

SOUTHEAST CORNER OF WILMETTE AVENUE & GREEN BAY ROAD



DOWNTOWN WILMETTE

FOR LEASE



1199 WILMETTE AVENUE



SITE DETAILS

AVAILABILITY

- 4,468 SF

FEATURES

Rare retail space with parking in a prominent position in Downtown Wilmette

27 non-exclusive parking spaces directly in front of the property with 10 spaces in the rear

Nearly 20,000 vehicles per day along Wilmette Ave & Green Bay Rd

Located in one of the most affluent and successful North Shore markets in Chicago

Close proximity and walking distance from the Metra station

Diverse mix of high-volume restaurants, retail stores and service businesses

Over 300 New residential units recently delivered recently surrounding the site

ADDRESS

1199 Wilmette Avenue
Wilmette, IL

NEIGHBORING TENANTS



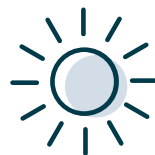
DEMOGRAPHICS WITHIN 3 MILES



Avg
Household
Income
\$214,819



Population
113,949



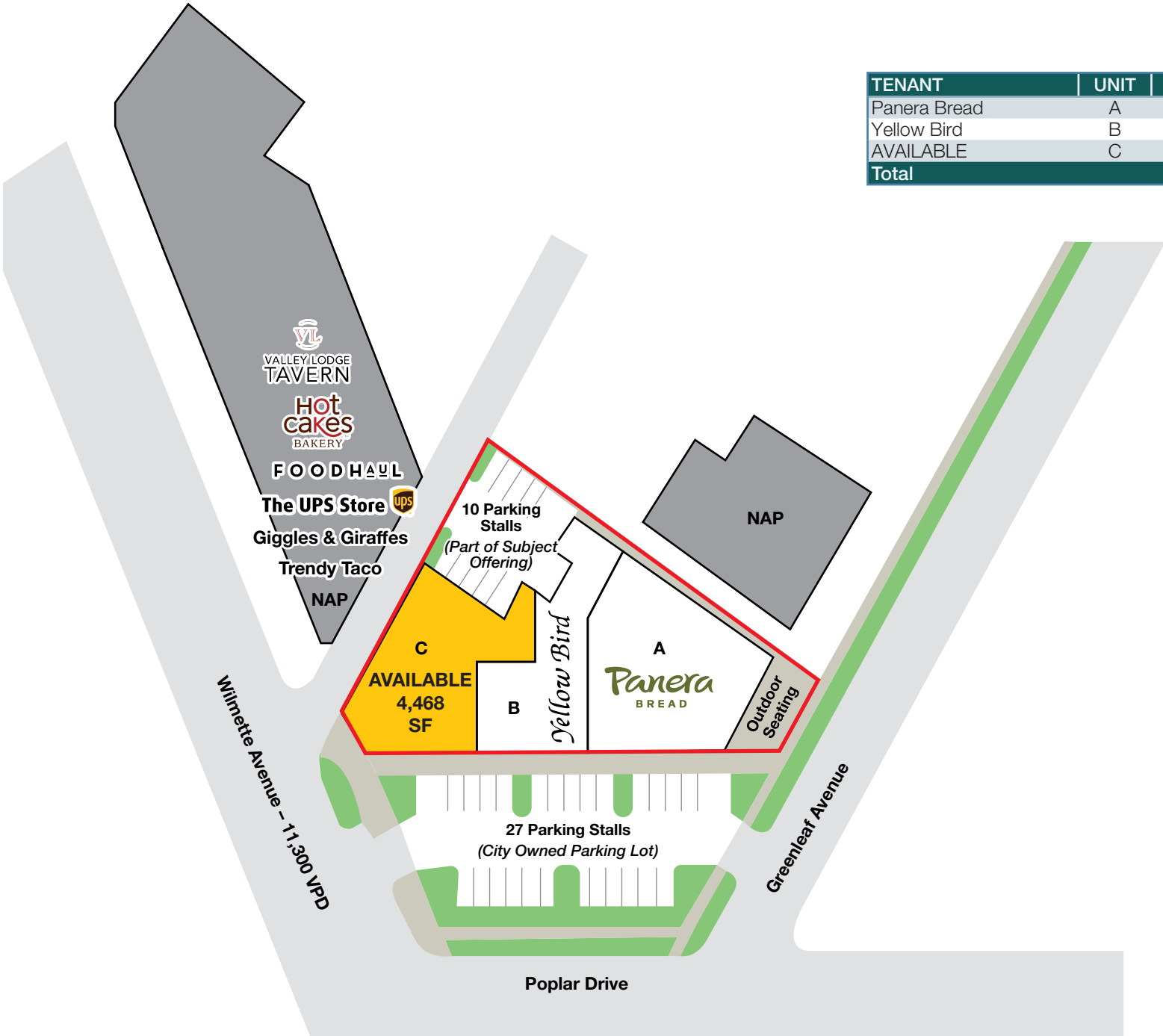
Daytime
Population
145,798



SITE PLAN



TENANT	UNIT	SQUARE FEET
Panera Bread	A	5,496
Yellow Bird	B	3,057
AVAILABLE	C	4,468
Total		13,021



Wilmette Avenue – 11,300 VPD

Greenleaf Avenue

Poplar Drive

C
AVAILABLE
4,468
SF

B

Yellow Bird

A

Panera
BREAD

Outdoor
Seating

10 Parking
Stalls
(Part of Subject
Offering)

27 Parking Stalls
(City Owned Parking Lot)

NAP

NAP

The UPS Store

Giggles & Giraffes

Trendy Taco

FOODHAUL

Hot
cakes
BAKERY

VALLEY LODGE
TAVERN

EAST FACING AERIAL



PLAZA DEL LAGO

Jewel Osco HERMÈS PARIS PETER MILLAR

CVS pharmacy LOVE SHACK FANCY

rag & bone JAMES PERSE

Oscar de la Renta jenni kayne

