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HAWTHORN

VERNON HILLS | ILLINOIS

CHICAGO VOTED
**#1 BEST BIG CITY IN THE U.S. FOR THE SIXTH
CONSECUTIVE YEAR**

Condé Nast
Traveler

"CHICAGO STILL REMAINS A MECCA OF THE MIDWEST –
PEOPLE FROM BOTH COASTS ARE KIND OF AMAZED
HOW GOOD LIFE IS IN CHICAGO, AND WHAT A GOOD
CULTURE WE'VE GOT."

Harold Ramis

American Actor, known for his role in Ghostbusters



A CITY LIKE NO OTHER

CHICAGO

THE PLACE TO BE

FORBES RANKS CHICAGO AS ONE OF THE BEST PLACES FOR BUSINESS AND CAREERS.

CHICAGO IS AMONG THE BEST PLACES TO LIVE AND ONE OF THE BEST PLACES TO RETIRE SAYS U.S. NEWS & WORLD REPORT.

CHICAGO IS A MAJOR TRANSPORTATION HUB IN THE U.S. AND THE THIRD-LARGEST INTERMODAL PORT IN THE WORLD.

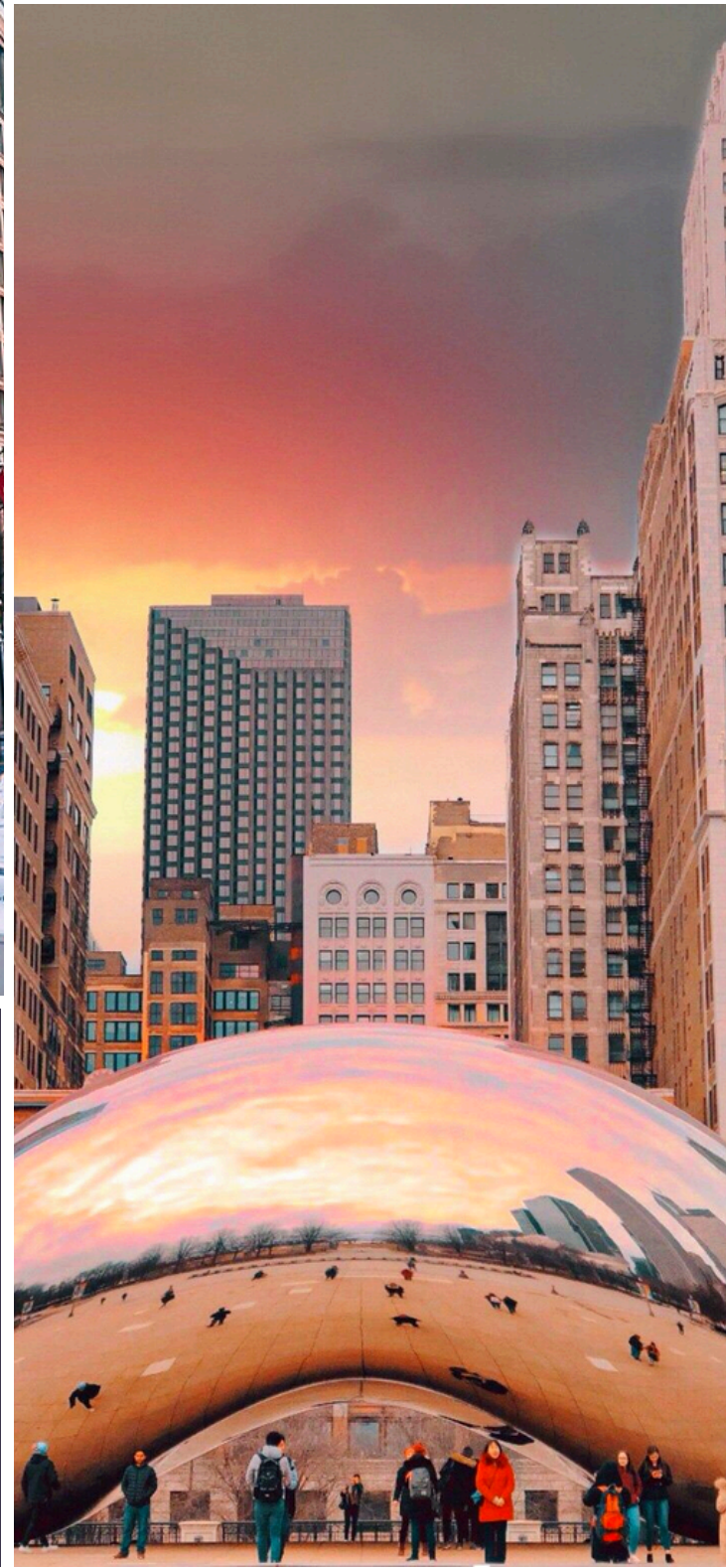
ROUTE 66, KNOWN AS THE "MAIN STREET OF AMERICA," BEGINS IN CHICAGO.


