



SOUTH  
BARRINGTON

# 2025 Opportunity SITES

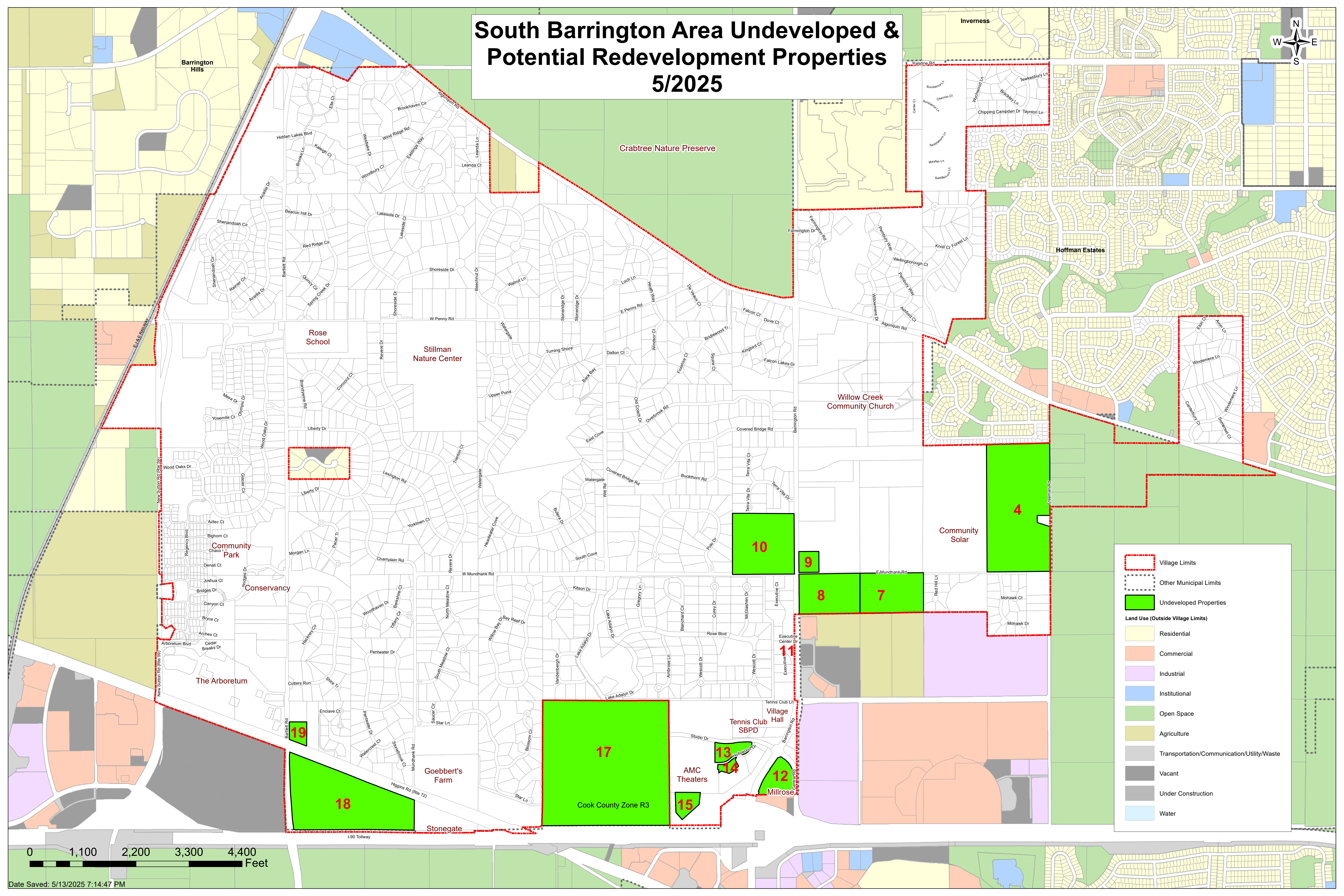
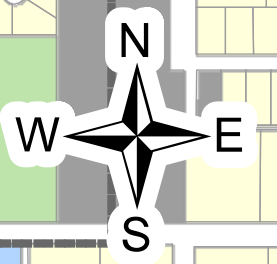


847 - 381 - 7510  
30 S. BARRINGTON RD.  
SOUTH BARRINGTON, IL 60010



# South Barrington Area Undeveloped & Potential Redevelopment Properties

## 5/2025



Crabtree Nature Preserve

Rose School

Stillman Nature Center

Willow Creek Community Church

Hoffman Estates

4

10

9

8

7

11

12

13

14

15

17

19

18

Barrington Hills

Community Park

Conservancy

The Arboretum

Goebbert's Farm

Tennis Club Hall SBPD

AMC Theaters

Millrose

Cook County Zone R3

Stonegate

Village Limits

Other Municipal Limits

Undeveloped Properties

Land Use (Outside Village Limits)

Residential

Commercial

Industrial

Institutional

Open Space

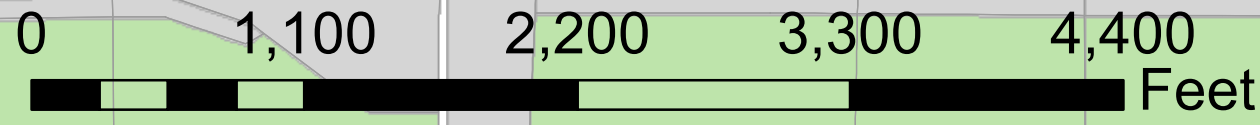
Agriculture

Transportation/Communication/Utility/Waste

Vacant

Under Construction

Water





**Village of South Barrington Illinois Development Parcels**

<i>Map #</i>	<i>Property Name</i>	<i>Size</i>	<i>Existing Structure(s)</i>	<i>Broker</i>	<i>Contact Info</i>
17	Unincorporated S.B.	156 acres	N/A	John Sharp, Lee & Associates	773-355-3030
12	Millrose	9.3 acres	61,330 sq. ft (4)	Randy Olczyk / Ray Okigawa	847-438-4300
18	Allstate	50 acres	N/A	Suzanna Serino, Colliers	847-698-8226
15	AMC - Outlot C	5 acres	N/A	Patrick Owens, JLL	312-228-3028
14	AMC - Lot 3	2 acres	N/A	Patrick Owens, JLL	312-228-3029
13	AMC - Lot 5	5.2 acres	N/A	Patrick Owens, JLL	312-228-3030
4	Gey Day Farm (Schurect)	78 acres	N/A	Elise A. Couston, Newmark	773-957-1442
10	Dunteman NW	36 acres	N/A	John Conerty, Savills USA	312-595-2920
9	Dunteman NE	5 acres	N/A	John Conerty, Savills USA	312-595-2921
8	Dunteman SE	24 acres	N/A	John Conerty, Savills USA	312-595-2922
7	Willow Creek Property	25 acres	N/A	John Conerty, Savills USA	312-595-2923
11	Executive Center	1.67 acres	N/A	Dave Erickson, CBRE	630-577-1280
19	Higgins & Bartlett NE	3.6 acres	N/A	Dave Erickson, CBRE	630-577-1281

