

FOR LEASE

# Sanders Court

**SWC DUNDEE & SANDERS**

4109-4195 E. DUNDEE ROAD, NORTHBROOK, IL 60062

RETAIL

## FEATURES

### FOR LEASE

- + 50,395 SF Anchor Space (Divisible)
- + Small Shops

### BIG DAYTIME POPULATION

- + Over 150,000 people within 3 miles

### AFFLUENT NORTH SHORE

- + \$175,000 HH Incomes

### HIGH TRAFFIC

- + 38,900 on Dundee Road
- + 13,900 on Sanders Road
- + 52,800 VPD at Intersection

### EASY ACCESS

- + 3 Full movement access points



## EXCLUSIVE AGENTS

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# Sanders Court

## RETAIL



[www.cbre.com/sanderscourt](http://www.cbre.com/sanderscourt)





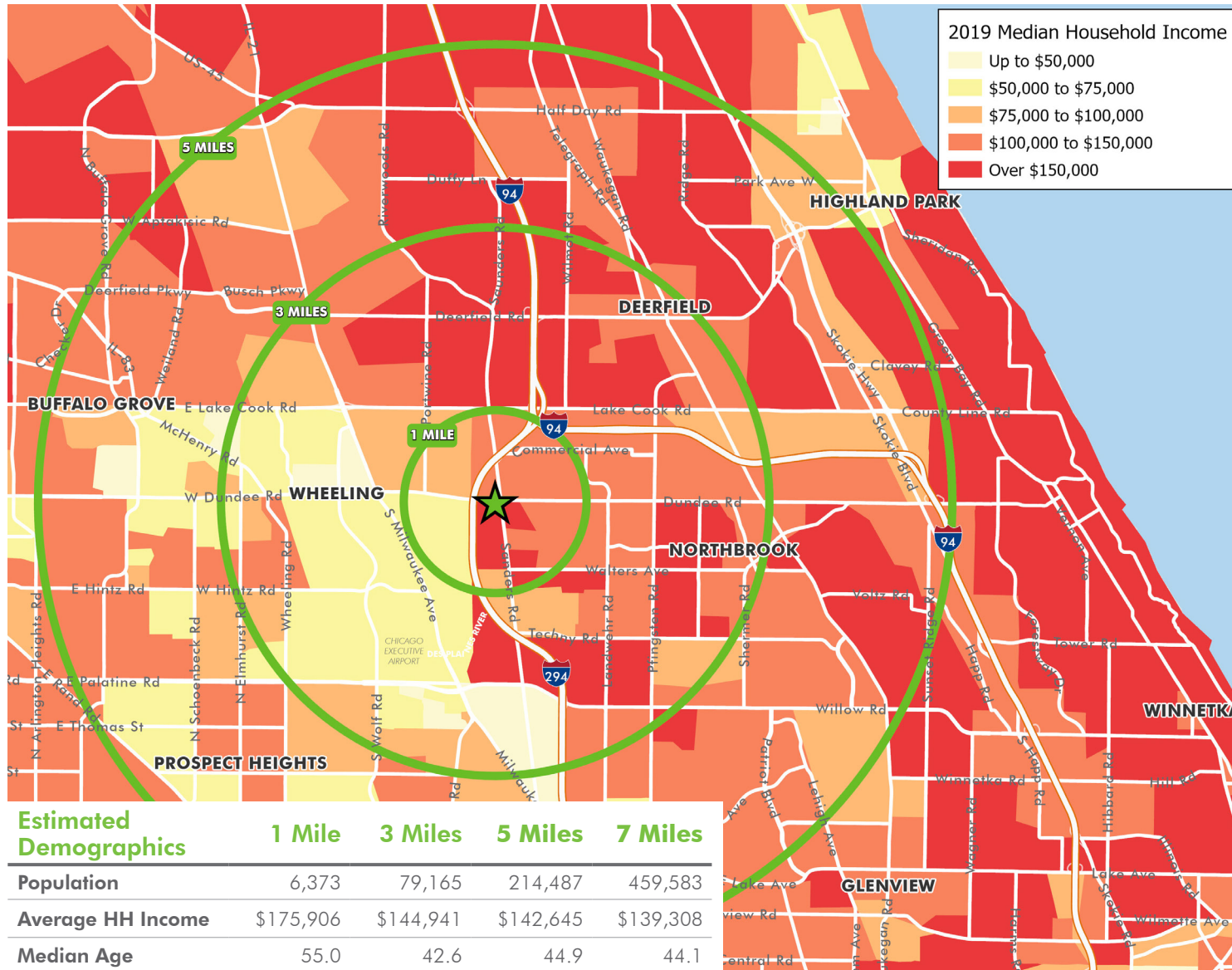
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**HOUSEHOLD INCOMES  
EXCEEDING \$175,000**