Central Elementary School
(456 students)

Walgreens

Metra
Metra UP-North
Wilmette Station

CHASE

Central Station
COFFEE & TEA

Pit & Tap

WINTRUST

SMALL Cheval

NAPOLITA

PESCADERO

DOWIZE

Hot cakes
BAKERY

VL
VALLEY LODGE
TAVERN
Established 1919

Lake Avenue

(12,600 VPD)

Central Avenue - (2,350 VPD)

STARBUCKS

Optima Verdana & Lumina

- 100 Class A Apartments Completed in 2023
- 128 Condo Units Under Development

The Residences of Wilmette
(75 units)

Wilmette Avenue - (11,300 VPD)

1199 WILMETTE AVENUE

Panera BREAD

Yellow Bird

Green Bay Road - (8,250 VPD)

Jewel Osco

NORTH FACING AERIAL



Winnetka

NEW TRIER TOWNSHIP HIGH SCHOOL
New Trier Township High School
(3,700 students)

Kenilworth

Metra
Metra UP-North
Wilmette Station

CENTRAL STATION
COFFEE & TEA

Howard Park

McKenzie Elementary School
(444 students)

Walgreens
Lake Avenue - (12,600 VPD)

CHASE

PESCADERO
BARBECUE & STEAK BAR

STARBUCKS

Pet & Tap

Sophia
STEAK

Central Avenue

WINTRUST

Optima Verdana & Lumina
• 100 Class A Apartments Completed in 2023
• 128 Condo Units Under Development

Green Bay Road - (8,250 VPD)

Cheval
SMALL

DON/ZE

The Residences of Wilmette
(75 units)

Wilmette Avenue - (11,300 VPD)

HOT CAKES
BAKERY

VL VALLEY LODGE TAVERN
Established 1944

NAPOLITA
RESTAURANT

Central Avenue

Central Elementary School
(456 students)

**Jewel
Osco**

1199 WILMETTE AVENUE
Panera BREAD
Yellow Bird

1199 WILMETTE AVE

BRENDAN REEDY

630.954.7390

BReedy@MidAmericaGrp.com

JIMMY DANAHER

630.954.7238

JDanaher@MidAmericaGrp.com

GRIFFIN FLEMING

630.954.7320

GFleming@MidAmericaGrp.com