The Arboretum Of South Barrington  
Rings: 0.5, 1, 1.5 mile radii

Prepared by Mid-America

Latitude: 42.07521

Longitude: -88.18605

Population	0.5 miles	1 mile	1.5 miles
Population: 2024	469	1,000	2,722
Population: 2000	373	678	2,000
Population: 2010	447	906	2,592
Population: 2029 Estimate	458	982	2,681
Population Growth: 2010-2020			
Population Growth: 2023-2028	-0.47%	-0.36%	-0.30%
Median Age	45.6	44.6	43.4
Households			
Households: 2024	155	353	892
Households: 2000	116	215	613
Households: 2010	143	300	799
Households: 2029	156	358	906
Households Growth: 2010-2020			
Households Growth: 2023-2028	0.13%	0.28%	0.31%
Average Household Size	3.03	2.83	3.05
Population by Race			
White	53.30%	52.70%	50.77%
Black/African American	0.64%	0.70%	1.10%
Asian	39.45%	39.70%	41.22%
Pacific Islander	0.00%	0.00%	0.00%
Hispanic	3.41%	3.60%	3.82%
Income			
Median Household Income	\$200,001	\$200,001	\$200,001
Average Household Income	\$273,979	\$277,849	\$261,730
Per Capita Income	\$91,821	\$93,286	\$86,656
Education			
Less than 9th Grade	6	13	31
9-12th Grade/No Diploma	1	2	11
High School Diploma	28	68	189
Some College/No Degree	35	77	200
Associate's Degree	33	65	154
Bachelor's Degree	95	198	559
Graduate/Professional Degree	130	277	760
Business/Daytime Pop			
Total Businesses	131	264	335
Total Employees	8,092	13,687	16,907
Total Daytime Population	1,886	3,522	6,289
Daytime Population: Worker	1,639	2,972	4,793
Daytime Population: Residents	247	550	1,496





The Arboretum Of South Barrington 2  
The Arboretum Of South Barrington  
Rings: 3, 5, 10 mile radii

Latitude: 42.07521  
Longitude: -88.18605

Population	3 miles	5 miles	10 miles
2024 Total Population	17,046	154,567	691,686
2010 Total Population	16,530	158,632	698,981
2029 Total Population	16,716	149,324	673,023
2020-2023 Growth Rate	-0.69%	-0.90%	-0.58%
2023-2028 Growth Rate	-0.4%	-0.7%	-0.6%

Households			
2024 Total Households	6,091	54,652	257,293
2010 Total Households	5,621	53,297	247,773
2029 Total Households	6,140	54,365	258,034
2020-2023 Growth Rate	-0.70%	-0.91%	-0.59%
2023-2028 Growth Rate	0.2%	-0.1%	0.1%
2024 Average Household Size	2.78	2.81	2.67

Population By Race			
2024 Asian	34%	18%	14%
2024 Black/African American	5%	5%	4%
2024 Hispanic	13%	32%	25%
2024 Pacific Islander	0%	0%	0%
2024 White	47%	46%	57%

Income			
2024 Median Household Income	\$121,334	\$99,123	\$102,722
2024 Average Household Income	\$173,624	\$130,315	\$135,647
2024 Per Capita Income	\$62,341	\$46,181	\$50,516

Education Age 25+			
No High School Diploma	4%	11%	9%
High School / GED Diploma	16%	25%	22%
Some College/No Degree	13%	16%	17%
Associate's Degree	7%	9%	9%
Bachelor's Degree	32%	24%	28%
Graduate Degree	27%	15%	16%

Daytime Population			
2024 Total Daytime Population	41,747	141,347	674,179
2024 Daytime Population: Workers	33,159	69,054	359,106
2024 Daytime Population: Residents	8,588	72,293	315,073

Employment Categories			
White Collar (%)	78%	64%	67%
Blue Collar (%)	13%	22%	20%
Services (%)	9%	14%	13%



The Arboretum Of South Barrington 2  
The Arboretum Of South Barrington  
Rings: 10, 15, 25 mile radii

Latitude: 42.07521  
Longitude: -88.18605

Population	10 miles	15 miles	25 miles
2024 Total Population	691,686	1,484,053	3,968,635
2010 Total Population	698,981	1,480,024	3,977,818
2029 Total Population	673,023	1,451,580	3,887,955
2020-2023 Growth Rate	-0.58%	-0.44%	-0.48%
2023-2028 Growth Rate	-0.6%	-0.4%	-0.4%

Households			
2024 Total Households	257,293	554,722	1,493,803
2010 Total Households	247,773	528,280	1,432,270
2029 Total Households	258,034	558,666	1,506,491
2020-2023 Growth Rate	-0.59%	-0.45%	-0.48%
2023-2028 Growth Rate	0.1%	0.1%	0.2%
2024 Average Household Size	2.67	2.65	2.62

Population By Race			
2024 Asian	14%	13%	11%
2024 Black/African American	4%	3%	6%
2024 Hispanic	25%	22%	23%
2024 Pacific Islander	0%	0%	0%
2024 White	57%	62%	61%

Income			
2024 Median Household Income	\$102,722	\$104,328	\$102,478
2024 Average Household Income	\$135,647	\$139,347	\$142,596
2024 Per Capita Income	\$50,516	\$52,147	\$53,787

Education Age 25+			
No High School Diploma	9%	8%	8%
High School / GED Diploma	22%	21%	21%
Some College/No Degree	17%	16%	15%
Associate's Degree	9%	9%	8%
Bachelor's Degree	28%	29%	29%
Graduate Degree	16%	17%	19%

Daytime Population			
2024 Total Daytime Population	674,179	1,488,369	4,108,638
2024 Daytime Population: Workers	359,106	807,930	2,228,064
2024 Daytime Population: Residents	315,073	680,439	1,880,574

Employment Categories			
White Collar (%)	67%	68%	68%
Blue Collar (%)	20%	19%	18%
Services (%)	13%	13%	13%



# 157 ACRE TROPHY DEVELOPMENT SITE

Interstate 90 & Barrington Rd | Cook County, IL

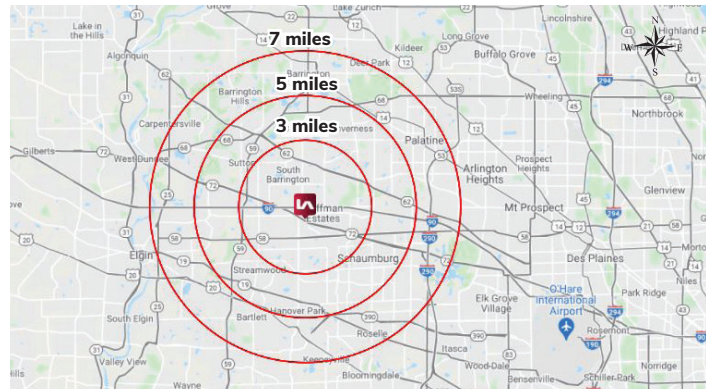


## HIGHLIGHTS:

- ±157 Acres for SALE near I-90 & Barrington Rd.
- Less than <1 mile to full 4-way Interchange at Barrington Rd.
- Approximately 2,632 ft of freeway frontage
- A highly visible opportunity for being developed into one/multiple projects consisting of industrial, retail, office, residential, and/or other uses.
- Potential Uses include International Industrial, Logistics, Data Centers, and Corporate Headquarters
- Outstanding Trade Area Demographics Comprised of Affluent Residents and an Exceptional Daytime Population

## TRAFFIC COUNTS:

- I-90: 156,300 VPD
- Barrington Road: 21,900 VPD
- Higgins Road: 21,200 VPD



	3 MILE	5 MILES	7 MILES
Estimated Population	47,347	170,760	381,944
Number of Households	17,404	61,546	139,678
Household Income (AVG)	\$115,986	\$117,257	\$114,669
Daytime Population	40,215	123,783	320,183

**\*\*Click Here For Full Demographic Report\*\***

**JOHN SHARPE** SIOR, CCIM, LEED-AP  
Principal  
jsharpe@lee-associates.com  
773.355.3030

**A. RICK SCARDINO**  
Principal  
rscardino@lee-associates.com  
773.355.3040

**THOMAS A. GLEDHILL**  
Gledhill Properties, Inc.  
tom@gledhillproperties.com  
847.602.5522

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# 157 TROPHY ACRE DEVELOPMENT SITE

