



AVAILABLE RETAIL OUTLETS

NEC of Route 83 & Route 53

Long Grove, Illinois



Aerial imagery from prior marketing materials; prospective parties should independently verify.

GENERATIONAL RETAIL OPPORTUNITY

POSITIONED FOR REGIONAL REACH

The site sits at the northeast corner of Route 83 and Route 53 and is planned around coordinated access, visibility and connectivity to established retail.

22,400

VPD ON ROUTE 53

47,900

VPD ON ROUTE 83

SIGNALIZED ACCESS

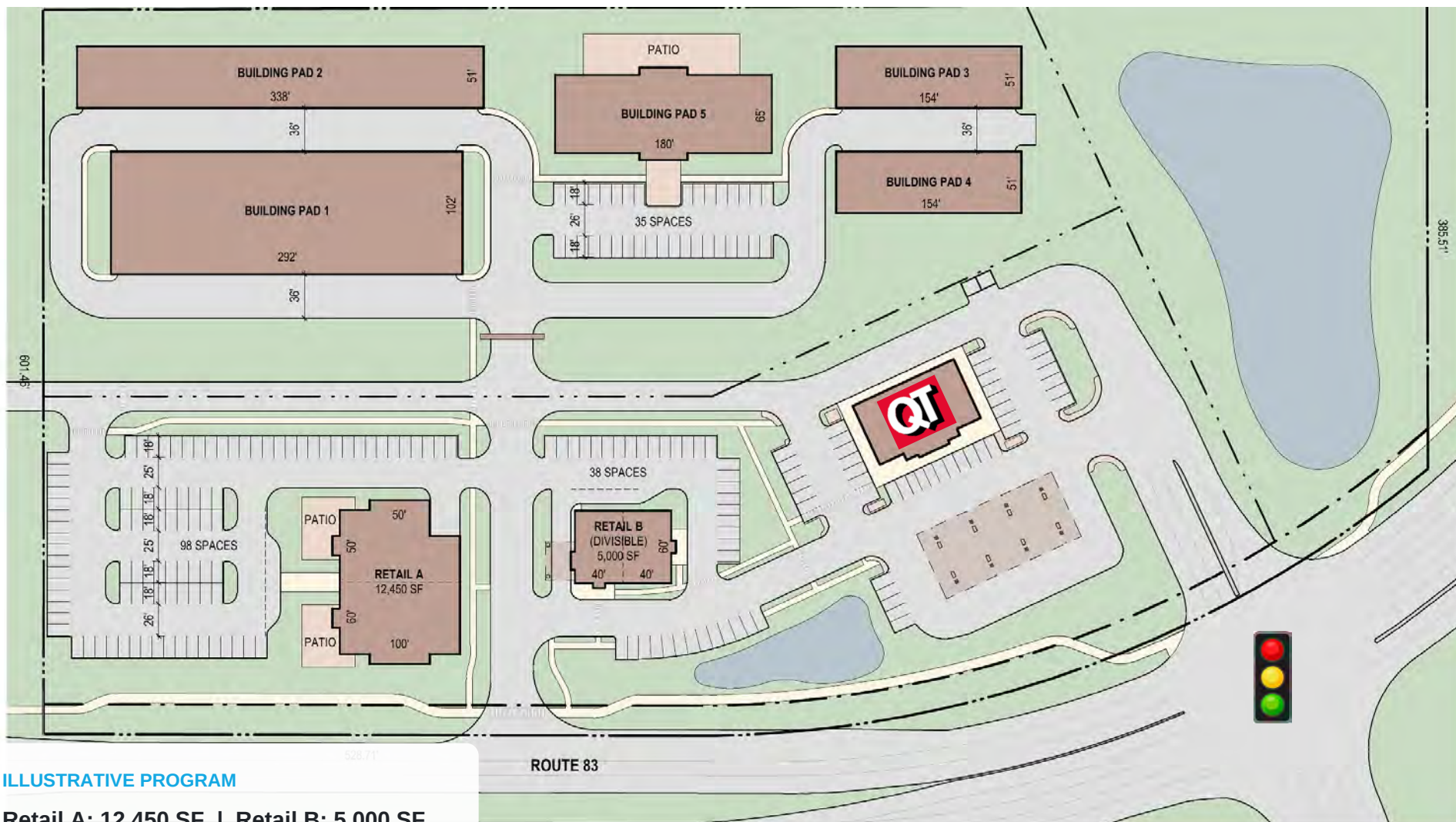
- Signalized intersection planned for full access as part of the project
- Additional right-in/right-out access planned along Route 83
- Cross-access to the Sunset Foods-anchored shopping center
- Internal drives planned to connect both developments and Aptakisic Road
- Serves Long Grove, Buffalo Grove, Vernon Hills, Lincolnshire and surrounding communities

