

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 surrounding the site

## ADDRESS

1199 Wilmette Avenue  
Wilmette, IL

## NEIGHBORING TENANTS



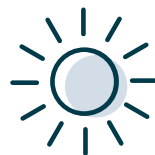
## DEMOGRAPHICS WITHIN 3 MILES



Avg  
Household  
Income  
**\$214,819**



Population  
**113,949**



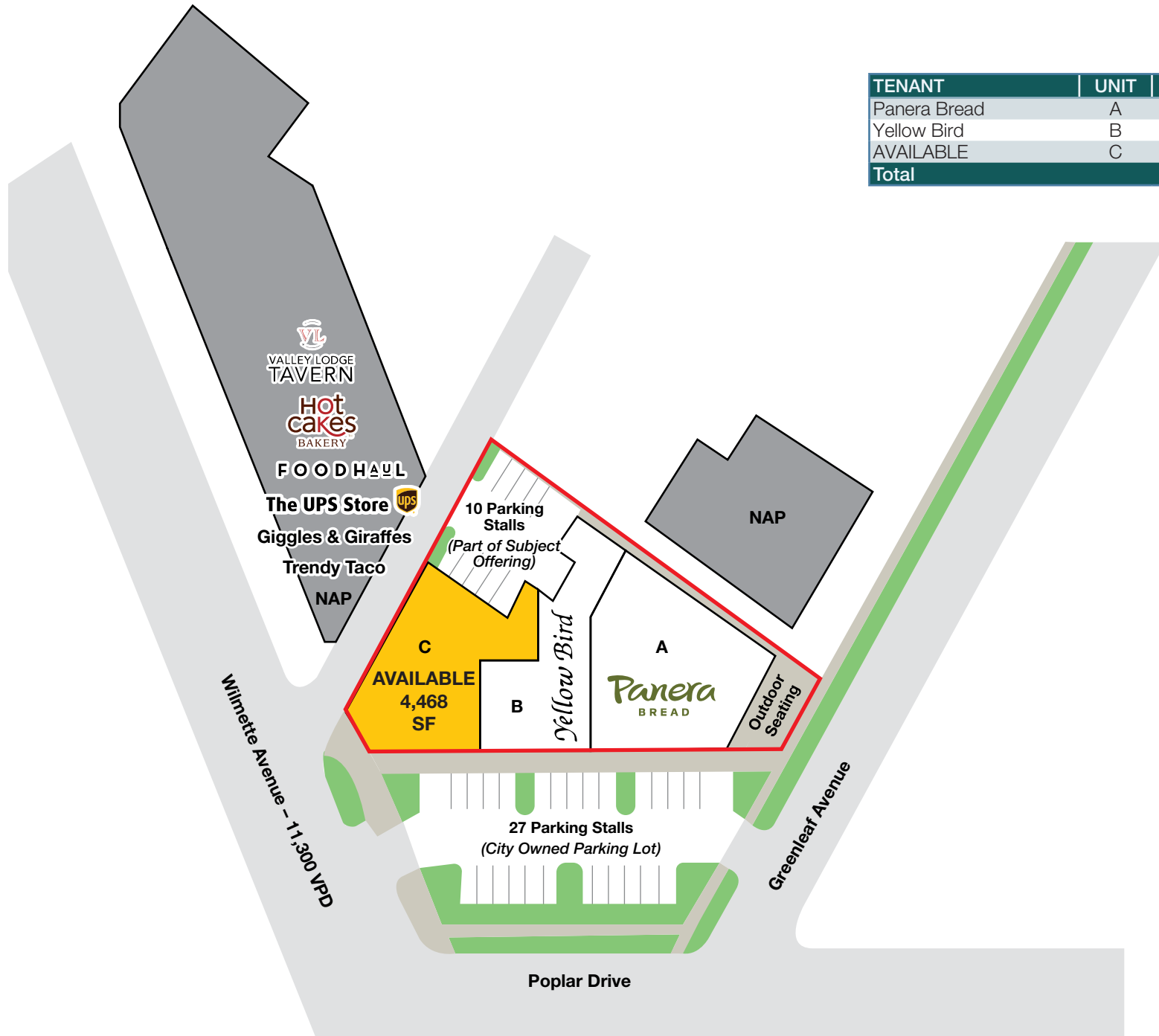
Daytime  
Population  
**145,798**



# SITE PLAN



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



Wilmette Avenue – 11,300 VPD

Greenleaf Avenue

Poplar Drive

VALLEY LODGE  
TAVERN

Hot  
cakes  
BAKERY

FOODHAUL

The UPS Store

Giggles & Giraffes

Trendy Taco

NAP

10 Parking  
Stalls  
(Part of Subject  
Offering)

C  
AVAILABLE  
4,468  
SF

B

Yellow Bird

A

Panera  
BREAD

NAP

Outdoor  
Seating

27 Parking Stalls  
(City Owned Parking Lot)

# LOCATION



Lake Ave - 12,600 VPD



## MAP LEGEND

- Retailer / Service
- Entertainment
- Medical Service
- Education
- Residential
- Park

**1199 WILMETTE AVENUE**

*Panera*  
BREAD

*Yellow Bird*

**DOWNTOWN WILMETTE**



Optima Lumina  
(128 units)

Optima Verdana  
(100 units)

The Residences  
of Wilmette  
(75 units)

**Metra**  
UP-North  
Wilmette Station

**1199 WILMETTE AVENUE**

*Panera*  
BREAD

*Yellow Bird*

WILMETTE VILLAGE HALL

Hot cakes BAKERY  
FOODHALL  
The UPS Store

Northwest Passage

Greenleaf Ave

BAKERY & PIZZA BY SAI  
Buck Russell's SANDWICH SHOP

Kashian Bros Flooding

Millen Hardware 青島飯店  
TSING TRAO

WILMETTE HYPNOSIS CENTER

Prairie Ave

Park Ave

Wilmette Ave

Green Bay Rd - 8,250 VPD

Wilmette Ave - 11,300 VPD

C and NW Railroad

Edward Jones

Walgreens

Wilmette Auto Care



Redefined Fitness

Coco Nails & Spa

Gillson Park

Fuel Fusion

Washington Ct

CHASE

Karma Collective

CHANGE DESIGN GROUP

Rose Hall Montessori School