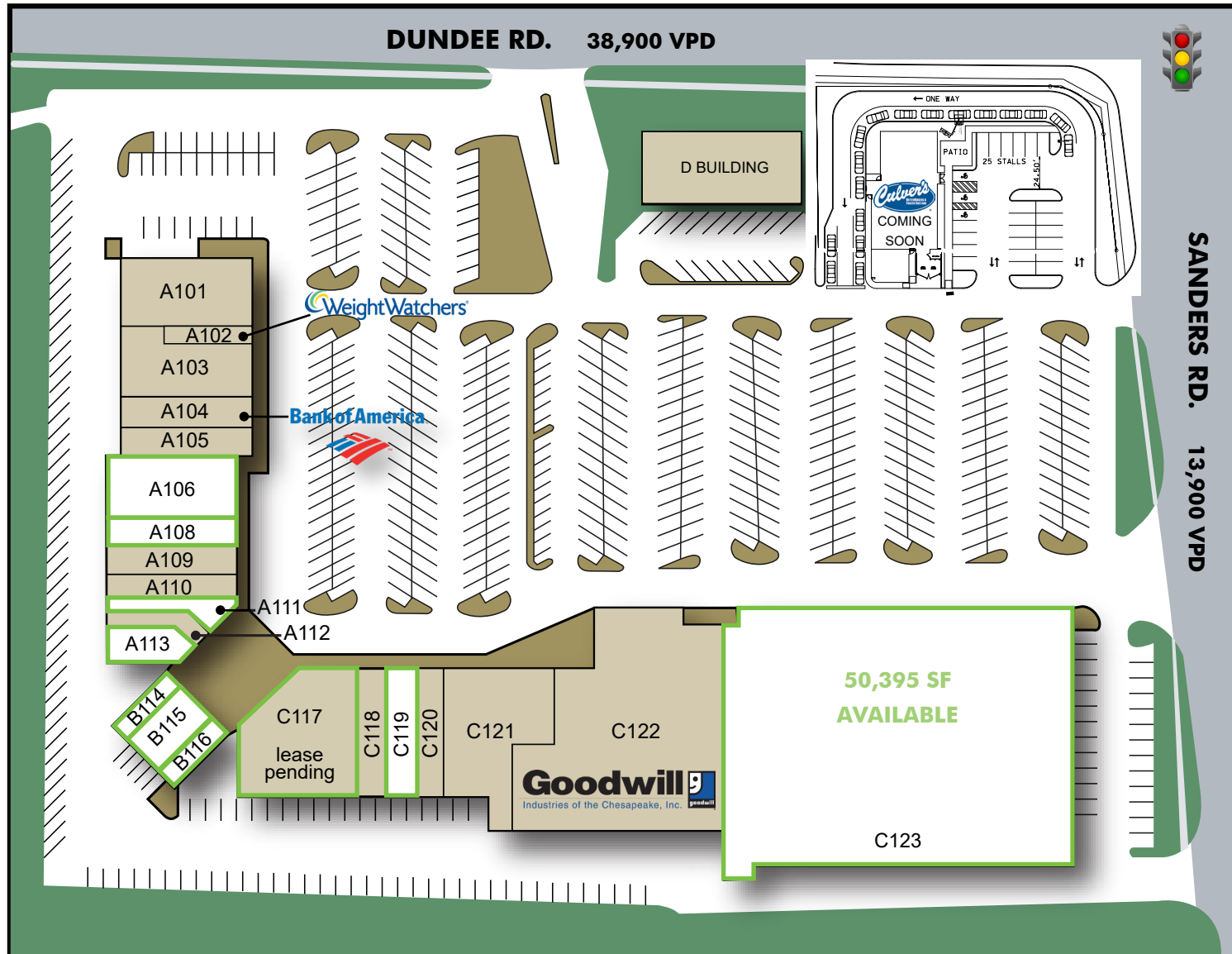
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**RETAIL**