Interstate 90 & Barrington Rd | Cook County, IL

## RETAILER AERIAL





## Interstate 90 & Barrington Rd | Cook County, IL

## LOCATION HIGHLIGHTS

# I-90

< 1 Mile / 2 Minutes

## I-290

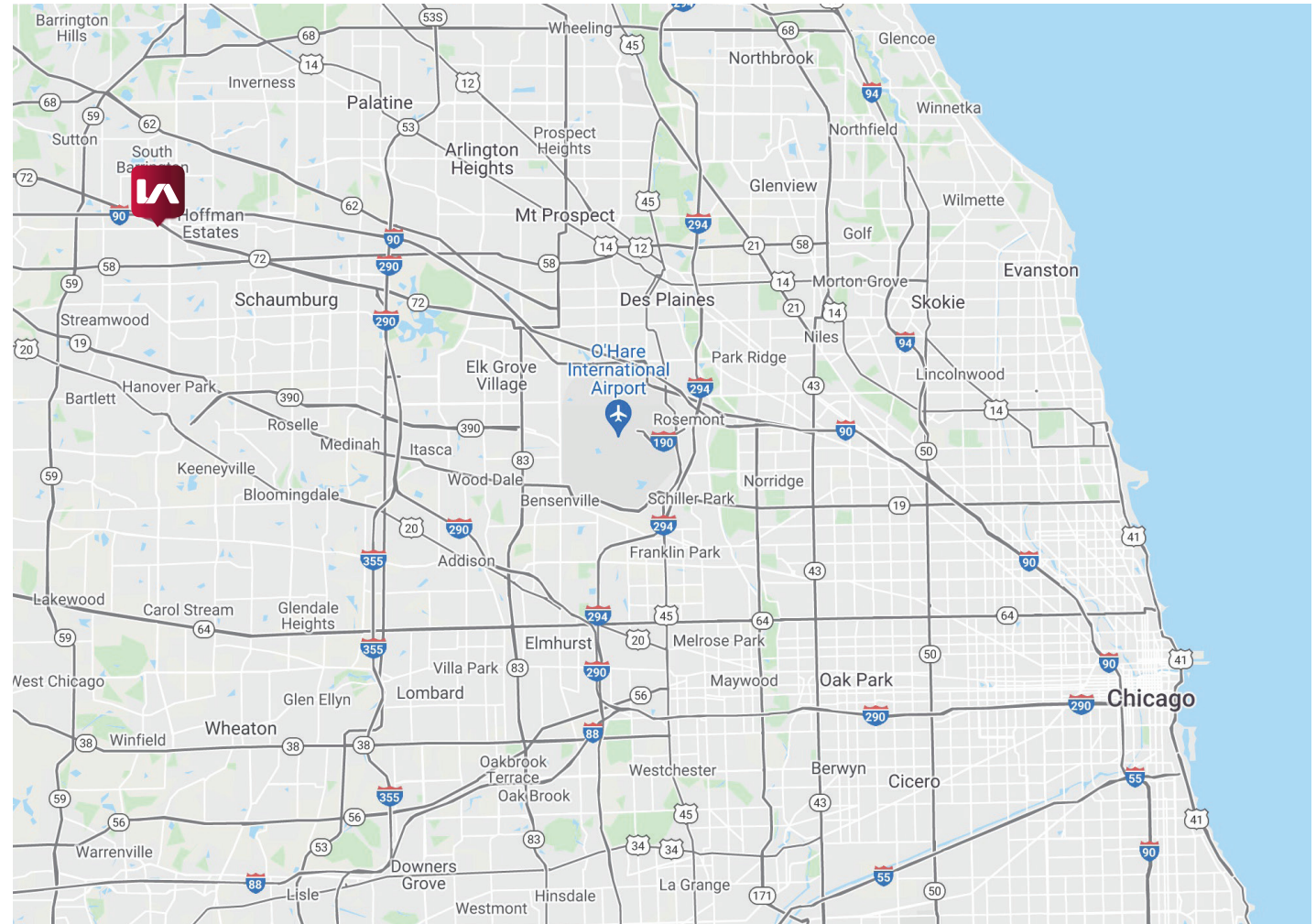
7 Miles / 10 Minutes

## O'Hare Airport

17 Miles / 20 Minutes

## The Loop - Chicago

33 Miles / 45 Minutes



**JOHN SHARPE** SIOR, CCIM, LEED-AP  
Principal  
jsharp@lee-associates.com  
773.355.3030

**A. RICK SCARDINO**  
Principal  
rscardino@lee-associates.com  
773.355.3040

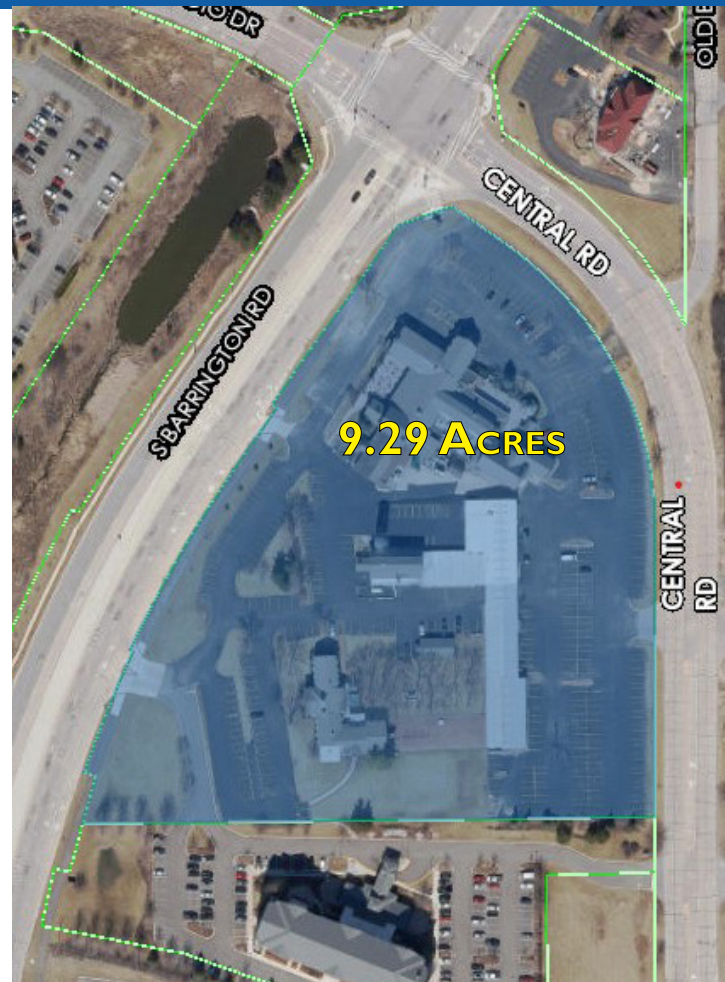
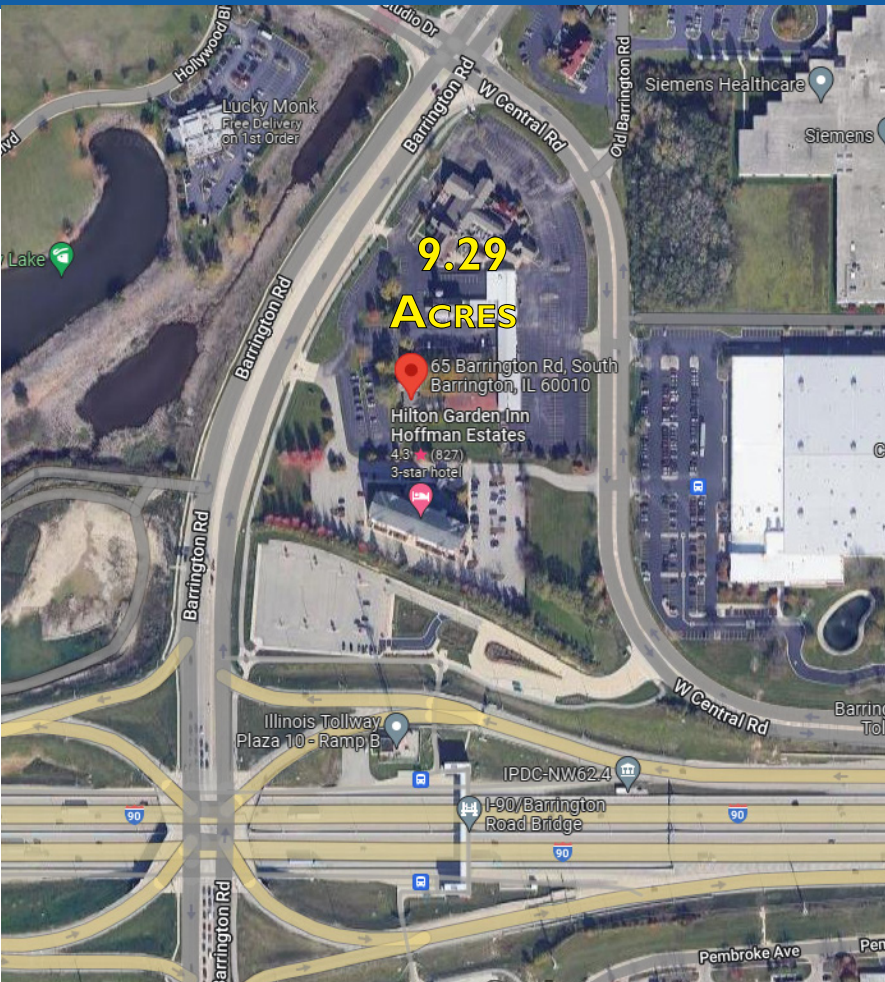
**THOMAS A. GLEDHILL**  
Gledhill Properties, Inc.  
tom@gledhillproperties.com  
847.602.5522





