



THE  
**HENRY**  
AT HARMS WOODS

New luxury mixed-use project with approximately 13,000 square feet of commercial space just west of Old Orchard Mall with easy access to Old Orchard Mall, the Edens Expressway, and adjacent to Chicago's North Shore.

49 BUILT-TO-RENT LUXURY TOWNHOMES

245 LUXURY MULTIFAMILY UNITS

8,000 SF DIVISIBLE AVAILABLE

UP TO 5,000 SF  
GROUND LEASE/  
BUILT-TO-SUIT  
AVAILABLE

92 dedicated retail  
parking spaces

22,900 VEHICLES PER DAY



**CLOSE PROXIMITY TO:**

- Edens Expressway 1.2 Miles
- Old Orchard Mall 1.8 Miles
- Jewel Osco 2.2 Miles
- Northshore Skokie Hospital 2.3 Miles
- 3 national brand hotels within 2.5 miles



alo yoga | Apple | LV LOUIS VUITTON

bloomingdales

**Crate&Barrel**

**NORDSTROM**

**TIFFANY & Co.**

vuori | **ZARA**

WARBY PARKER

west elm

BAR SIENA | THE CAPITAL GRIFFLE

**144,624 VEHICLES PER DAY ALONG I94**

**THE HENRY AT HARMS WOODS**

**22,900 VPD**

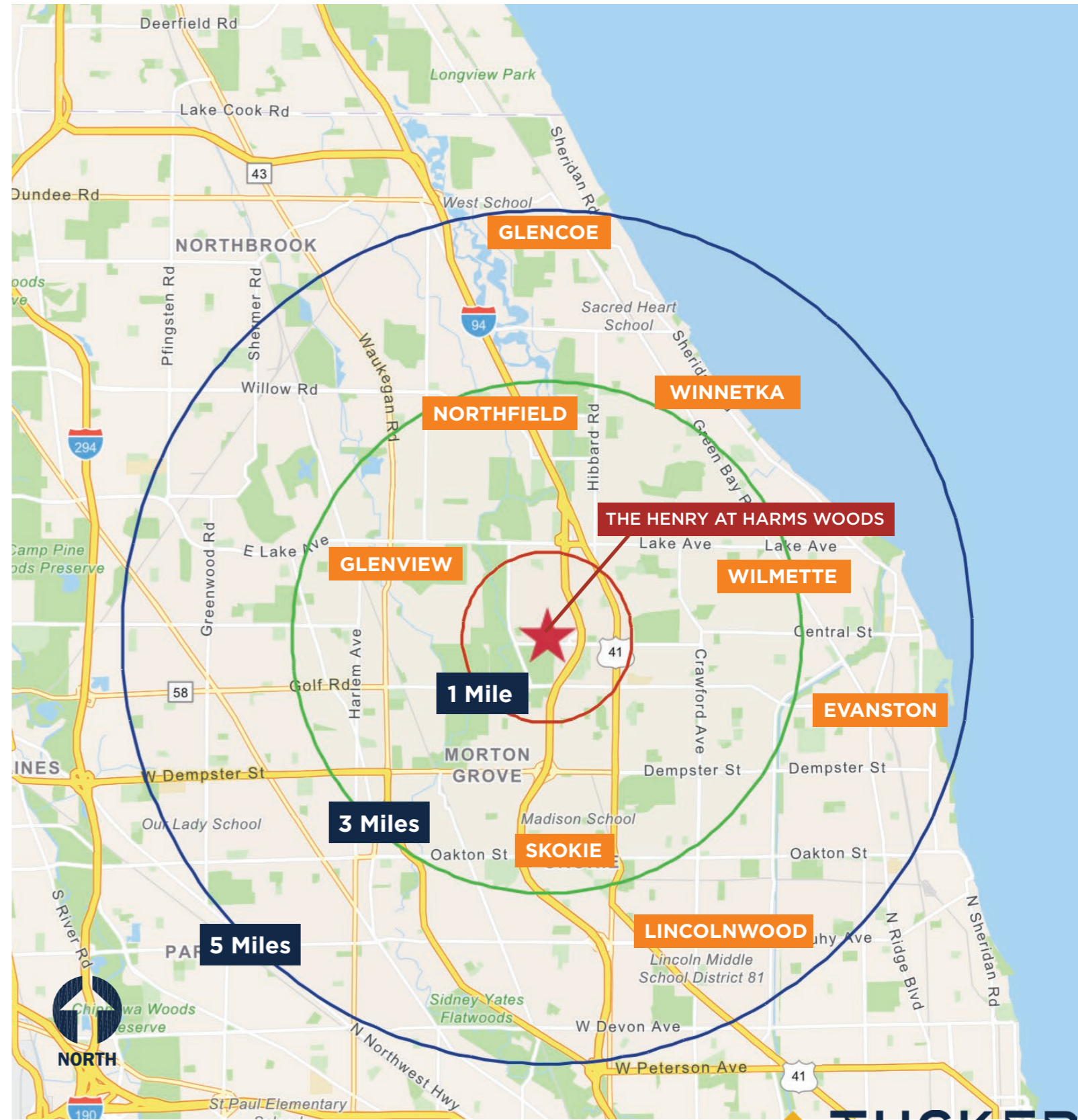