MARKETING POSITION

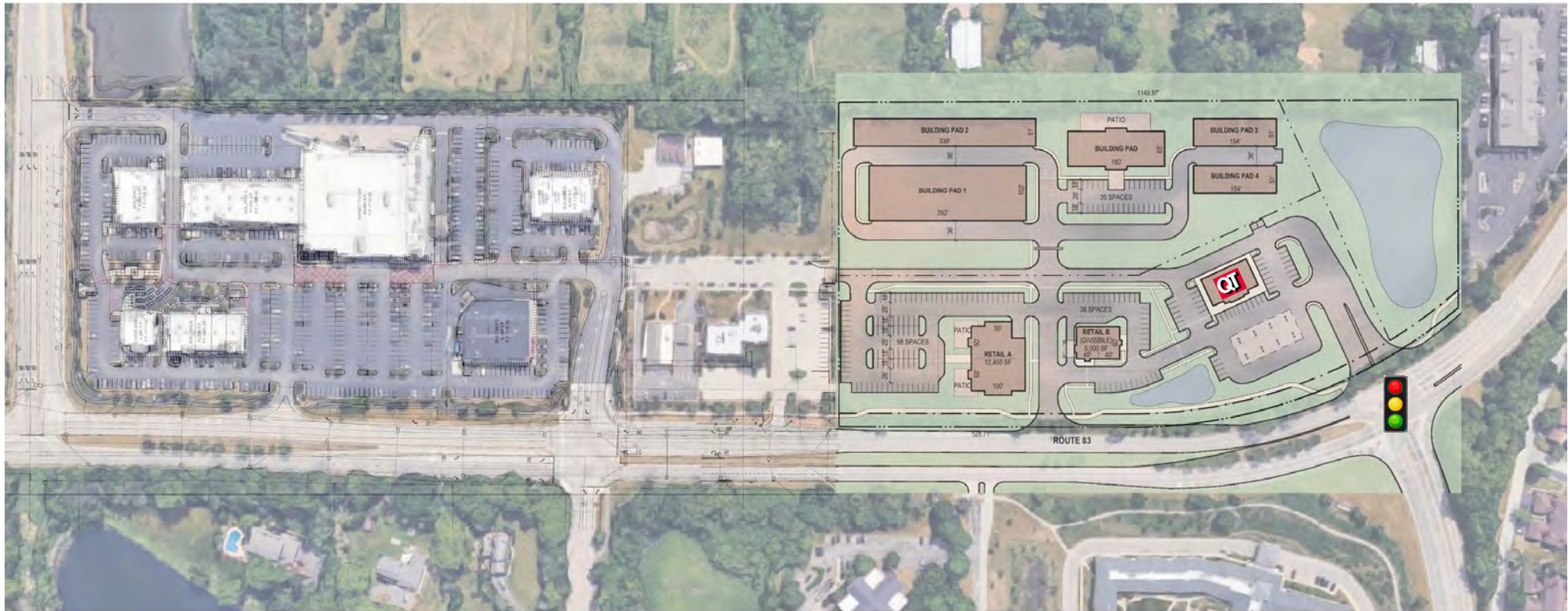
Flexible development concepts support retail uses and additional building pads. Final program is subject to approvals and tenant requirements.