# FOR SALE: 9.29 ACRES OF PRIME LAND FOR REDEVELOPMENT 65 S. BARRINGTON RD SOUTH BARRINGTON, IL 60010

## ICONIC MILLROSE PROPERTY ON 9.29 ACRES



Prime Location Just North of I-90 & Barrington Rd Full Interchange

\*\*\*Iconic Millrose Restaurant & Multi-building campus on 9.29 Acres \*\*\*

**PRICE DROP!**

**NOW ASKING PRICE: \$6,700,000**

Prepared by:



**Chicagoland  
Commercial**  
REAL ESTATE

Randy Olczyk  
President/Principal  
Direct: 847.246.9611  
Randy@chicagolandcommercial.com

Ray Okigawa  
Vide President  
Direct: 847.246.9632  
Ray@chicagolandcommercial.com





LEASING

SALES

TENANT ADVISORY

MANAGEMENT

## ■ Subject Property

Property:	65 S. Barrington Rd. South Barrington, IL 60010	
Owner:	Owner of Record	
Property Type:	9.29 Acres of land as part of a Multi-building campus	
PIN(s):	01-35-401-012-0000	
Lot Size:	SF	Acres
	404,583	9.29
2019 Real Estate Taxes Payable 2020:	\$276,188.41	
Zoning:	M - Manufacturing	

The subject property is a 9.29 acre campus with multiple buildings, including a restaurant, retail store, office buildings, and industrial space. This property is located in highly desirable area with a mix of existing retail, office, industrial, hospitality & entertainment & high-end residential properties. Its close proximity to the 4-way Barrington Road interchange off of I-90 makes it attractive to businesses and organizations that rely on convenient tollway access as well as those that provide services to the local community. The property is highly desirable & likely best suited for various potential redevelopments including the following: retail, industrial, office or combinations thereof.

Village Recommended Uses include the following in part or in whole:

- Industrial
- Hotel
- Gas Station
- Office
- Retail
- Entertainment District
- Medical
- Restaurants

NO- Assisted Living or Industrial Distribution



LEASING

SALES

TENANT ADVISORY

MANAGEMENT

## ■ SUBJECT PROPERTY HIGHLIGHTS

- 9.29 Acres of prime land for redevelopment
- Sale includes existing Millrose restaurant, country store, office building & industrial building
- Located one block North of full interchange at I-90 & Barrington Rd
- Located at signalized SEC of Barrington Road & Central Road
- Site has 1,100 feet of frontage on Barrington Road
- Site has 1,000 feet of frontage on Central Road
- Wide range of allowable uses for redevelopment
- Village Incentives may be available
- Ideal User/Investor opportunity or corporate HQ facility

### Demographic info:

	2 mile	5 mile	10 mile
2022 Population	19,528	181,151	766,579
Avg Household Income	\$101,654	\$115,007	\$112,614

