

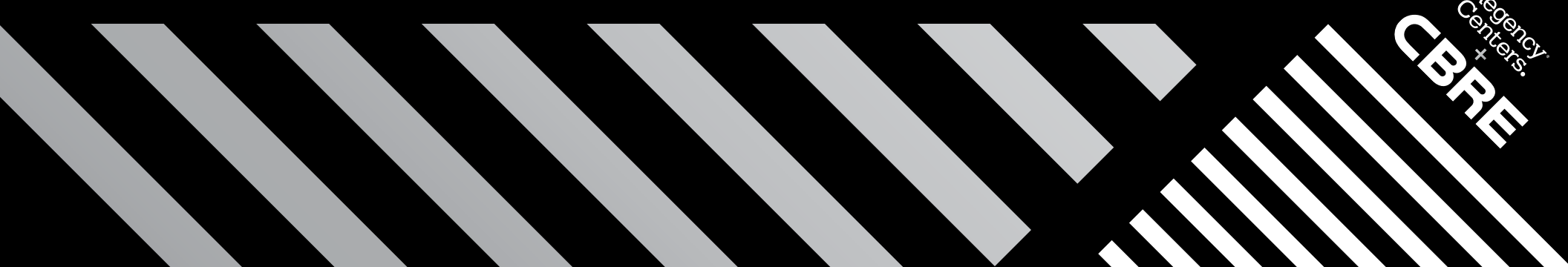
MELLODY™

FARM

VERNON HILLS, ILLINOIS

REDEFINING THE RETAIL EXPERIENCE

UNDER CONSTRUCTION NOW



Regency  
Centers.  
+  
CBRE

## A Super Regional Destination Serving Illinois' Wealthiest County



**MELLODY FARM** Located in the heart of Chicago's affluent northern suburbs, Mellody Farm will be the trans-formative shopping destination long absent from this most desirable swath of the Chicago MSA.

Mellody Farm will deliver an incomparable shopping and dining experience throughout its 270,000 square feet of architecturally unique and compelling buildings. Borrowing from, while also improving upon the best retail experiences in the world, Mellody will offer a true sense of place and community.

A genuine experiential array of public art, fountains, fire features, and green spaces will create a world class consumer environment unparalleled in modern shopping.

**MELLODY FARM** will deliver an experience to the customer unlike any other environment they have seen in this market.

- 270,000 square foot open air center
- The best intersection in Lake County — 80,000 vehicles per day
- 4.0 MM SF of retail & restaurants at the intersection
- Across from the 1.2 MM SF Hawthorn Regional Mall
- Serving an enormous region of the Northern Chicago MSA, including Vernon Hills, Lake Forest, Lake Bluff, Lincolnshire and Buffalo Grove
- Within 2 miles are the Global Headquarters of CDW, Abbvie, Grainger, Hollister, Brunswick, American Hotel Registry and Zebra Technologies



Planned Building

Join these Premier Retailers...

CREATING A  
DESTINATION



NORDSTROM  
rack

HomeGoods®



# PREEMINENT LOCATION

VEHICLES  
PER DAY

80k

TOTAL POPULATION



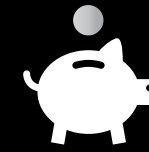
1 MILE	2,357
3 MILE	53,573
5 MILE	126,212

EMPLOYEES



1 MILE	8,106
3 MILE	154,669
5 MILE	271,578

AVERAGE HH INCOME



1 MILE	\$123,108
3 MILE	\$135,093
5 MILE	\$153,681



TARGET

MAGGIANO'S  
A LITTLE ITALY

Walmart

DICK'S  
SPORTING GOODS  
ULTA  
PETSMART

HAWTHORN  
MALL  
★ macy's  
Carson's  
sears  
JCPenney

AMC  
THEATRES

UNCLE JULIO'S  
REAL MEXICAN FOOD

MELODY  
FARM

MARIANO'S  
Fresh Market

MENARDS

TRADER JOE'S

ACURA

INFINITI

MILWAUKEE AVE  
33.1k ADT

TOWNLIN RD  
45.5k ADT

DES PLAINES  
RIVER TRAIL  
ACCESS &  
PARKING





- Vast outdoor gathering areas including public art displays, pop-jet fountains and unique fire features
- Architecturally compelling buildings and hardscape designed after the most successful shopping destinations around the world
- Brick facades, wood paneling, weathered stone and reclaimed building components create a unique experience for the customer
- Twenty-foot wide walkways interspersed with experiential components promoting outdoor dining and gathering
- 260 new executive apartments currently under construction
- Four signalized full access points and two additional right-in right out entrances



# URBAN ENERGY IN THE SUBURBS

*Mellody Farm is designed to create an experience unlike any other shopping environment in this market.*

*These select viewpoints show the actual design of the buildings and the thoughtful detail that will transform what it means to shop and dine in the suburbs of Chicago.*



1



2



3



4



10



9



8



7



5



6





UNDER CONSTRUCTION NOW  
*PROJECT DELIVERY MAY 2018*

MELLODY  
FARM





# MELODY<sup>TM</sup>

## FARM

### CONTACT

#### BRENDAN REEDY

(312) 297 7614  
brendan.reedy@cbre.com

#### AMY SIDER

(312) 935 1909  
amy.sider@cbre.com

#### DANNY JACOBSON

(312) 935 1901  
danny.jacobson@cbre.com

#### MEREDITH OLIVER

(312) 935 1904  
meredith.oliver@cbre.com

**CBRE** + Regency  
Centers.