CONCEPTUAL SITE PLAN



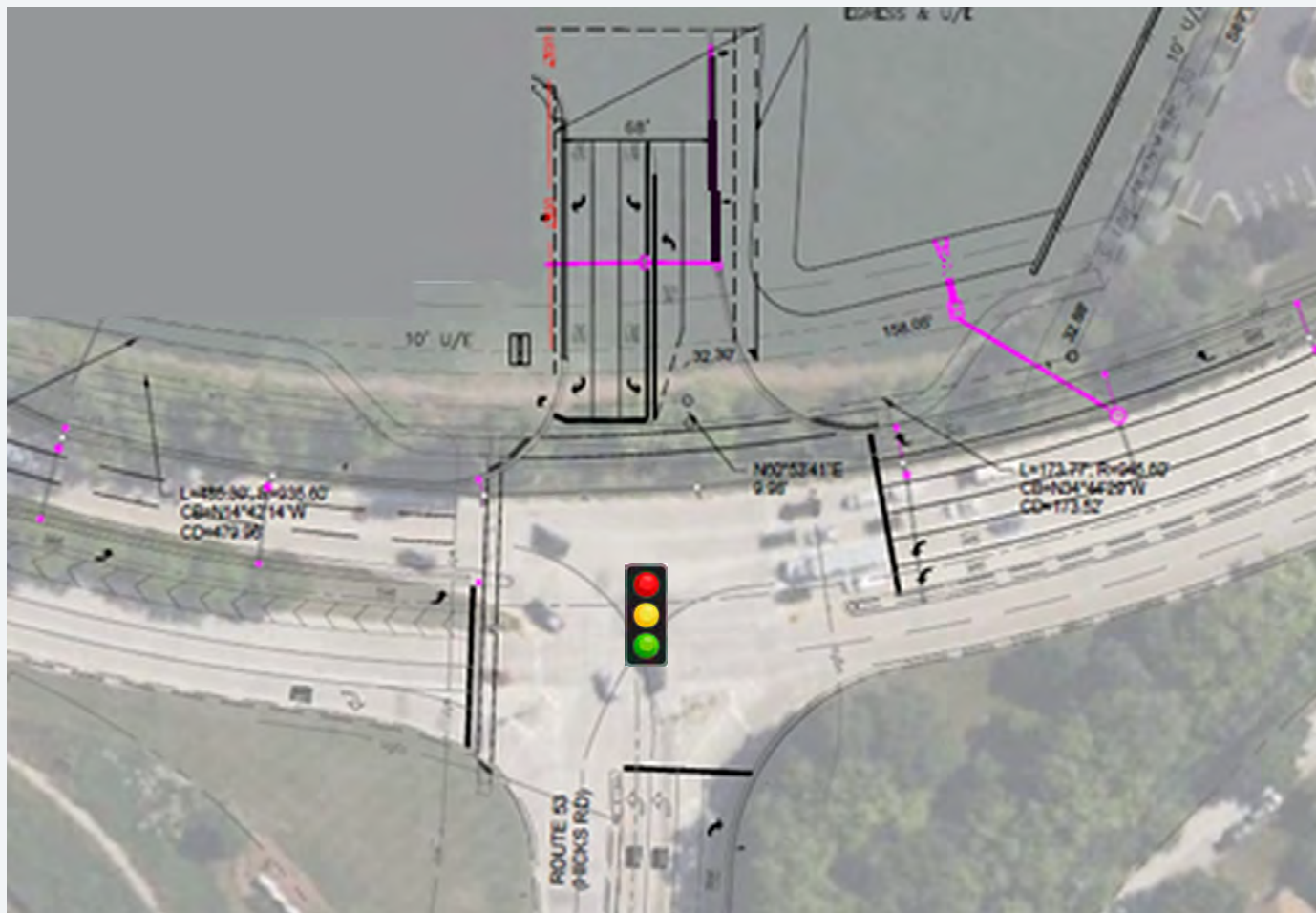
SITE IN CONTEXT



CONNECTED RETAIL ENVIRONMENT

Illustrative planning shows coordinated circulation and cross-access with the adjoining Sunset Foods-anchored center.

INTERSECTION IMPROVEMENT



ACCESS STRATEGY

Planned improvements are intended to create a full-access, signalized intersection serving the development.

● FULL ACCESS

Reconfigured intersection designed to accommodate movements into and out of the site.

● TRAFFIC SIGNAL

Four-way signal control planned at the Route 83 access point.