**Westfield**

**OLD ORCHARD**

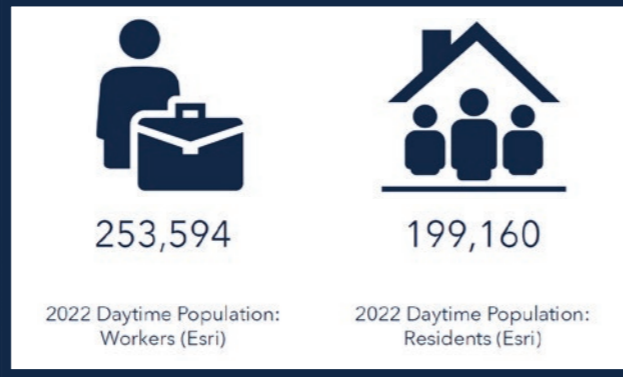


| Key Demographics              | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------------|-----------|-----------|-----------|
| 2023 Total Population         | 11,633    | 138,526   | 375,253   |
| 2023 Total Households         | 4,526     | 50,666    | 139,319   |
| 2023 Average Household Size   | 2.56      | 2.70      | 2.61      |
| 2023 Average Household Income | \$162,799 | \$171,727 | \$159,774 |
| 2023 Median Household Income  | \$109,186 | \$107,641 | \$100,995 |
| 2023 Median Age               | 48.1      | 46.4      | 44.0      |

The Henry's location is proximate and accessible to some of the most affluent population in the MSA, Chicago's North Shore. According to Placer.ai, roughly 40% of all traffic to the adjacent Lifetime Fitness is generated from North Shore communities.