-Daily Traffic Counts of over 28,956 Vehicles per day on Barrington Road

-Daily Traffic Counts of over 128,351 Vehicles per day on I-90 @ Barrington Road





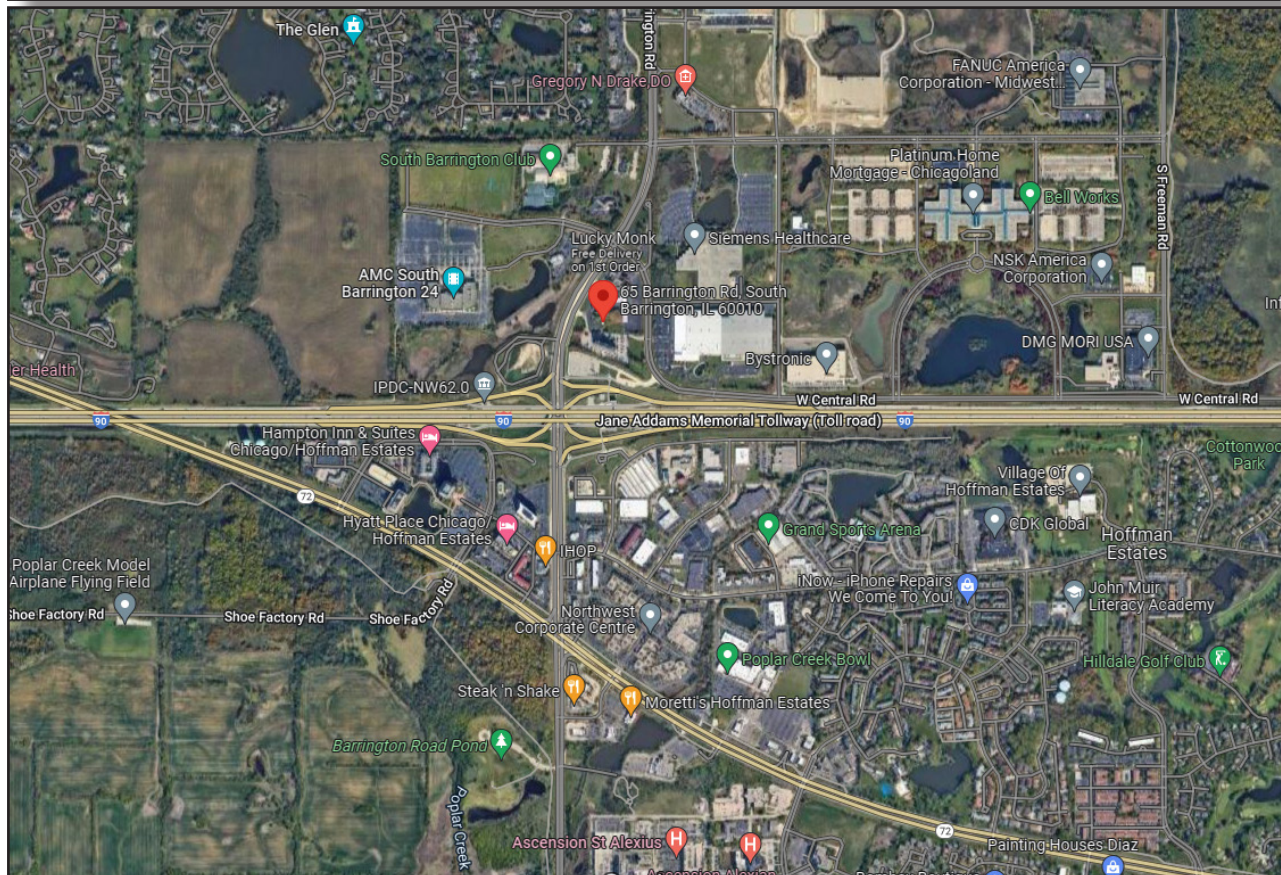
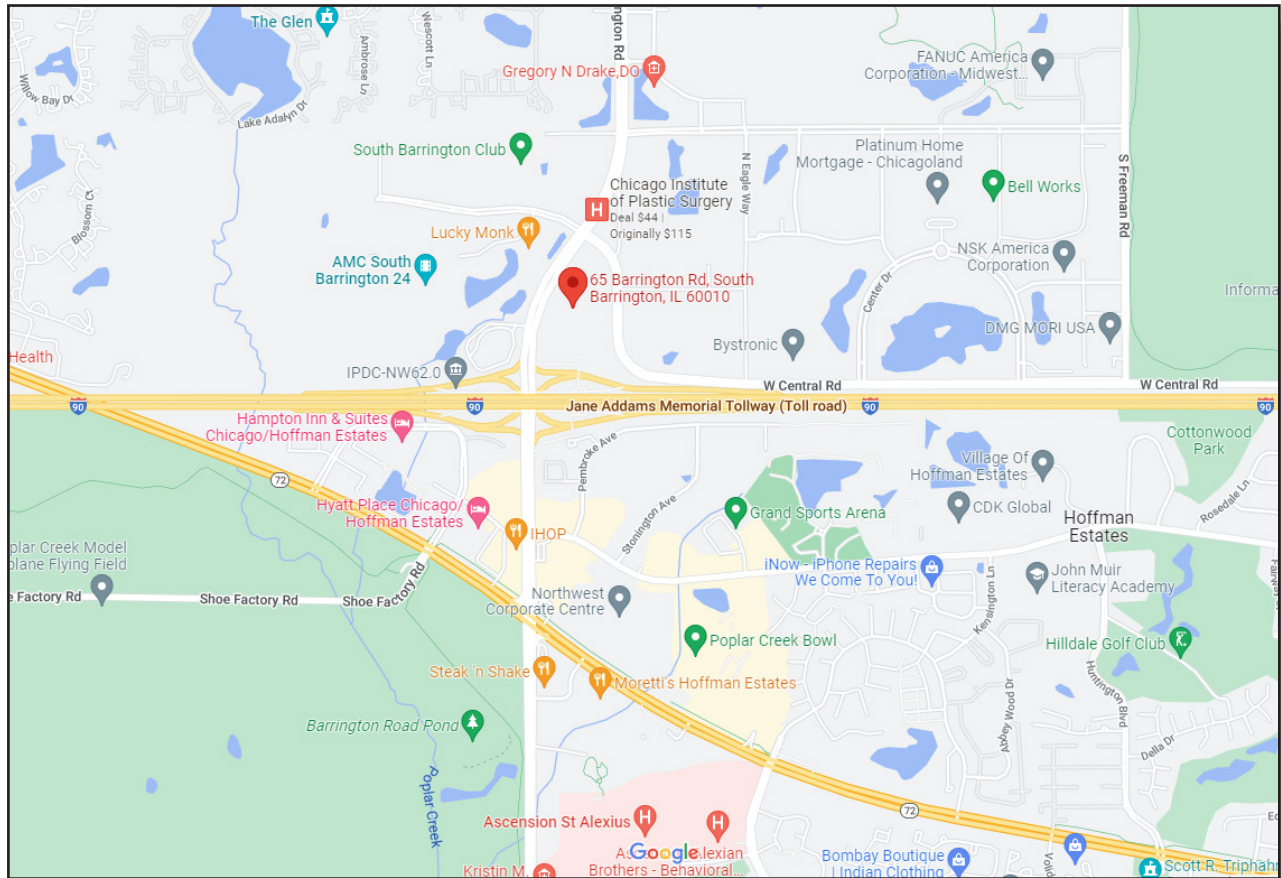
LEASING