Wilmette Community Nursery School

Sophia STEAK

Pediatric Associates

WINTRUST BANK

Vibrato Boutique

SMALL Cheval

Ni's Kitchen

Torino Pizzeria



The Wilmette Theatre

North Shore Exchange

FRIO PASTA



William Harris Lee & Co

Al's Meat Market

NAPOLITA

Koya

PESCADERO SEAFOOD & OYSTER BAR

Central Ave

VALLEY LODGE TAVERN

CENTRAL STATION COFFEE & TEA

Hanig's Footwear

Veterans Park

St Roger Abbey

WILMETTE VILLAGE HALL

Hot cakes BAKERY

FOODHALL  
The UPS Store

DO WIZE  
Rhubia Rhubia

United States Postal Service (USPS)



Carlos & Carlos



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Greenleaf Ave

BAKERY & PIZZA BY SAI  
Buck Russell's SANDWICH SHOP

Kashian Bros Flooding

Millen Hardware 青島飯店  
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Vibrato Boutique

SMALL Cheval

Ni's Kitchen

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North Shore Exchange

# 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



Howard Park

McKenzie Elementary School  
(444 students)

**Metra**  
Metra UP-North  
Wilmette Station

**CENTRAL STATION**  
COFFEE & TEA

Lake Avenue - (12,600 VPD)

**Walgreens**

**STARBUCKS**

**CHASE**

**Pet & Tap**

**PESCADERO**  
SEAFOOD & STEAK BAR

**Sophia**  
STEAK

Central Avenue

**WINTRUST**

SMALL **Cheval**

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

Green Bay Road - (8,250 VPD)

**DONJZE**

**The Residences of Wilmette**  
(75 units)

**HOT CAKES**  
BAKERY

**VL VALLEY LODGE TAVERN**  
Established 1944

**NAPOLITA**  
RESTAURANT

Central Avenue

**Central Elementary School**  
(456 students)

Wilmette Avenue - (11,300 VPD)

**Jewel  
Osco**

**1199 WILMETTE AVENUE**  
**Panera** BREAD  
**Yellow Bird**

# 1199 WILMETTE AVE

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