



# Vernon Hills

**TOWNLINE COMMONS OUTLOT**

**445 TOWNLINE RD, VERNON HILLS, IL**

**FOR LEASE**

**METRO**  
COMMERCIAL REAL ESTATE

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### PROPERTY HIGHLIGHTS

- Walmart-Anchored Outlot Building
- High Visibility from Townline Rd
- Affluent Trade Area with National Retail Presence
- 3,027 SF 2nd Gen Restaurant with Black Iron & Hood

### DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION   | 7,806     | 59,143    | 127,127   |
| DAYTIME POPULATION | 19,476    | 76,734    | 175,722   |
| HOUSEHOLDS         | 3,613     | 22,220    | 47,229    |
| AVG HH INCOME      | \$105,024 | \$142,486 | \$162,278 |

### AREA TENANTS INCLUDE



### TRAFFIC COUNTS

|               | COUNT   |
|---------------|---------|
| TOWNLIN ROAD  | 33K VPD |
| MILWAUKEE AVE | 29K VPD |



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## TOWNLINe COMMONS OUTLOT 445 TOWNLINe RD, VERNON HILLS, IL FOR LEASE





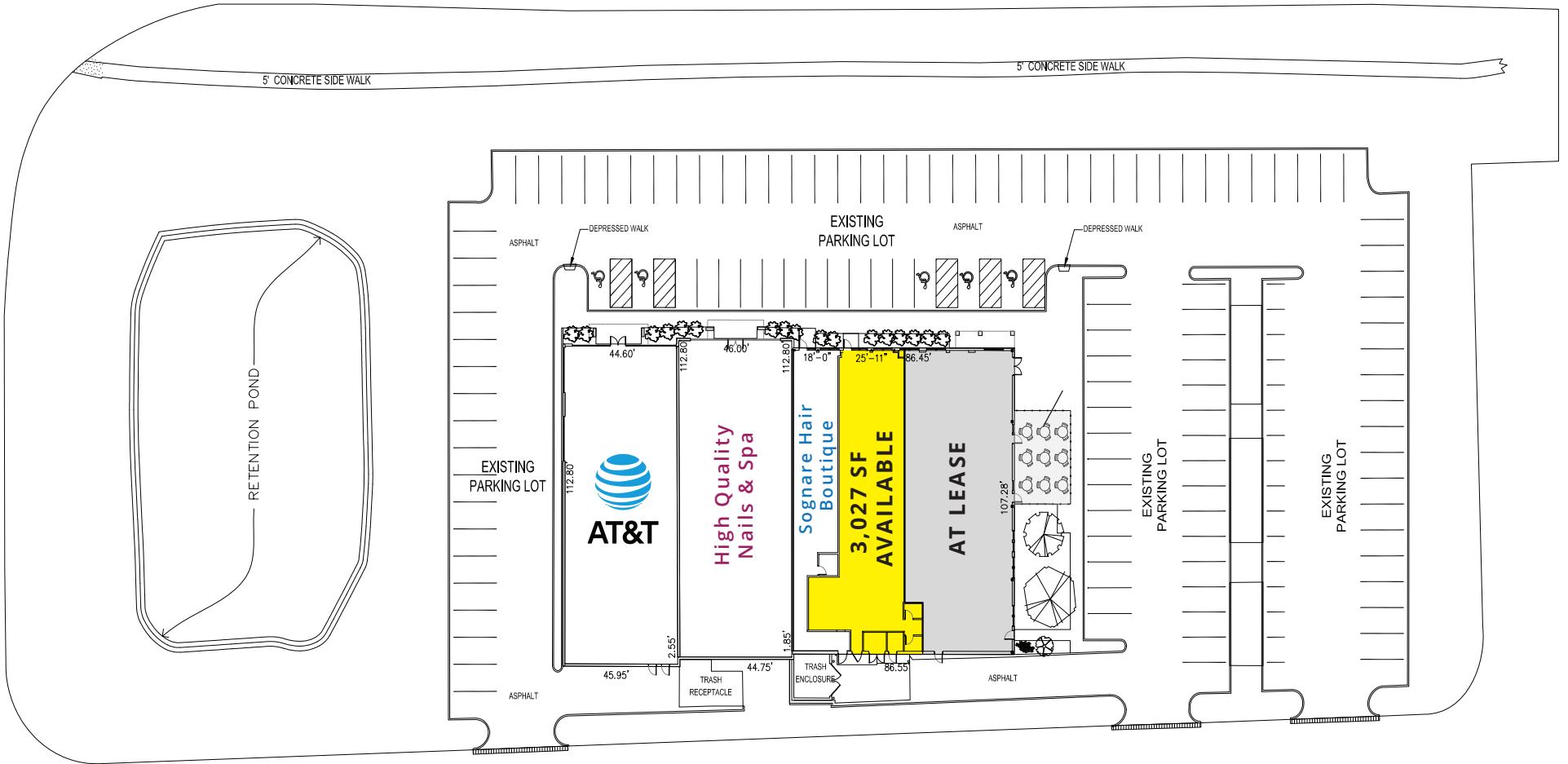
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**E TOWNLINe ROAD 33,552 VPD**

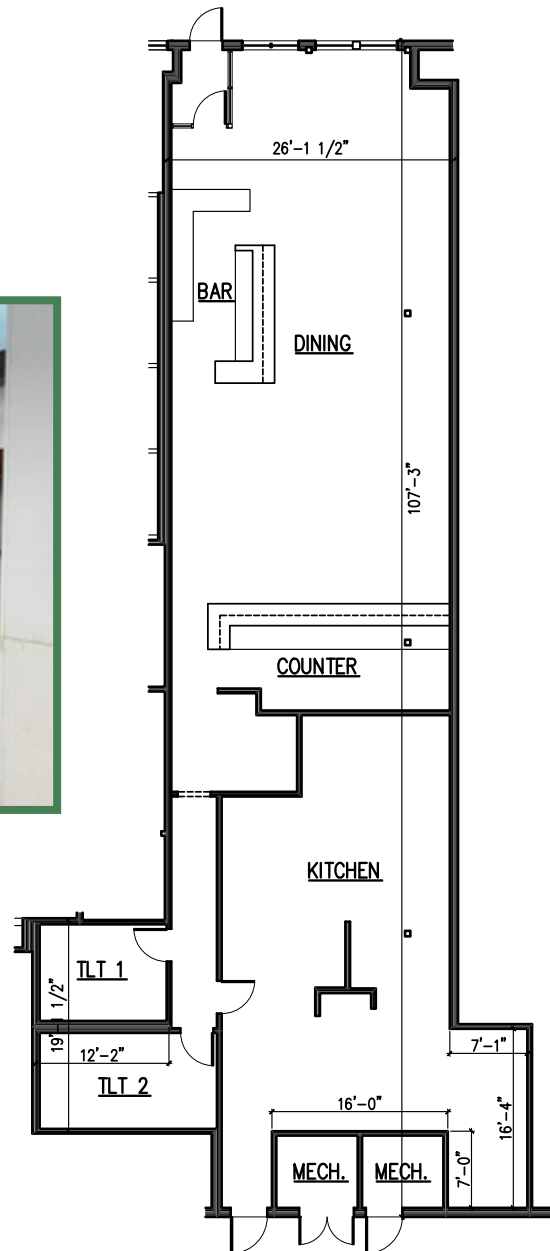
**N FAIRWAY DRIVE 8,447 VPD**



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2ND GEN RESTAURANT

GLA = 3,027 SF



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# LEASING CONTACTS

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