LAST YEAR, CHICAGO HOME VALUES INCREASED BY 8.6% AND BY 29% IN THE LAST FIVE YEARS.

MOST POPULAR SUBURBS IN CHICAGO INCLUDE LONG GROVE AND BUFFALO GROVE.



 **#3**
LARGEST
CITY IN THE U.S.



 **8.9M**
RESIDENTS WITHIN
THE CHICAGO
AREA

 **6.5%**
INCREASE YOY IN
HOUSEHOLD
INCOMES



A REIMAGINING IS COMING
TO THE NORTH SHORE
A NEW PERSPECTIVE, A FUTURE SO BRIGHT.

A TRANSFORMATION
EVERYONE IS TALKING ABOUT

THE MIXED-USE WE ALL DREAM OF - THE PERFECT CURATION OF YOUR FASHION WISH-LIST, YOUR MUST-HAVES FOR HEALTH & WELLNESS, AND THE GO-TO SPOT TO SATISFY YOUR SWEET & SAVORY CRAVINGS. A TRUE ICON SO FULFILLING SOME WILL EVEN CALL IT HOME.

A large architectural rendering of the Hawthorn development in Chicago. The scene is set under a bright blue sky with scattered white clouds. In the background, a modern multi-story building with large windows and balconies is visible. To the right, a building with a 'DAVE & BUSTER'S' sign is partially seen. The foreground features a paved walkway, a green lawn, and a playground with a large wooden structure. People are depicted walking and sitting at outdoor tables, suggesting a vibrant community space.

H

HAWTHORN IS ON THE VERGE OF REDEFINING THE NEXT GENERATION OF WHAT-TO-DO AND WHERE-TO-BE IN THE NORTHERN SUBURBS OF CHICAGO.

WELCOME TO HAWTHORN

A TIMELESS CHICAGO ICON, REIMAGINED. A DESTINATION REIGNITING THE COMMUNITY. A THRIVING COLLECTION OF SHOPPING, DINING AND ENTERTAINMENT, OFFERING ONLY THE BEST-IN-CLASS, THAT PIQUES THE INTEREST OF THE SOPHISTICATED. A SENSE OF PLACE TO CONNECT AND BE CONNECTED. A PLACE TO CALL HOME.

**THIS IS THE NEXT BIG THING
THIS IS HAWTHORN**







Hawthorn Cakes

mumelo

MIAMI MODERNE

U-ROW

chopdaddy
BURGER BAR

HAWTHORN ROW



A HUB, A HOME

HAWTHORN

Here, we're creating an experience unmatched. A lifestyle destination, created for the entire region, rife with best-in-class shopping, dining, and entertainment, and immersed with intentional design that connects you to every component with ease. This walkable community will suit all of your needs, day to night, and will even attract some to set their roots and call it home.

IT'S ALL IN THE DETAILS:

- 635K SF OF RETAIL - 272K SMALL SHOP
- 561 NEW MULTI-FAMILY LUXURY APARTMENTS
- 25K SF GROCER 109K SF OPEN-AIR RETAIL OPPORTUNITIES
- PEDESTRIAN-FRIENDLY STREET RETAIL
- OUTDOOR PLAZA WITH ACTIVATION AND AMENITIES
- MULTI-LEVEL INDOOR PARK EXPERIENCE



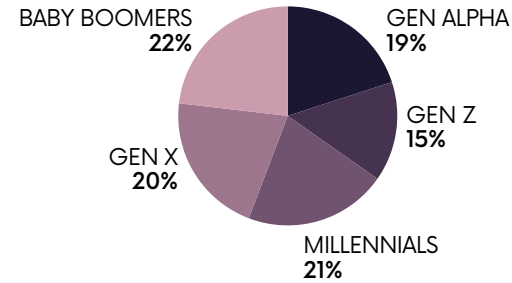
TRADE AREA

| | | | |
|--------------------|----------------|-----------------|------------------|
| Population | 668,994 | Average HHI | \$133,000 |
| Daytime Population | 688,645 | HHI S100K-S150K | 18% |
| Households | 249,337 | HHI S150K-S200K | 10% |
| Family Households | 169,172 | | |
| College Graduates | 51% | | |
| Higher Education | 20% | | |

