



HIGH VISIBILITY 58 ACRE DEVELOPMENT SITE OPPORTUNITY

1300 MILWAUKEE AVENUE

BUFFALO GROVE, IL

[HTTPS://WWW.VBG.ORG/](https://www.vbg.org/)

FOR SALE

CONTACT: **RICK SCARDINO** rick@metrocre.com 708.921.1044



PROPERTY HIGHLIGHTS

- 58 acres for sale
- Outstanding trade area comprised of affluent residents and an exceptional daytime population
- Currently zoned B-3 Commercial
- Largest piece of contiguous retail land available in Chicago's northern suburb
- Just South of the SW Corner of Milwaukee Avenue (U.S. 45 / Route 21) and Aptakisic Road
- Development opportunity that is ideal for a multitude of uses such as big box or junior anchor retail centers, free-standing restaurants, entertainment, a sports complex, medical offices, or light industrial

NEAR-BY AREA TENANTS



TRAFFIC COUNTS

	COUNT
MILWAUKEE AVE	32,870 VPD
DEERFIELD PKWY	16,975 VPD
APTAKISIC RD	13,400 VPD



DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

TOTAL POPULATION

1 MILES

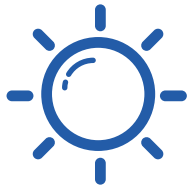
4,236

3 MILES

73,746

5 MILES

194,676



DAYTIME POPULATION

11,105

95,857

211,866



HOUSE HOLDS

1,943

28,461

75,641



AVG HH INCOME

\$202,693

\$187,847

\$187,736

[LEARN MORE ABOUT BUFFALO GROVE: \(CLICK BELOW!\)](#)

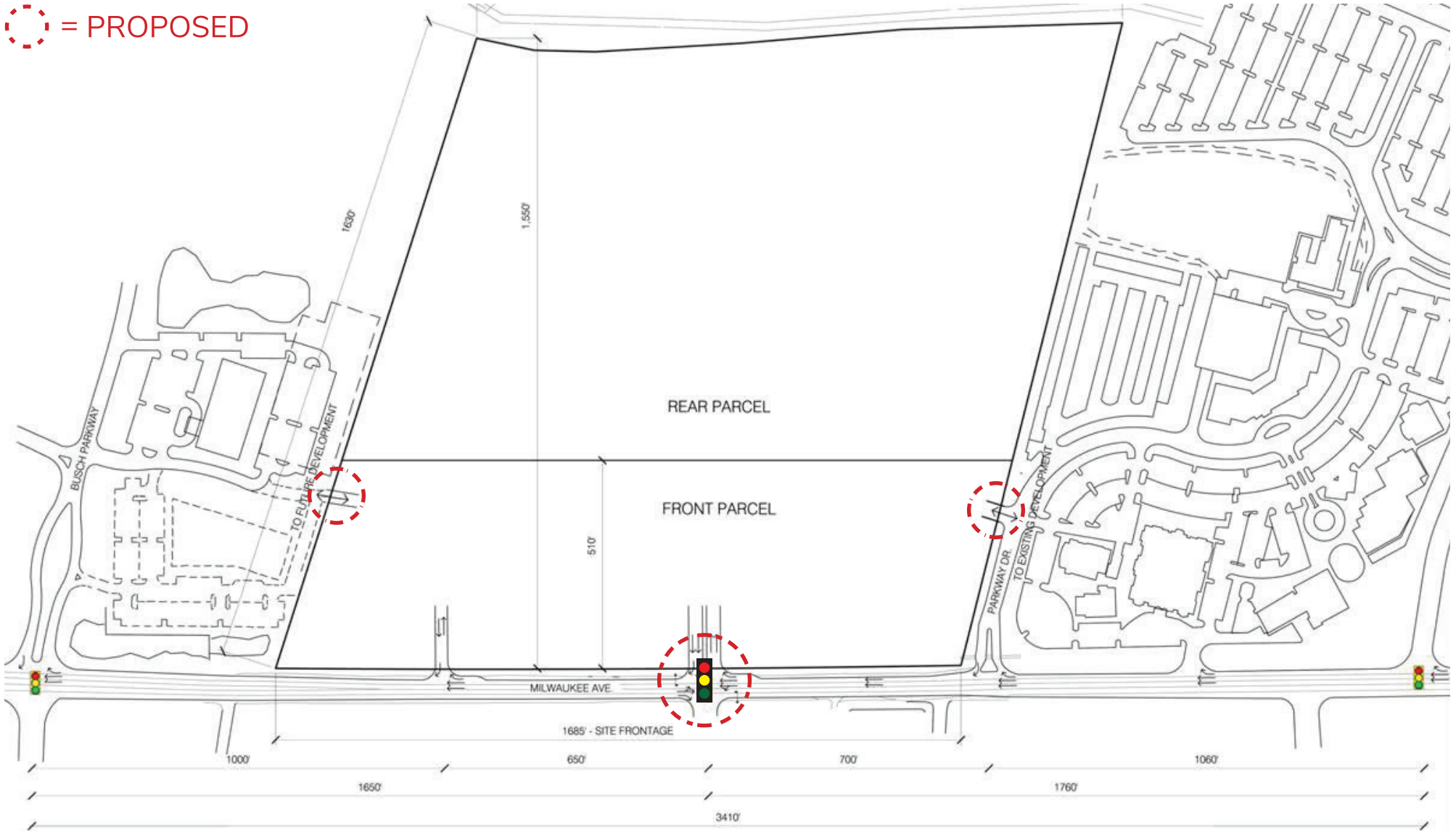
LOCATED IN THE THRIVING CITY OF BUFFALO GROVE, IL
POSITIONED IN ONE OF CHICAGOLAND'S MOST SOUGHT-AFTER SUBURBAN COMMUNITIES.