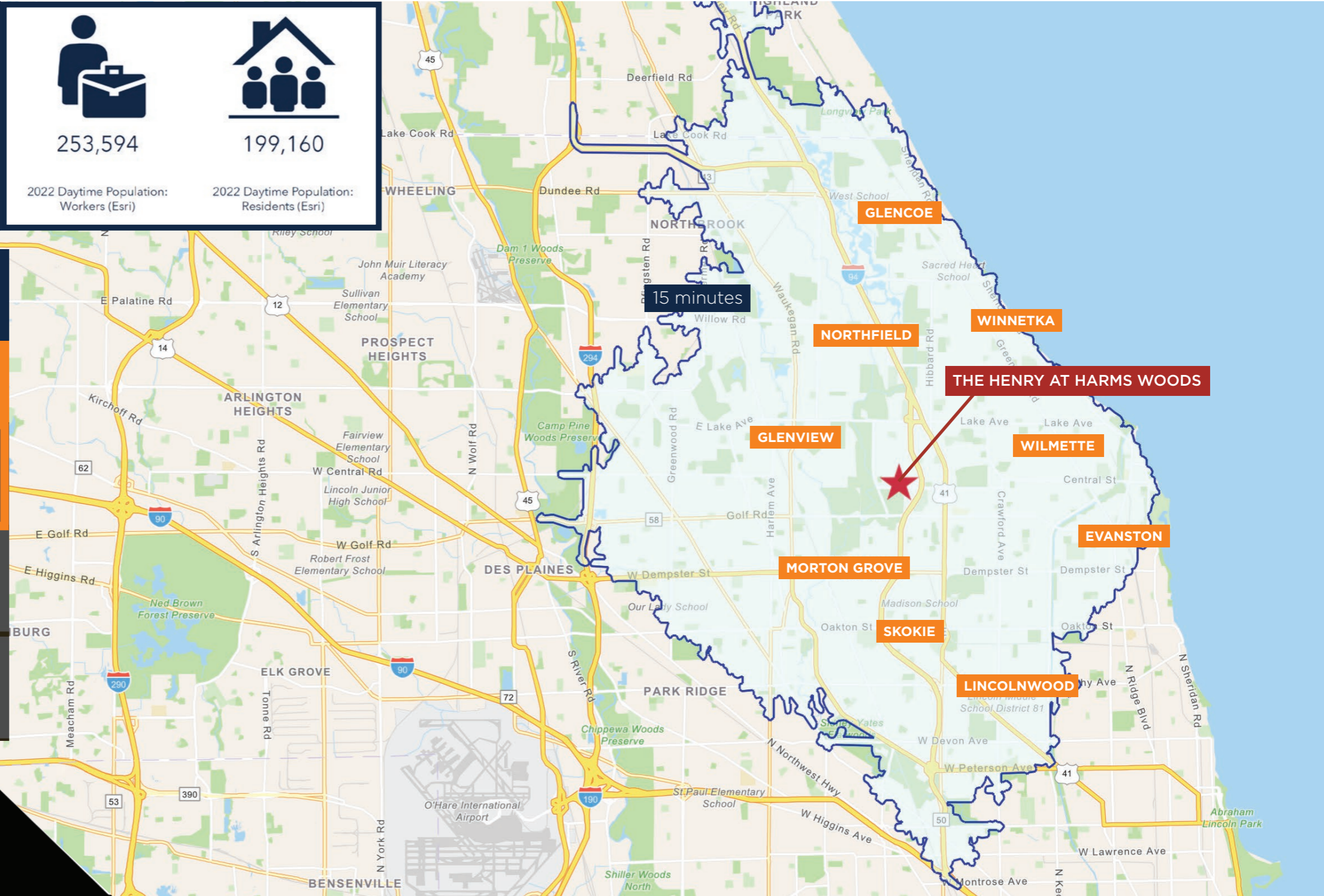


Over 452,754 people work and live within a 15-minute drive of The Henry at Harms Woods.



### Tapestry Segments

|   | HOUSEHOLDS | HHs %                  | % US HHs | INDEX |
|---|------------|------------------------|----------|-------|
| Affluent Estates (L1)                   | 49,870     | 35.31%                 | 10.00%   | 353   |
| 1A Top Tier<br>26,724 households        |            | 18.9%<br>of Households |          |       |
| 2C Pacific Heights<br>15,135 households |            | 10.7%<br>of Households |          |       |
| 2B Pleasantville<br>15,108 households   |            | 10.7%<br>of Households |          |       |



