



BANNOCKBURN GREEN

A grocery anchored center in Chicago's affluent North Shore suburbs

1301 HALF DAY ROAD
BANNOCKBURN, ILLINOIS

EXCLUSIVELY MARKETED BY:

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Qualified investors are extended the opportunity to acquire a 100% fee interest in Bannockburn Green, a 183,792 square foot community center anchored by Heinen's Fine Foods, Walgreens and Erehwon Mountain Outfitter. The property is located in the affluent Chicago suburb of Bannockburn, Illinois.

INVESTMENT HIGHLIGHTS

Core Quality Grocery Anchored Asset: Heinen's is a strong boutique operator that is growing in Chicago. The chain is based in Cleveland with 17 Ohio stores and has now expanded into the Chicago MSA with four stores.

Recent Leasing Momentum: Heinen's opened for business in August 2014 in a space formerly occupied by Dominick's. During the time period between Dominick's closing and Heinen's opening, occupancy at the center increased demonstrating the strong demand for shop space in the center. The recent addition of a McDonald's ground lease brings the occupancy to 96.4%.

Affluent North Shore Demographics: The property's trade area is one of the Chicago MSA's most affluent. At a one-mile radius the average household income is \$188,509 with an average housing value of \$954,808.

Established Customer Base: Bannockburn Green is an established, high profile community center with a very strong identity within the trade area and successful operating history for many of the existing tenants. Seventeen of the center's tenants have been in occupancy for more than ten years.

High Barriers to Entry: Bannockburn, Lake Forest, and Highland Park are all established, highly affluent North Shore suburban Chicago communities. These communities are very selective with respect to retail developments, thus limiting alternatives for retailers seeking to enter the trade area.

Free and Clear: Bannockburn Green is being offered free and clear of any existing debt. This will enable the buyer to finance the acquisition with debt available at current historically low rates and according to one's specific financing criteria.

THE PROPERTY

Location	1301 Half Day Road Bannockburn, IL
Total GLA	± 183,792 SF
Site Size	± 18.46 acres
Occupancy	96.4%
Anchor Tenant	Heinen's Fine Foods, Walgreens, Erehwon Mountain Outfitters
Year Built	1984; renovated in 2008
Parking	± 708 spaces 3.9 spaces per 1,000 of GLA
Traffic Counts	16,800 - Half Day Road 12,400 - Waukegan Road



