportunity within grocery-anchored Bannockburn Green Shopping Center with Starbucks as co-tenant
- Highly visible location at the signalized intersection of Half Day Road (Route 22) and Waukegan Road (~40,200 VPD)
- Join Heinen's, Starbucks, McDonald's, Eggsperience, Mattress Firm, Jersey Mike's, Sport Clips, and other established tenants
- 363 surface parking spaces serving the shopping center

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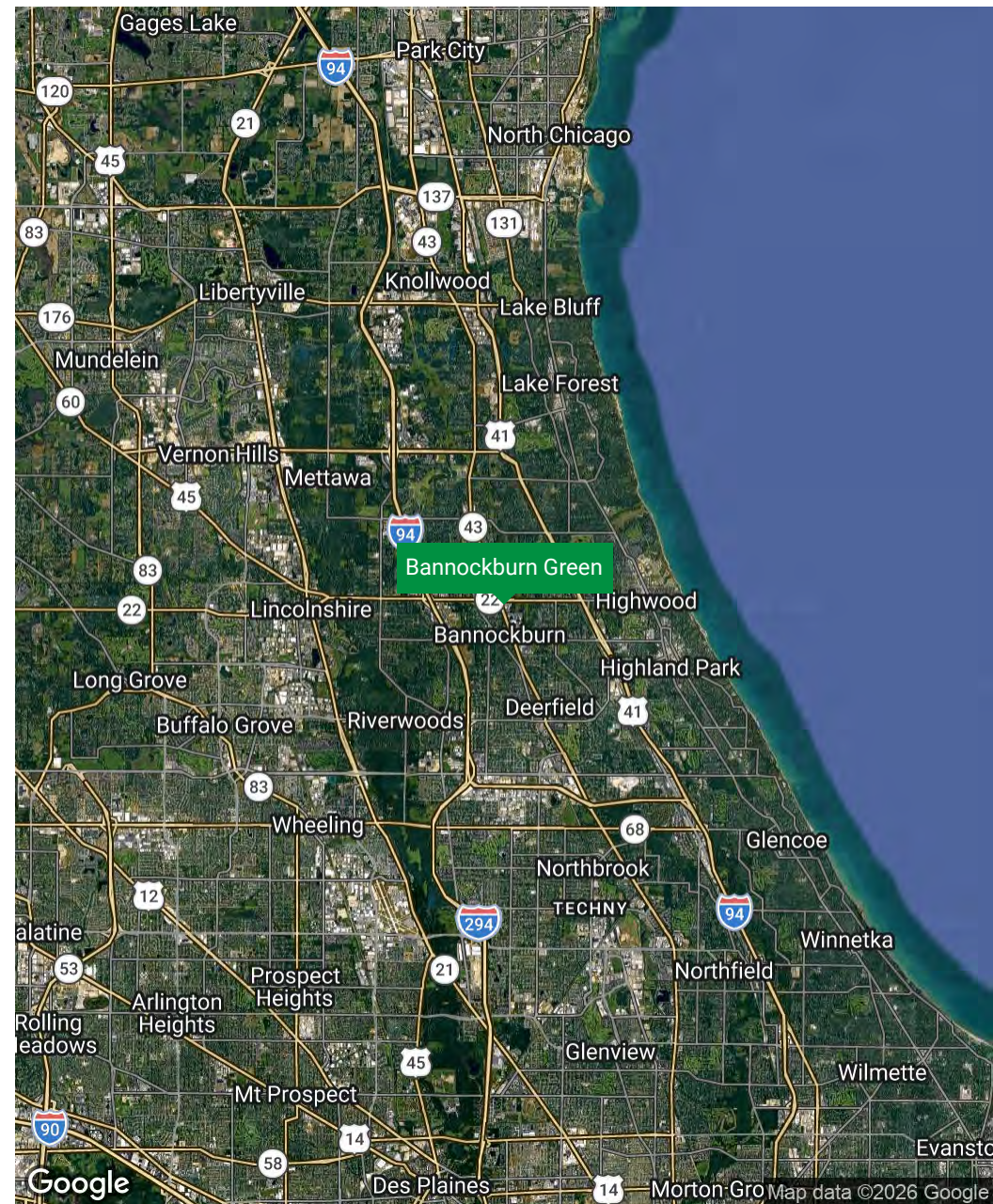
