



# TOD DEVELOPMENT OPPORTUNITY

**1850 GLENVIEW ROAD, GLENVIEW, IL 60025**

**40,384 SQUARE FOOT PARCEL AVAILABLE  
IN DOWNTOWN GLENVIEW**

**PIN 04-35-119-003-0000**

**ZONED DOWNTOWN DEVELOPMENT (D-D) DISTRICT**

**CBRE**

# DEVELOPMENT PARAMETERS

- Development compatible with the Downtown Revitalization Plan and consistent with the Downtown Development (D-D) District requirements
- First floor active uses encouraged
- Maximum building height of 60'-6"
- Stepbacks on upper floors per D-D Code
- Flexible parking ratios for proposed uses will be considered
- Preference for additional downtown parking, if feasible
- Coordinated stormwater detention solutions located in public ROW may be considered.
- Nearby 215,000 SF Midtown Square apartment complex with 138 luxury units and 9,000 SF of retail completed in 2014.



# DEMOGRAPHICS



**POPULATION**



**HOUSEHOLDS**



**AVERAGE  
HOUSEHOLD  
INCOME**



**MEDIAN  
HOME  
VALUE**

<b>1 MILE</b>	<b>13,504</b>	<b>5,190</b>	<b>\$164,396</b>	<b>\$599,711</b>
<b>3 MILES</b>	<b>114,326</b>	<b>43,367</b>	<b>\$116,992</b>	<b>\$392,502</b>
<b>5 MILES</b>	<b>323,627</b>	<b>123,198</b>	<b>\$125,177</b>	<b>\$406,993</b>
<b>10 MILES</b>	<b>1,409,789</b>	<b>544,245</b>	<b>\$96,951</b>	<b>\$339,119</b>

# DOWNTOWN GLENVIEW

LAKE AVENUE

LYON  
ELEMENTARY  
SCHOOL

WALKER ROAD

LEIGH AVENUE

Metra  
AMTRAK  
MILWAUKEE/CHICAGO

Grandpas

GROVE STREET

OLPH

GLENVIEW  
PUBLIC  
LIBRARY

SITE -  
1850 GLENVIEW ROAD  
GLENVIEW, IL 60025

heinens

Ten  
Ninety

GUSTO  
ITALIANO

GLENVIEW HOUSE

GLENVIEW ROAD

Old  
Lamp

MS  
MIDTOWN  
SQUARE



# CONTACTS

## Michael Tobin

Managing Director

+1 312 456 7067

michael.tobin@cbre.com

## Martin Stern

Senior Managing Director

+1 312 456 7070

martin.stern@cbre.com

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. ***Any reliance on this information is solely at your own risk.*** CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio\_June2017

# CBRE