SITE PLAN

1300 MILWAUKEE AVENUE, BUFFALO GROVE, IL

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⊖ = PROPOSED



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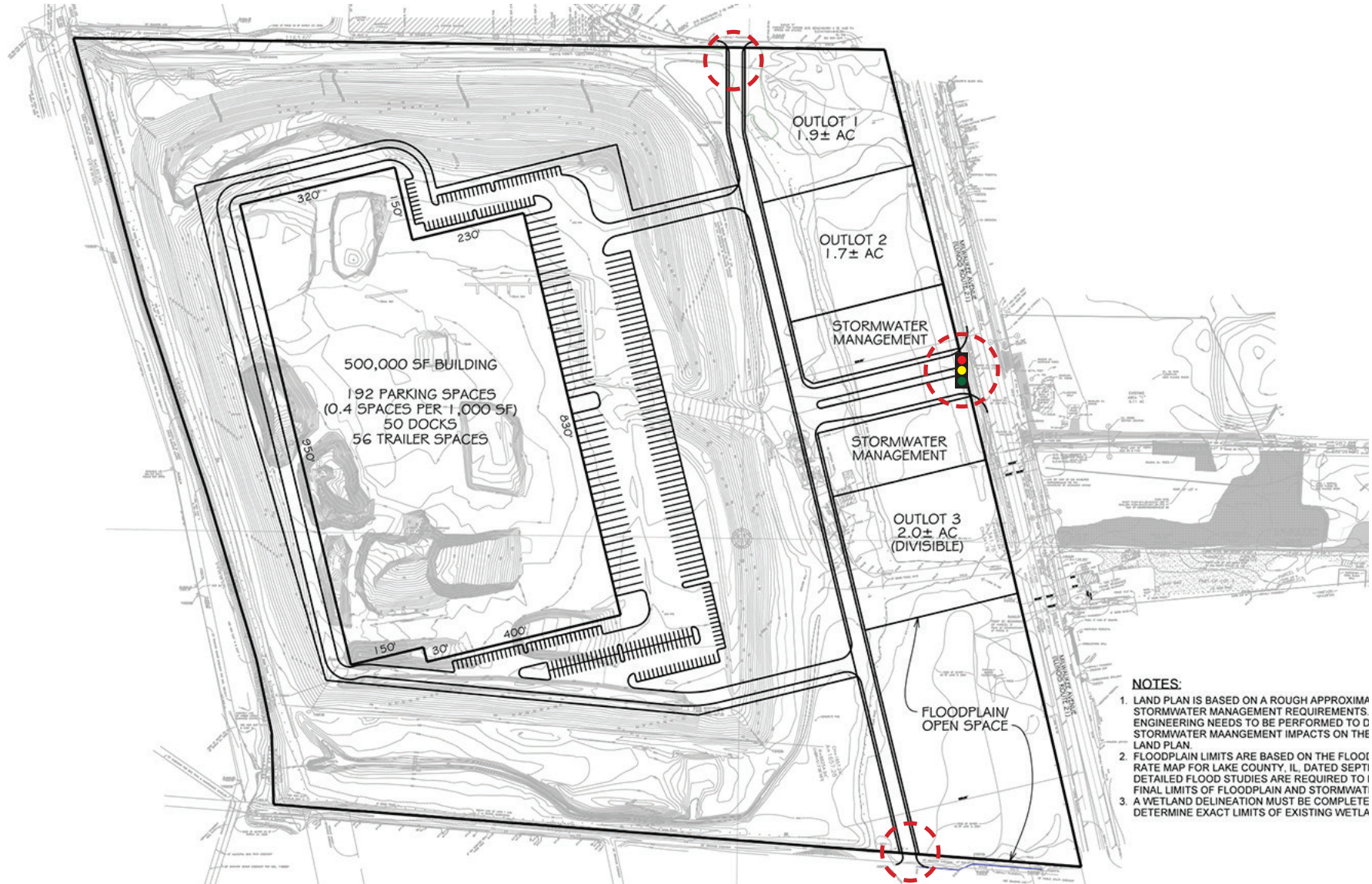


METRO
COMMERCIAL REAL ESTATE

CONCEPTUAL PLAN

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TOTAL HIGH SCHOOL ENROLLMENT

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