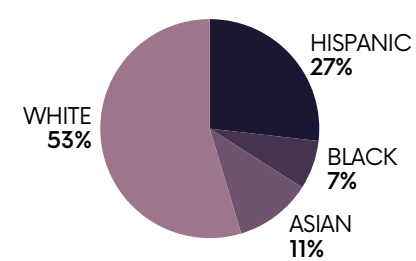
AVERAGE AGE



GENERATION



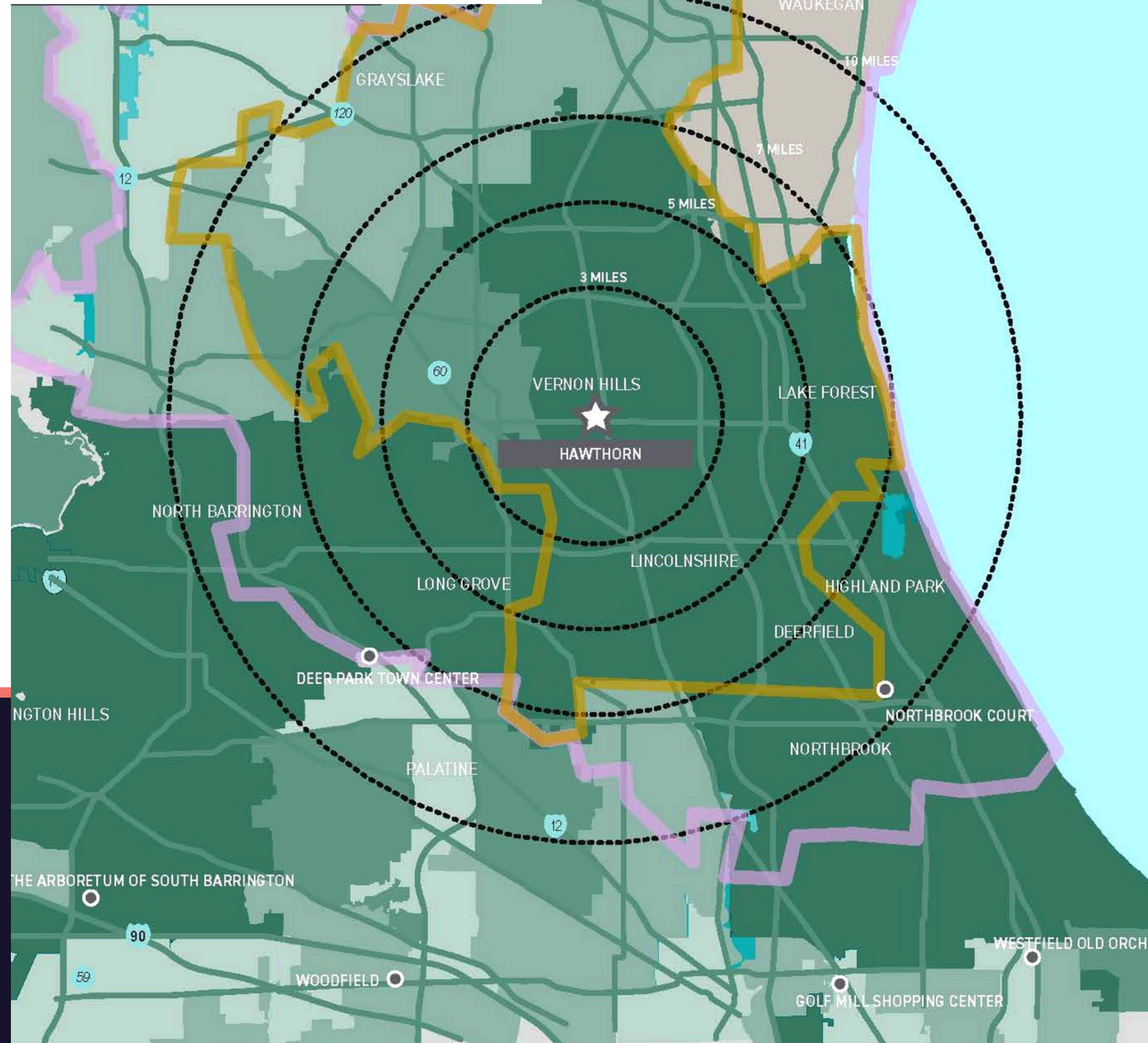
ETHNICITY



- PRIMARY TRADE AREA
- TOTAL TRADE AREA
- COMPETITION

2017 AVG HHI BY ZIP CODE

- S140K+
- S120K-S140K
- S100K-S120K
- S80K-S100K
- UNDER S80K

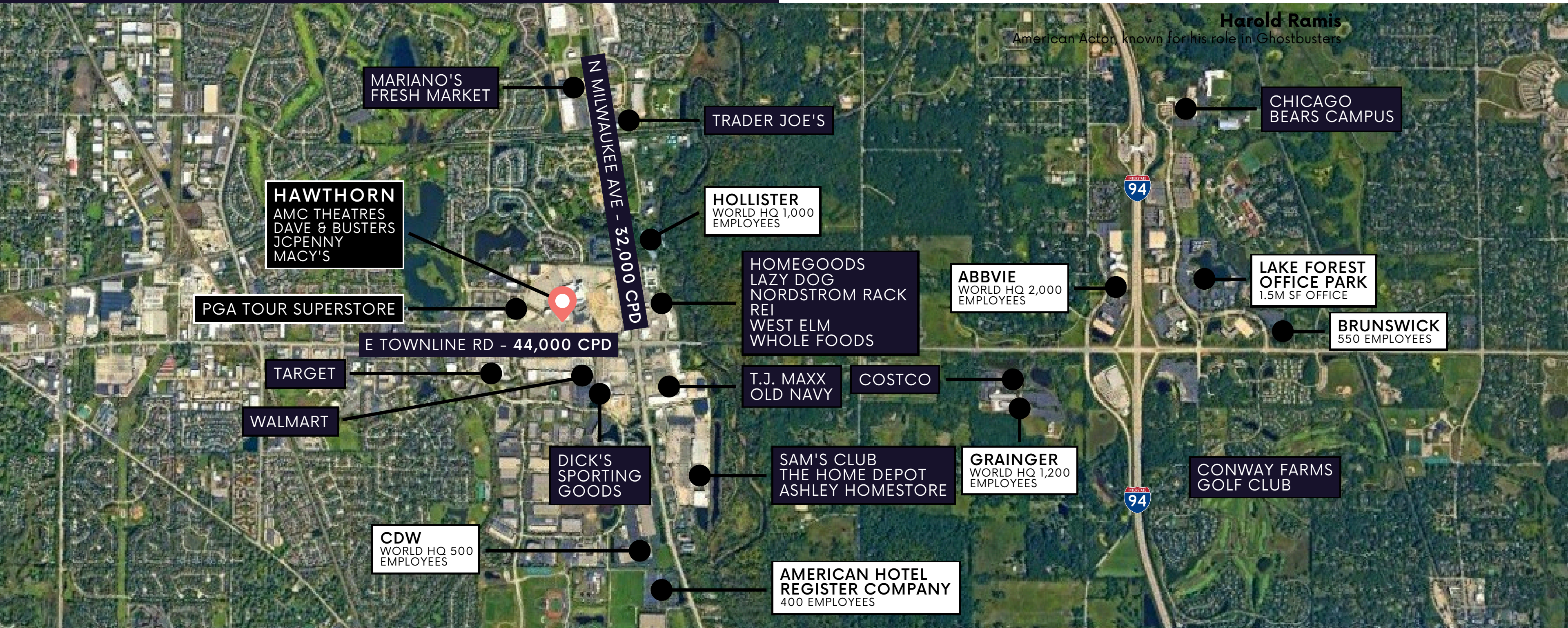


WITHIN 5 MILES OF HAWTHORN
14,600+ HOUSEHOLDS
 EARN \$200K OR MORE EACH YEAR

HAWTHORN

IS SITUATED AT THE INTERSECTION OF TWO MAJOR THOROUGHFARES IN LAKE COUNTY, IL. AND ONLY 2.5 MILES WEST OF I-94.

OVER 70,000 VEHICLES TRAVEL MILWAUKEE AVENUE & TOWNLINE ROAD EVERY DAY.