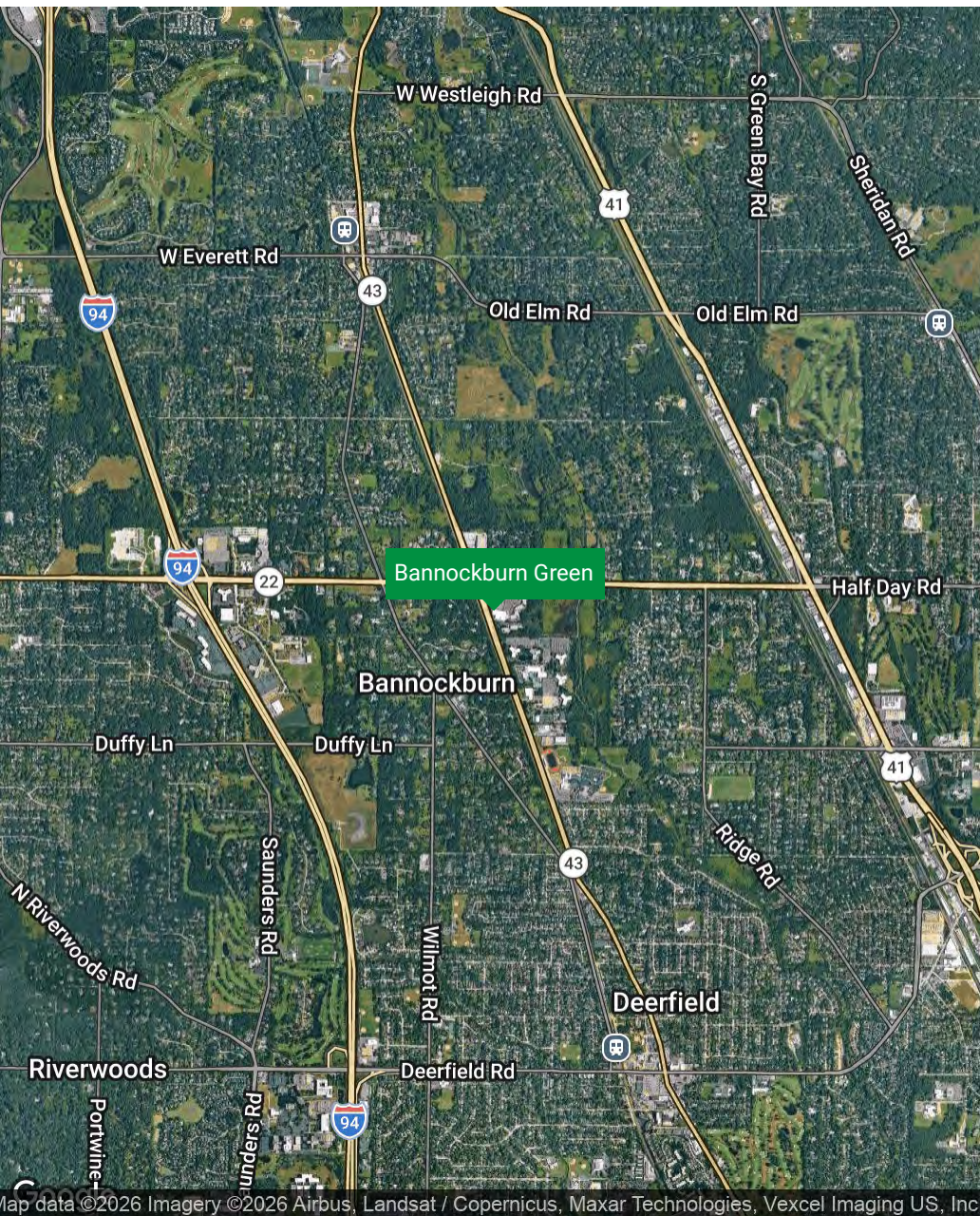
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FOR LEASE | 1211 HALF DAY ROAD

LOCATION MAP



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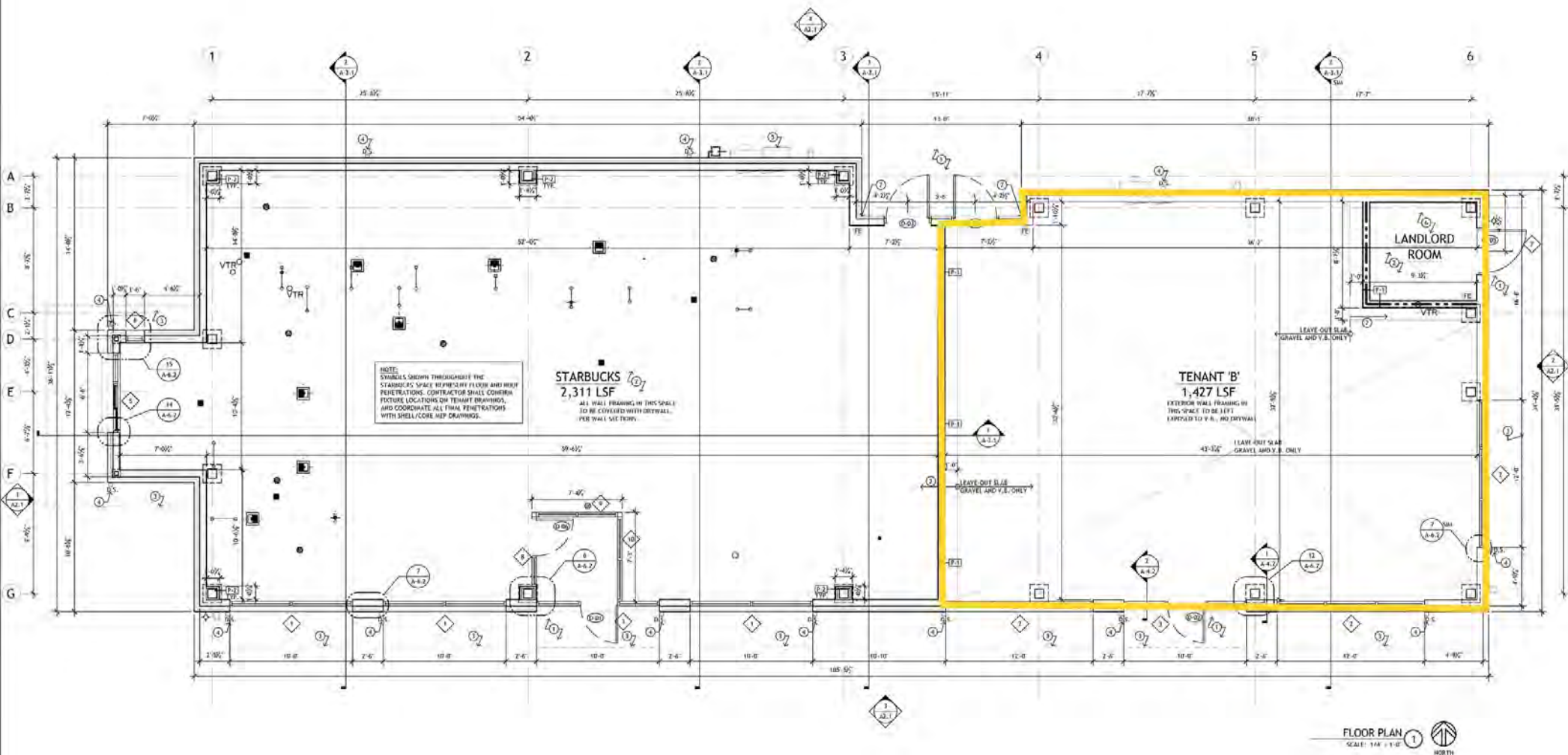