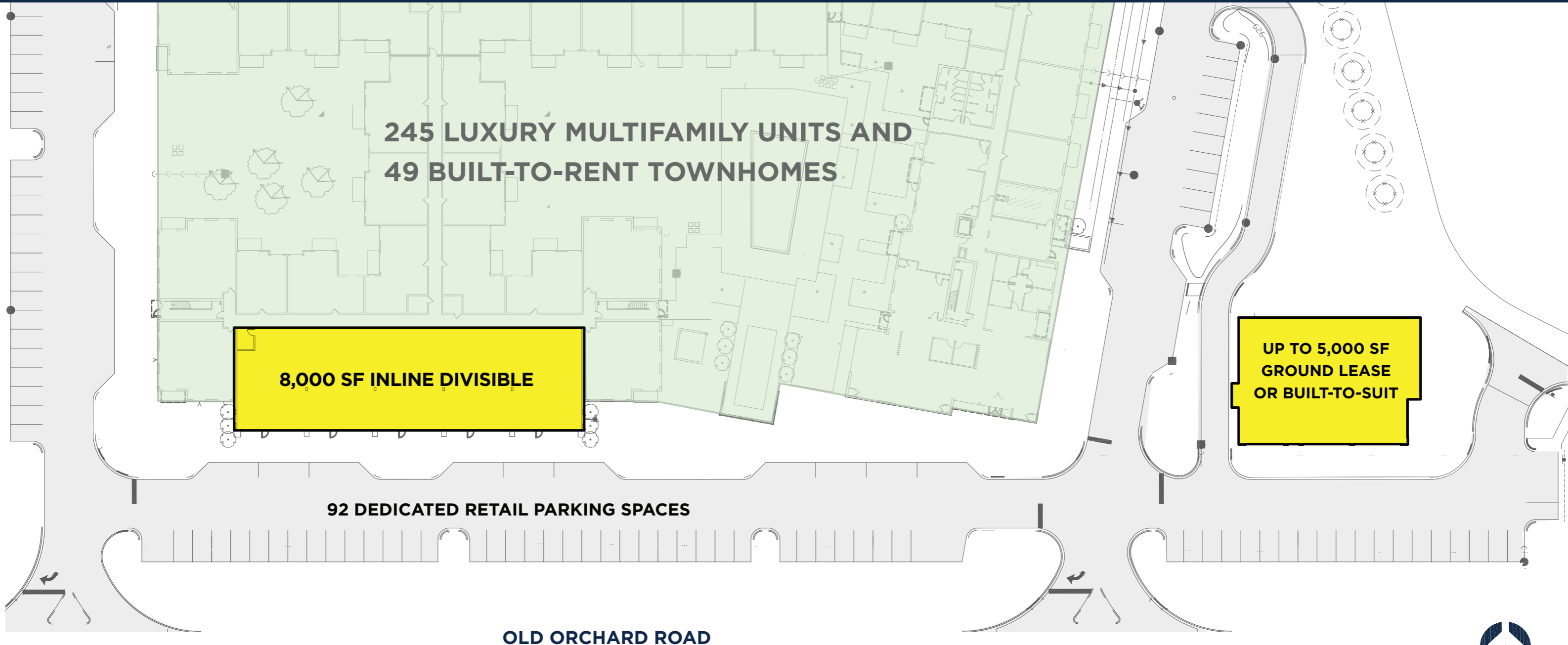
### KEY FACTS FOR THIS AREA

15 minute drive time

|                |                |                    |              |                       |                   |
|----------------|----------------|--------------------|--------------|-----------------------|-------------------|
| <b>384,950</b> | <b>141,221</b> | <b>2.65</b>        | <b>197</b>   | <b>84</b>             | <b>\$433,583</b>  |
| Population     | Households     | Avg Size Household | Wealth Index | Housing Affordability | Median Home Value |



# Retail Leasing Site Plan





THE  
**HENRY**  
AT HARMS WOODS

8,000 SF IN-LINE DIVISIBLE COMMERCIAL  
UP TO 5,000 SF GROUND LEASE OR BUILT-TO-SUIT



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