HAWTHORN'S TRADE AREA BOASTS

TOP SCHOOLS IN THE NATION

EACH SCHOOL OFFERS ADVANCED PLACEMENT

ADLAI STEVENSON HIGH SCHOOL

RANKED #6 IN THE STATE AND #150 IN THE NATION
HOLDS A 97% GRADUATION RATE WITH 4,100+ STUDENTS

LIBERTYVILLE HIGH SCHOOL

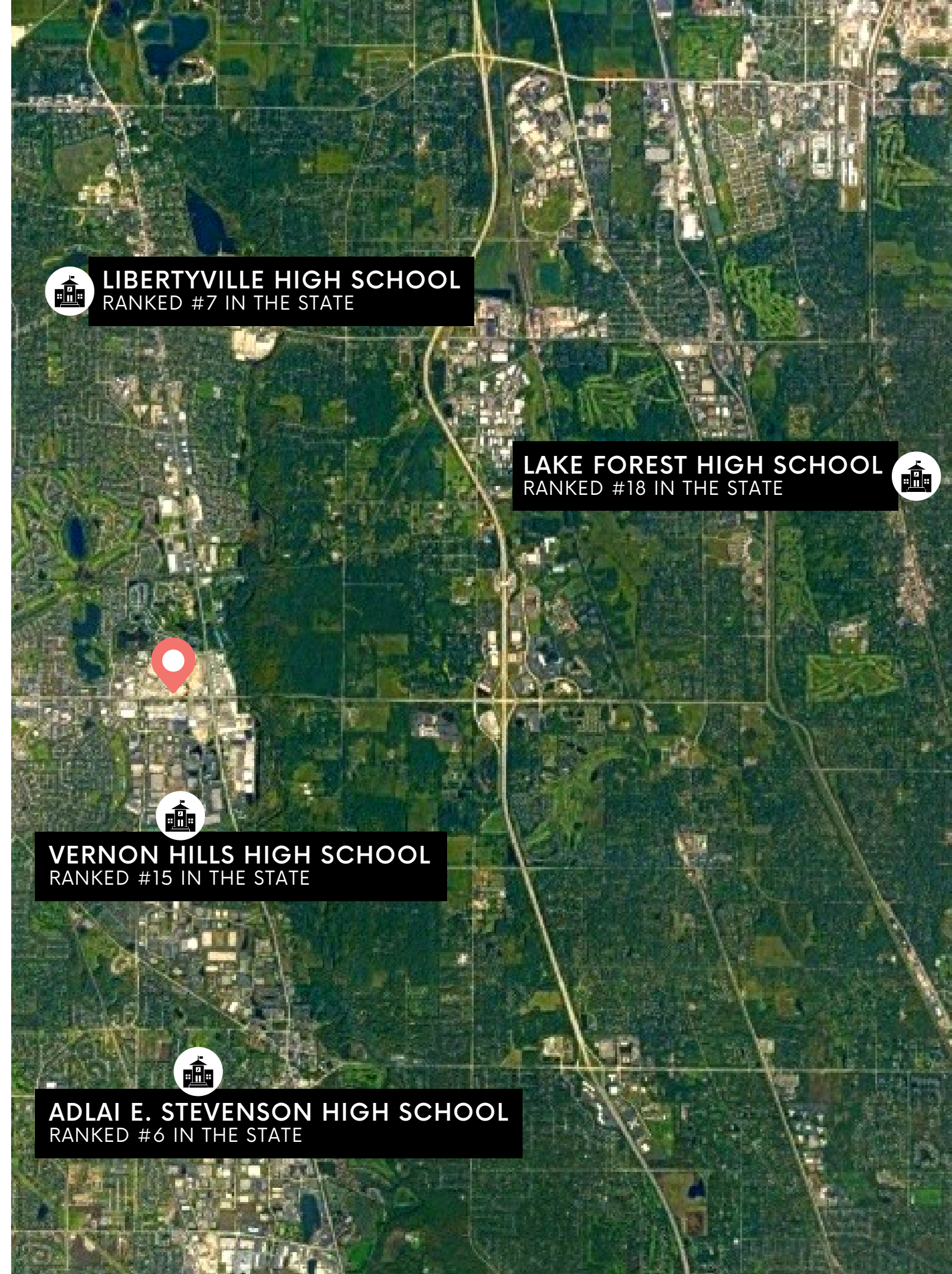
RANKED #7 IN THE STATE AND #289 IN THE NATION
HOLDS A 97% GRADUATION RATE WITH 1,900+ STUDENTS