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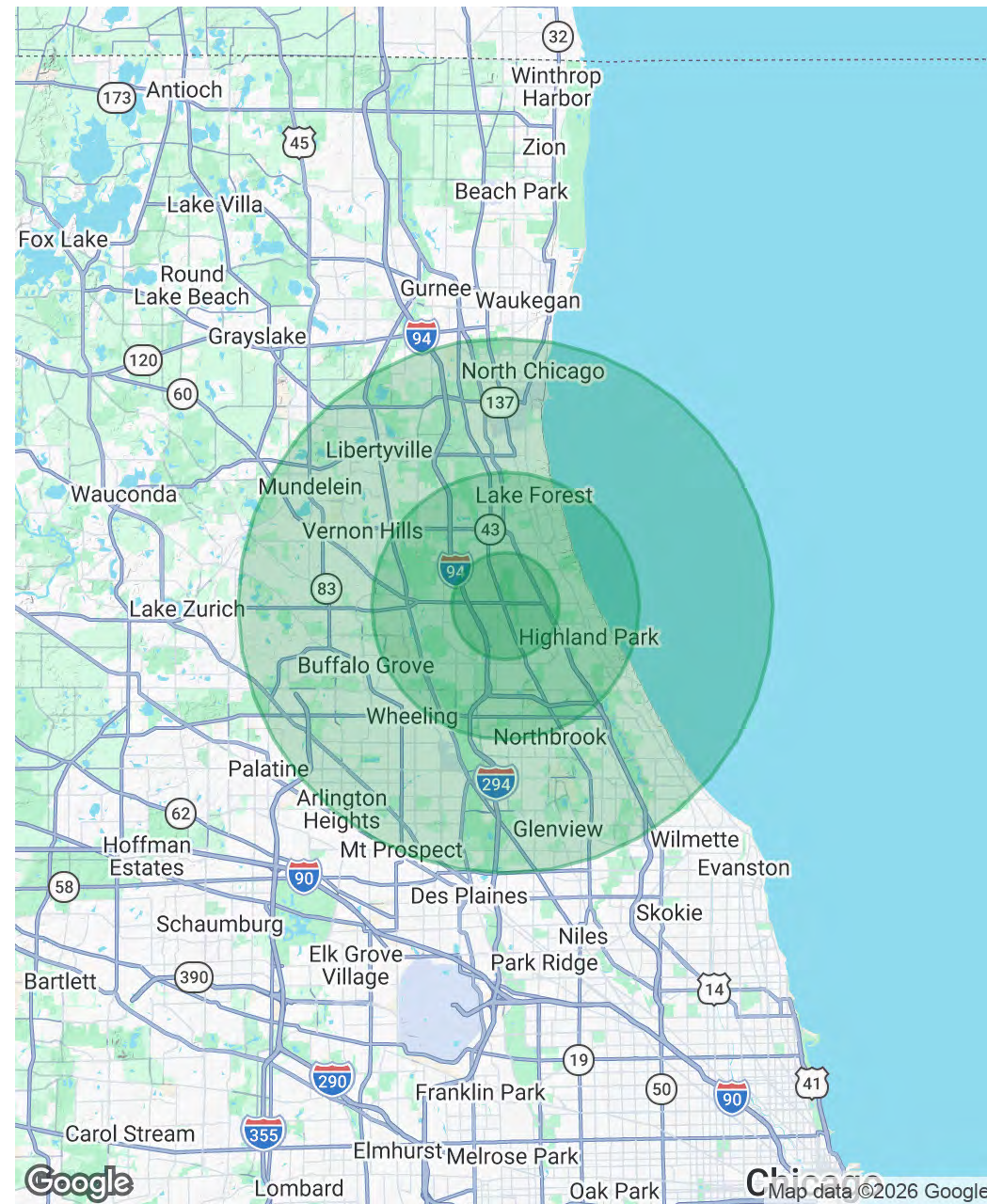
FOR LEASE | 1211 HALF DAY ROAD

DEMOGRAPHICS MAP & REPORT

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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