SALES

TENANT ADVISORY

MANAGEMENT

## LOCATION MAPS



FOR SALE: 65 S BARRINGTON RD SOUTH BARRINGTON, IL





LEASING

SALES

TENANT ADVISORY

MANAGEMENT

## LOCATION AERIAL







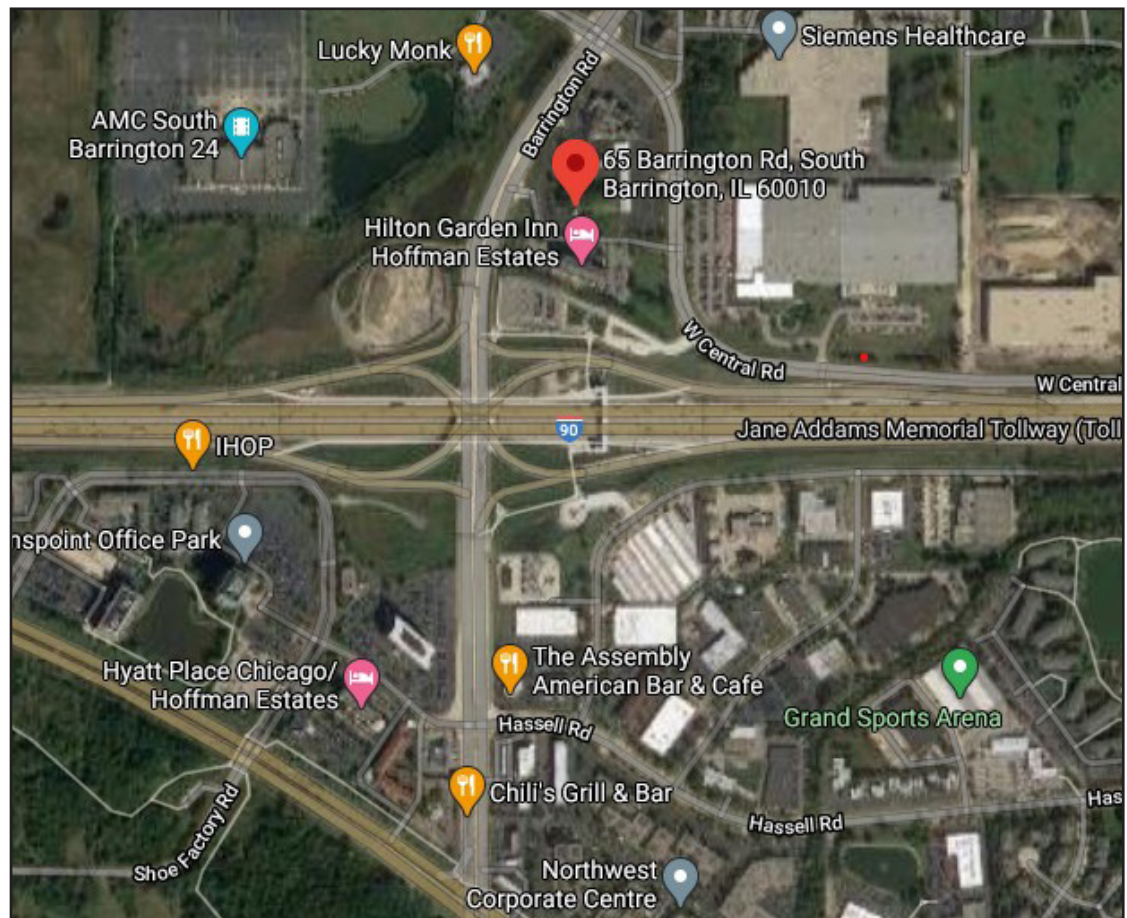
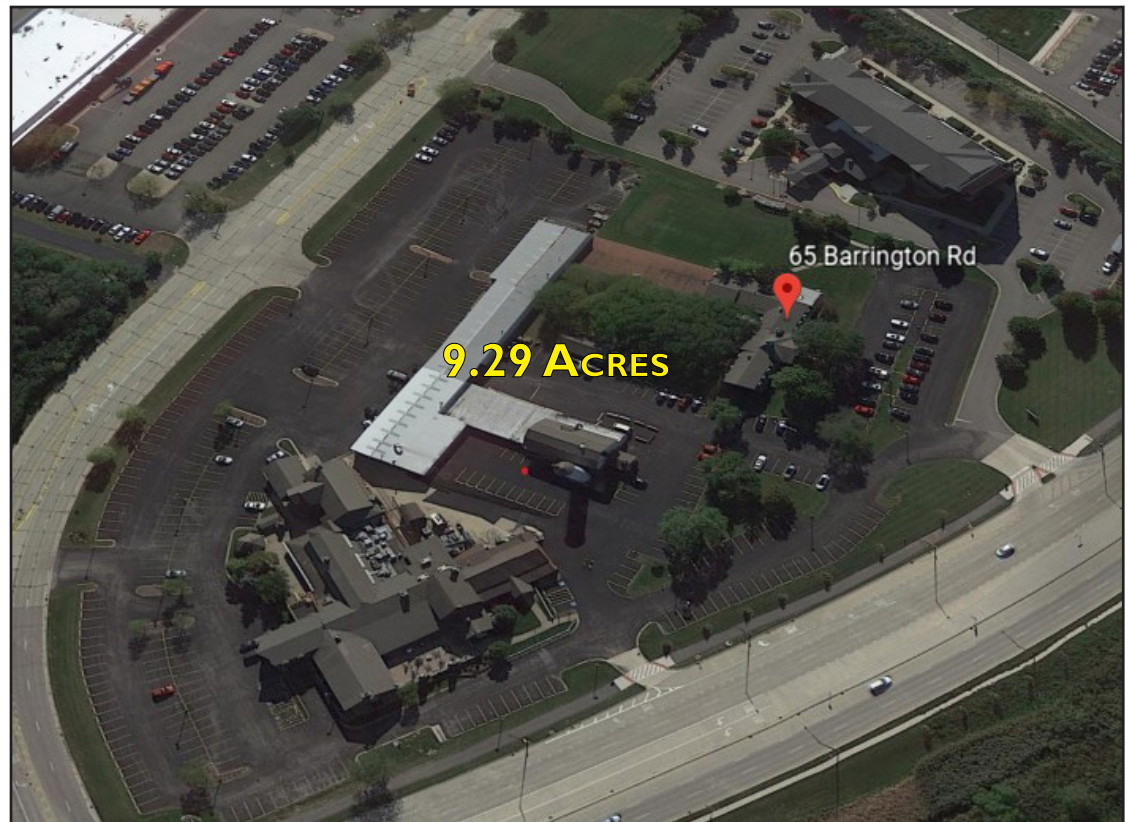
LEASING

SALES

TENANT ADVISORY

MANAGEMENT

## LOCATION AERIAL







LEASING

SALES

TENANT ADVISORY

MANAGEMENT

## ■ Property Photos









# For Sale

## PRIME DEVELOPMENT SITE AVAILABLE

- Perfect for retail, restaurants, hotels and office
- Up to 22.5 acres surrounding AMC South Barrington 30 Screen Theater
- Theater consistently ranks in the top 10 in Chicago MSA
- New \$68 million full interchange with I-90 under construction
- Less than 1/2 mile from office campuses for AT&T, Claire's and Siemens totaling 1,150 employees
- Visible to 124,900 VPD on I-90 and 21,000 VPD on Barrington Rd

## I-90 & Barrington Road South Barrington, IL

### Patrick Owens

SVP, Retail Advisory

+1 312 228 3028

patrick.owens@am.jll.com

### Shannon Pope

SVP, Retail Advisory

+1 312 228 2050

shannon.pope@am.jll.com

jll.com

#### DISCLAIMER

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.