VERNON HILLS HIGH SCHOOL

RANKED #15 IN THE STATE AND #349 IN THE NATION
HOLDS A 98% GRADUATION RATE WITH 1,400+ STUDENTS

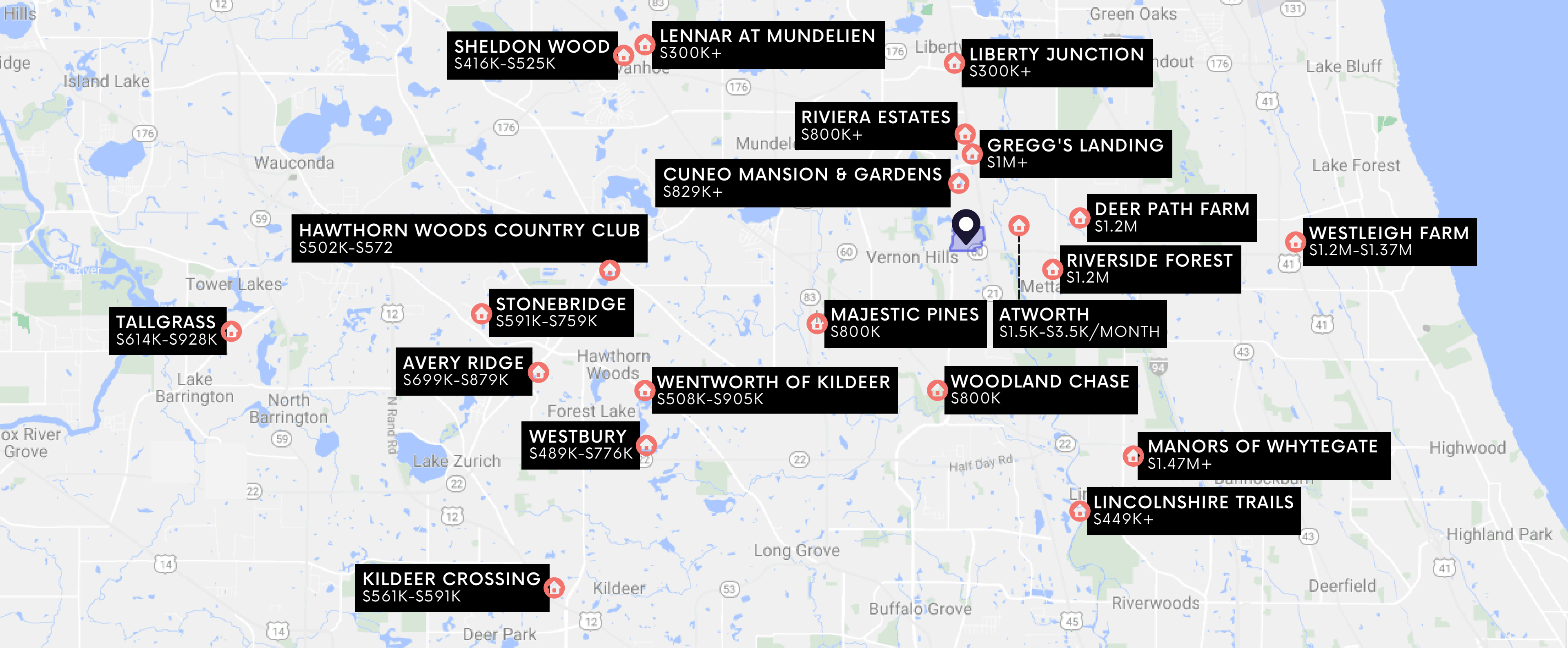
LAKE FOREST HIGH SCHOOL

RANKED #18 IN THE STATE AND #411 IN THE NATION
HOLDS A 97% GRADUATION RATE WITH 1,600+ STUDENTS



TOP-TIER EDUCATION

*LAKE FOREST HIGH SCHOOL IS THE FURTHEST POINT AT 7 MILES AWAY



THE PLACE TO
CALL HOME

RESIDENTIAL BOOM

WITHIN A SHORT 15-MILE RADIUS OF HAWTHORN, THERE APPROXIMATELY 21 NEW RESIDENTIAL DEVELOPMENTS WITH MORE THAN 1,000 HOMES CURRENTLY UNDER CONSTRUCTION OR NEWLY BUILT.



THE PLACE TO BE
AND BE SEEN

THE BEST RETAIL TO SET THE TRENDS





YOUR NEW FAVORITE RESTAURANTS BRINGING YOU BACK AGAIN AND AGAIN



FITNESS BOUTIQUES THAT MAKE YOU FEEL LIKE YOU RULE THE WORLD





THOSE SPECIAL TOUCHES THAT INVITE YOU IN AND MAKE YOU STAY AWHILE





BE A PART OF THE NEXT BIG THING
BE A PART OF HAWTHORN



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