**HIGH TRAFFIC**

+ 52,800 VPD at intersection

UNIT	TENANT	SQ. FT.
A101	Butterfield's Northbrook Restaurant	5,000
A102	Weight Watchers	1,400
A103	Fred Astaire Dance Studio	4,465
A104	Bank of America	2,040
A105	Sanders Nail Salon	1,960
<b>A106</b>	<b>Available</b>	<b>4,000</b>
<b>A108</b>	<b>Available</b>	<b>2,000</b>
A109	Marisa's Pizza	2,000
A110	Lisa's Boutique	1,831
<b>A111</b>	<b>Available</b>	<b>1,184</b>
A112	May's Cleaners	1,145
<b>A113</b>	<b>Available</b>	<b>2,225</b>
<b>B114</b>	<b>Available</b>	<b>1,030</b>
<b>B115</b>	<b>Available</b>	<b>2,030</b>
<b>B116</b>	<b>Available</b>	<b>955</b>
C117	Lease Pending	7,688
C118	Camela's Hair Studio & Spa	2,800
<b>C119</b>	<b>Available</b>	<b>2,025</b>
C120	Tong's Hunan-Chinese Restaurant	2,000
C121	USA Vein Clinics	7,700
C122	Goodwill	6,050
<b>C123</b>	<b>Available</b>	<b>50,395</b>

4109 DUNDEE RD

RETAIL

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
2019 Population - Current Year Estimate	6,373	79,165	214,487	459,583
2024 Population - Five Year Projection	6,347	80,462	214,863	459,377
2010 Population - Census	6,524	77,498	213,267	458,552
2000 Population - Census	7,094	77,201	214,087	457,319
2010-2019 Annual Population Growth Rate	-0.25%	0.23%	0.06%	0.02%
2019-2024 Annual Population Growth Rate	-0.08%	0.33%	0.04%	-0.01%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES	7 MILES
2019 Households - Current Year Estimate	2,471	29,608	82,864	177,010
2024 Households - Five Year Projection	2,464	30,017	83,053	177,077
2010 Households - Census	2,504	28,830	81,628	175,457
2000 Households - Census	2,545	27,964	78,969	171,029
2010-2019 Annual Household Growth Rate	-0.14%	0.29%	0.16%	0.10%
2019-2024 Annual Household Growth Rate	-0.06%	0.27%	0.05%	0.01%
2019 Average Household Size	2.56	2.65	2.56	2.57

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	7 MILES
2019 Average Household Income	\$175,906	\$144,941	\$142,645	\$139,308
2024 Average Household Income	\$190,673	\$157,608	\$156,263	\$152,933
2019 Median Household Income	\$125,872	\$97,040	\$97,544	\$94,724
2024 Median Household Income	\$137,569	\$105,003	\$106,212	\$103,991
2019 Per Capita Income	\$71,270	\$54,618	\$55,348	\$53,706
2024 Per Capita Income	\$77,512	\$59,283	\$60,656	\$58,999

HOUSING UNITS	1 MILE	3 MILES	5 MILES	7 MILES
<b>2019 Housing Units</b>	<b>2,623</b>	<b>31,463</b>	<b>87,940</b>	<b>188,806</b>
2019 Vacant Housing Units	152 5.8%	1,855 5.9%	5,076 5.8%	11,796 6.2%
2019 Occupied Housing Units	2,471 94.2%	29,608 94.1%	82,864 94.2%	177,010 93.8%
2019 Owner Occupied Housing Units	2,247 85.7%	21,192 67.4%	63,332 72.0%	132,516 70.2%
2019 Renter Occupied Housing Units	224 8.5%	8,416 26.7%	19,532 22.2%	44,494 23.6%

EDUCATION	1 MILE	3 MILES	5 MILES	7 MILES
<b>2019 Population 25 and Over</b>	<b>4,905</b>	<b>55,363</b>	<b>154,633</b>	<b>328,935</b>
HS and Associates Degrees	1,473 30.0%	19,365 35.0%	54,859 35.5%	118,686 36.1%
Bachelor's Degree or Higher	3,249 66.2%	31,545 57.0%	90,320 58.4%	189,644 57.7%

PLACE OF WORK	1 MILE	3 MILES	5 MILES	7 MILES
2019 Businesses	232	4,305	10,549	19,390
2019 Employees	2,985	102,376	226,986	337,756

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