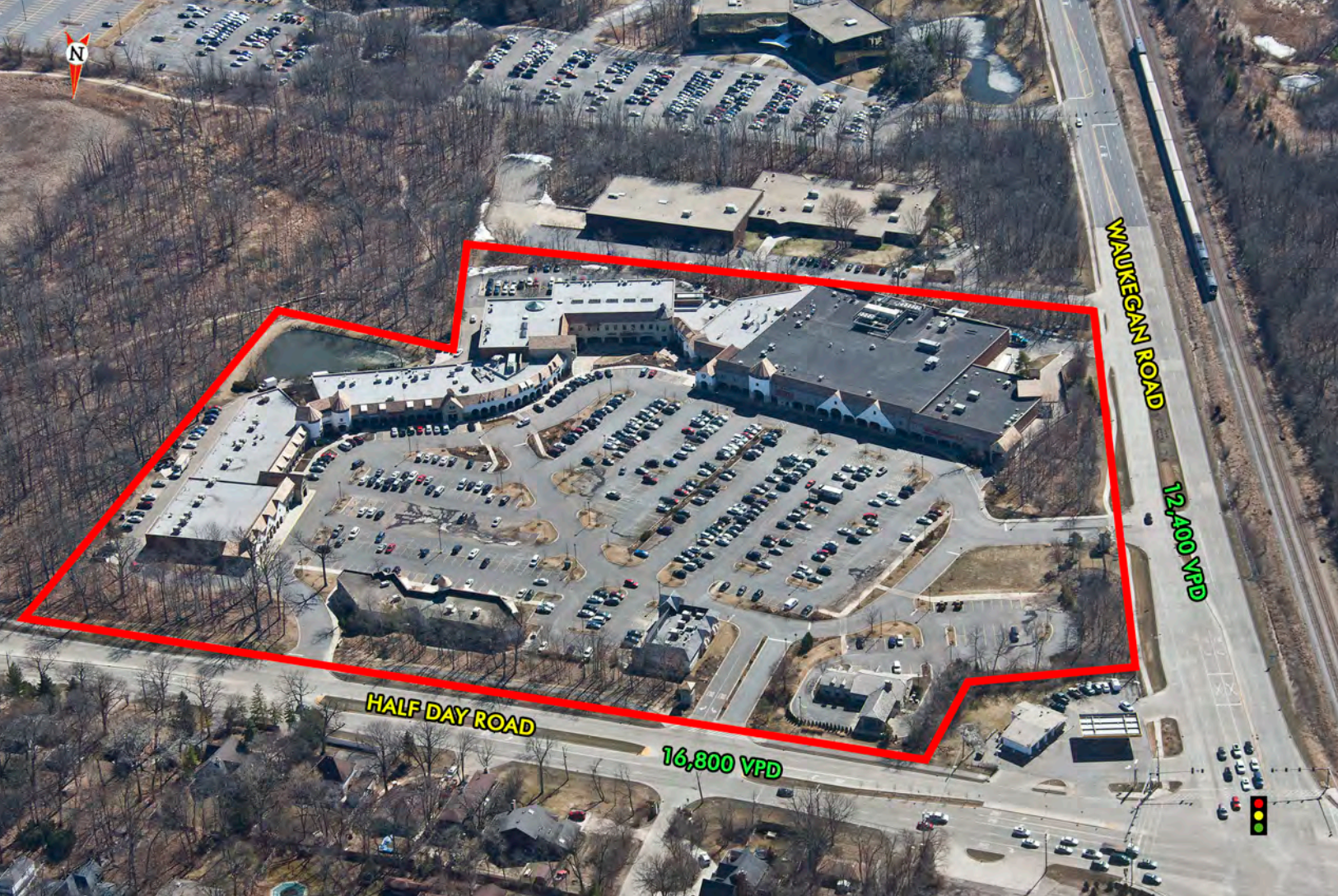
SITE PLAN



SUITE	TENANT	GLA
100A	VACANT - Static	494
101	Walgreens	13,000
102	Heinen's	61,965
105	Allstate	1,136
106	Language Stars, LLC	2,998
108	Sylvan Learning (Relocation)	1,500
109	M&M Events	1,430
110	The Exercise Coach	1,610
111	Elements Massage	2,095
112	Burlison Chiropractic	2,257
114	North Shore Yoga	1,485
118A	Eye Care for You	1,128
119	Phoenix Nail & Spa	1,515
120	Subway	1,533
121/122A	San Gabriel - Storage	4,811
122B	Rosati's (LOI)	3,053

SUITE	TENANT	GLA
123	Garbs Two, Ltd.	1,615
124	Shoe World & Repair	1,615
126	Eggsperience	4,043
127	In Box & More	796
128	H&R Block	1,615
129	Orange Theory Fitness	2,715
130/130A	Alphagraphics	3,269
131	Sport Clips	1,163
132	VACANT	1,867
133	The Dogout	1,513
134	GNC	1,513
135	VACANT	2,300
137	The LAX Shop	2,372
138	ABC Cleaners	2,015
140	Eerehwon	9,897
144	Sleepy's	5,367

SUITE	TENANT	GLA
145	Newport Coffee	1,809
146	VACANT	1,978
200	The Meeting Group Inc.	11,318
225	Clune Construction	1,136
235	Amy Simon College Consulting	1,845
255	Still Water Physical Therapy	3,116
265	Bannockburn Dental Group	984
275	Deerfield Healthworks	1,820
285	Amy Simon College Consulting	1,766
295	Lake-Cook Psychologists	830
L1	Panera Bread	4,600
OP	PNC (G/L)	3,000
OP2	McDonald's (G/L)	3,905
TOTAL		183,792



THE MARKET

Bannockburn Green is strategically located at the convergence of communities that contain some of the most attractive demographic profiles in the Chicago MSA. The property is located approximately 33 miles north of downtown Chicago in a mature, in-fill suburban location, with a primary trade area that extends slightly beyond a 3-mile radius and is defined by the following boundaries: Milwaukee Avenue to the west, Route 60 to the north, Lake Michigan to the east, and Lake Cook Road to the south. This trade area encompasses all of Bannockburn and Deerfield, along with portions of Mettawa, Lake Forest, Highland Park, Riverwoods and Lincolnshire.

In addition to the residential base in the trade area, the center also benefits from its location in proximity to many area businesses. Bannockburn Lakes Office Plaza is located directly south of Bannockburn Green and consists of five 100,000 square foot office buildings. The primary trade area has a daytime population of 86,095. The population within three miles of the center is 47,276 with an average household income of \$164,425.

Bannockburn Green is located at the intersection of Waukegan Road and Half Day Road, two heavily trafficked routes that transverse the area. Approximately 29,200 vehicles pass Bannockburn Green daily at this intersection. Just over one mile to the west of the center Half Day Road has a full interchange with Interstate 94 (Edens Expressway).

For more information on this offering visit the property website:

www.cbremarketplace.com/bannockburngreen

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