



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

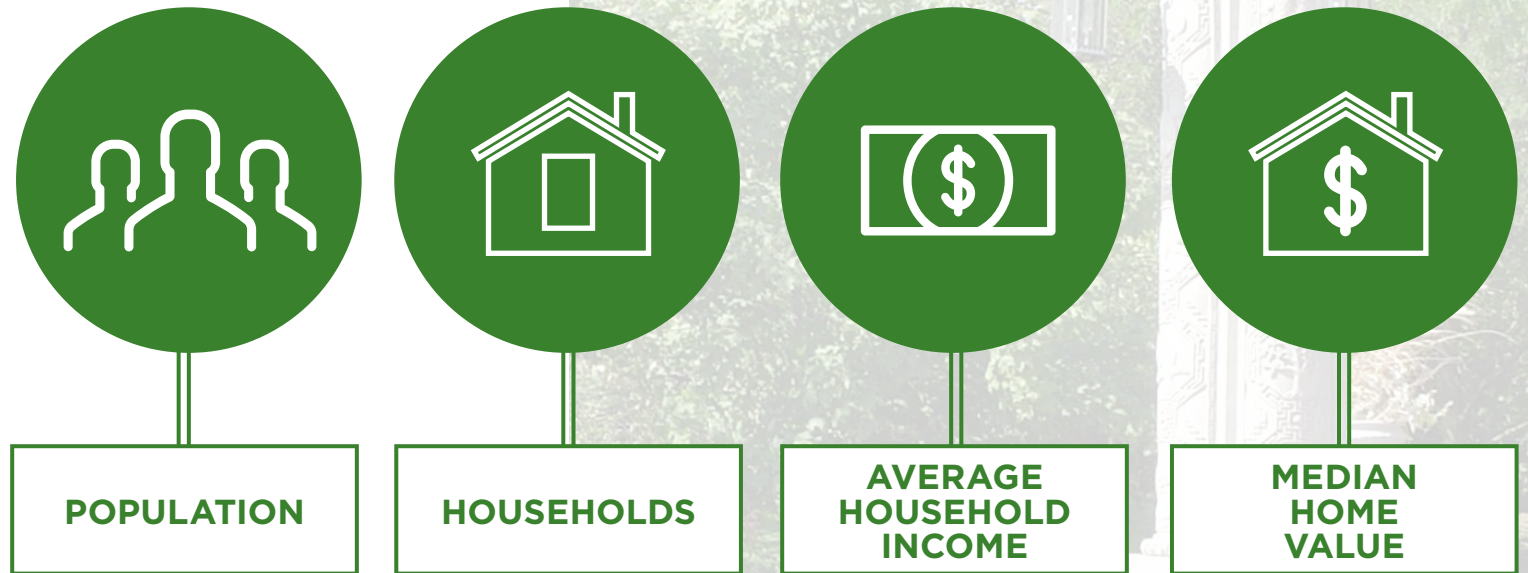
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DEVELOPMENT PARAMETERS

- 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



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

DOWNTOWN GLENVIEW

LAKE AVENUE

LYON
ELEMENTARY
SCHOOL

WALKER ROAD

LEIGH AVENUE



GROVE STREET



SITE -
1850 GLENVIEW ROAD
GLENVIEW, IL 60025



GLENVIEW ROAD





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