# Conceptual Development Plan

\*All numbers are taken from ESRI within 3 miles



55,440  
population



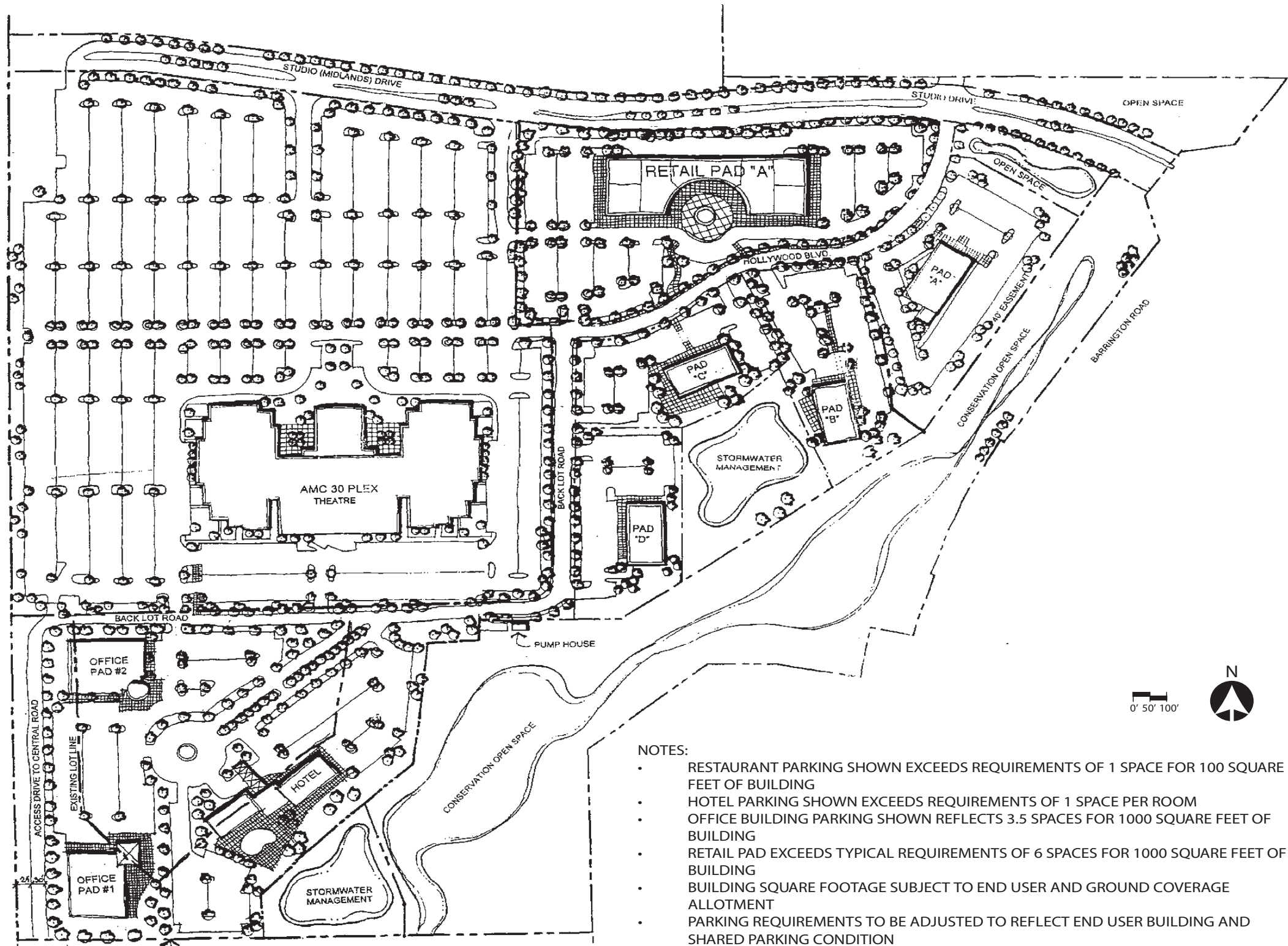
35,783  
daytime population



\$119,190  
average household income



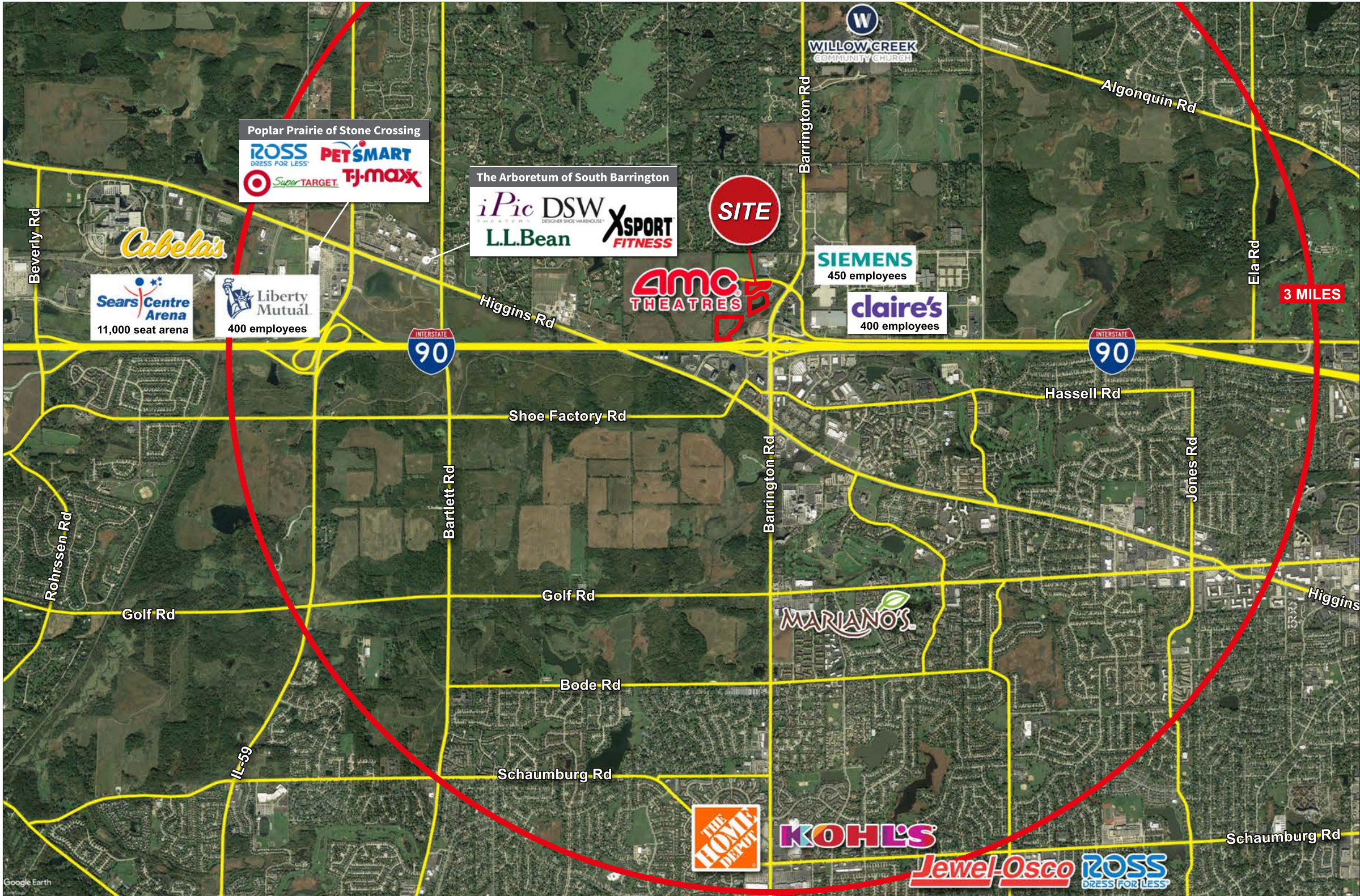
\$266,423  
median home value



- NOTES:
- RESTAURANT PARKING SHOWN EXCEEDS REQUIREMENTS OF 1 SPACE FOR 100 SQUARE FEET OF BUILDING
  - HOTEL PARKING SHOWN EXCEEDS REQUIREMENTS OF 1 SPACE PER ROOM
  - OFFICE BUILDING PARKING SHOWN REFLECTS 3.5 SPACES FOR 1000 SQUARE FEET OF BUILDING
  - RETAIL PAD EXCEEDS TYPICAL REQUIREMENTS OF 6 SPACES FOR 1000 SQUARE FEET OF BUILDING
  - BUILDING SQUARE FOOTAGE SUBJECT TO END USER AND GROUND COVERAGE ALLOTMENT
  - PARKING REQUIREMENTS TO BE ADJUSTED TO REFLECT END USER BUILDING AND SHARED PARKING CONDITION