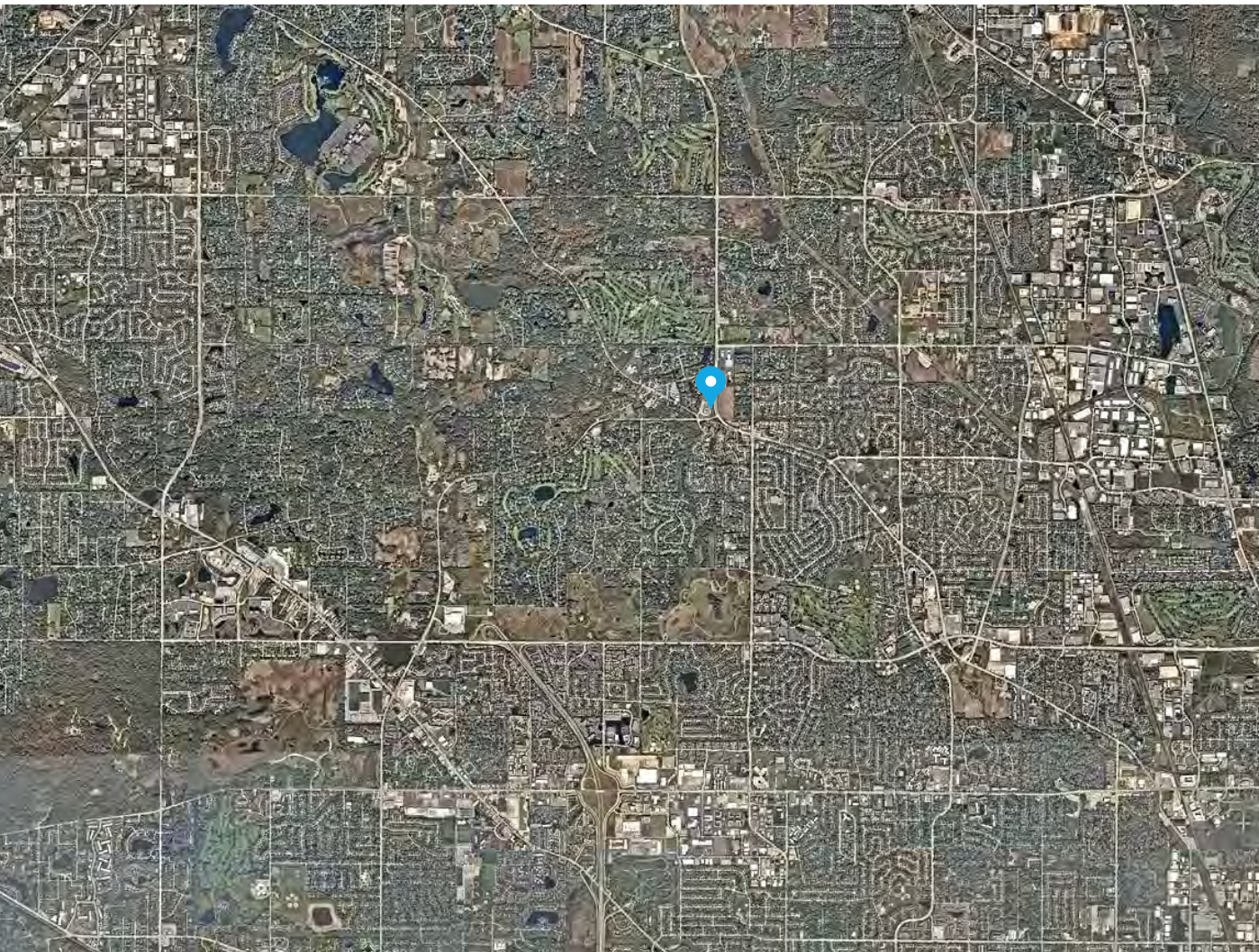
● COORDINATED GEOMETRY

Illustrative turn lanes, medians and curb alignments shown for access planning.

CONCEPTUAL EXHIBIT

Subject to agency review, engineering and final approvals.

REGIONAL LOCATION



LONG GROVE, IL

NEC ROUTE 83 & ROUTE 53

A strategic northwest suburban location serving an established network of communities and retail destinations.

LEASING / SALE INFORMATION

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All information is subject to verification and change. No representation or warranty is made regarding accuracy or completeness.