# Market Overview



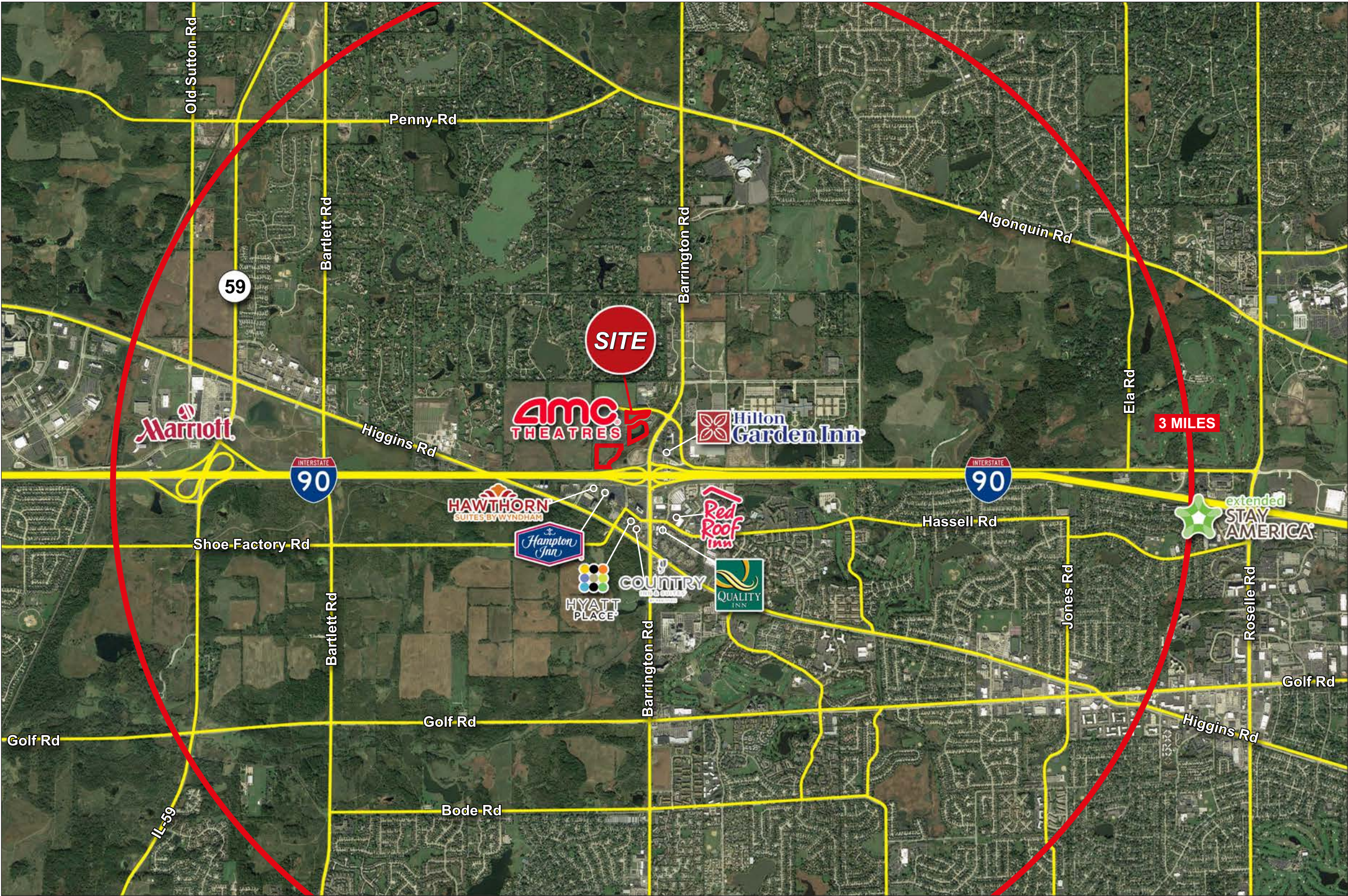


# Restaurant Overview





# Hotel Overview







# The Arboretum

OF SOUTH BARRINGTON

SHOP | DINE | UNWIND







**The Arboretum**  
OF SOUTH BARRINGTON

THE ARBORETUM IS



## AFFLUENT

Located in one of Chicago's most prestigious suburbs just 40 miles from downtown, this upscale area boasts a median home value of over \$1,000,000 and an average household income of more than \$270,000. Surrounded by luxury homes and top-rated schools, we are perfectly positioned to serve a high-income, lifestyle-driven community while also drawing visitors from well beyond a 10-mile radius with a population that nears 700,000. A signature blend of chef-driven restaurants, open-air entertainment, seasonal experiences, and thoughtfully curated shops, The Arboretum of South Barrington delivers a lifestyle destination designed to inspire, indulge, and invite discovery.

## ACTIVE

The heartbeat of the community, more than a shopping destination—A lively gathering place for the entire community. Throughout the year, we host a dynamic lineup of events, including a crowd-favorite summer concert series, a festive fall celebration, and a dazzling holiday parade that kicks off the season in style.

## SIP & SHOP - EVERYDAY

We are a permanent destination for sipping and shopping. Guests can purchase craft beer, wine, cocktails, or mocktails from participating restaurants to enjoy while shopping and strolling. This unique amenity enhances guest engagement, creating a vibrant, social shopping destination.







# The Arboretum

OF SOUTH BARRINGTON

IN GOOD COMPANY



ARHAUS®



EST. *The* 2015  
**HAMPTON**  
**SOCIAL**



DSW  
DESIGNER SHOE WAREHOUSE®

WHITE  
HOUSE  
BLACK  
MARKET

chico's



SEPHORA

L.L.Bean



EVEREVE





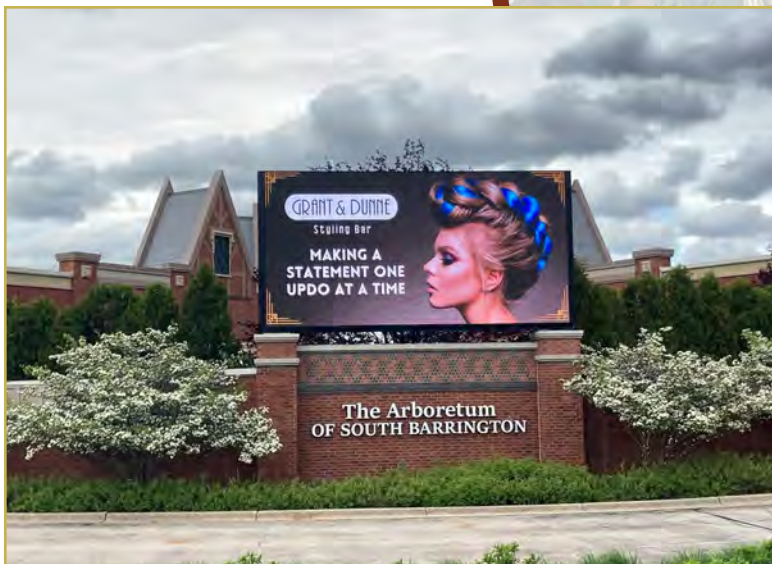


# The Arboretum

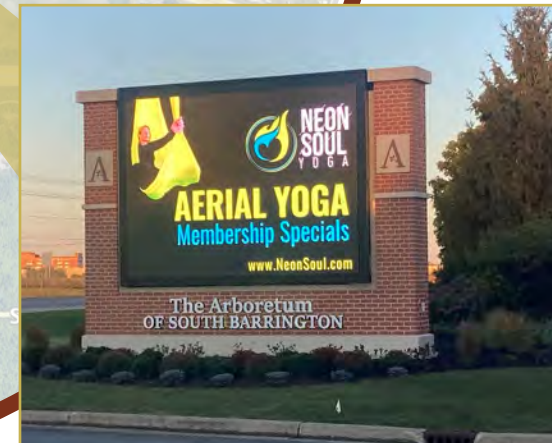
OF SOUTH BARRINGTON

## GREAT LOCATION

The Arboretum of South Barrington is conveniently located near the intersection of Route 59 and Route 72, offering easy access to major highways including I-90 and Route 14. A prime location that combines the peaceful, wooded surroundings of the northwest suburbs with excellent regional connectivity. The Arboretum's location is both strategic and scenic.



44,200 vehicles per day



21,500 vehicles per day









The Arboretum  
OF SOUTH BARRINGTON

CONNECT WITH US



LEASING CONTACT:



Cory Born  
General Manager & Leasing Director  
p 847 551 5969  
e [Cory.Born@heidnerinc.com](mailto:Cory.Born@heidnerinc.com)

It's all *fun!* It's all at *The Arb!*

The Arboretum | 100 W Higgins Road | South Barrington, IL 60010 | [www.shopthearb.com](http://www.shopthearb.com)