

Lake County Suburban Market Area

The Lake County Suburban market area consists of the following primary community areas:

Antioch	Bannockburn	Barrington	Beach Park	Buffalo Grove	Deerfield
Fox Lake	Grayslake	Gurnee	Hawthorne Woods	Highland Park	Highwood
Ingleside	Inverness	Kildeer	Lake Bluff	Lake Forest	Lake Villa
Lake Zurich	Libertyville	Lincolnshire	Lindenhurst	Long Grove	Mettawa
Mundelein	North Chicago	Waukegan	Park City	Riverwoods	Round Lake
Vernon Hills	Volo	Wadsworth	Wauconda	Zion	

In broad terms, the market area consists of those suburbs that are north of Palwaukee Municipal Airport, west of Lake Michigan, east of the Fox River, and south of the Wisconsin state border. There are several US routes and interstates within the area, making accessibility throughout the region good.

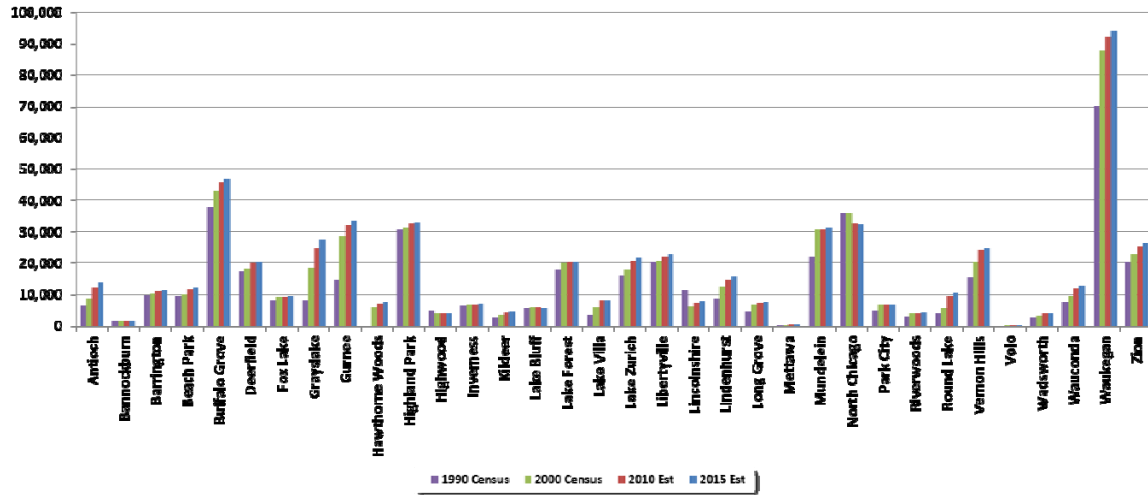


Market Area Map

Demographics

Trends for population, household growth, average household size and median household income are presented below. The data was obtained from Claritas.

Lake County Population Trends 1990-2015

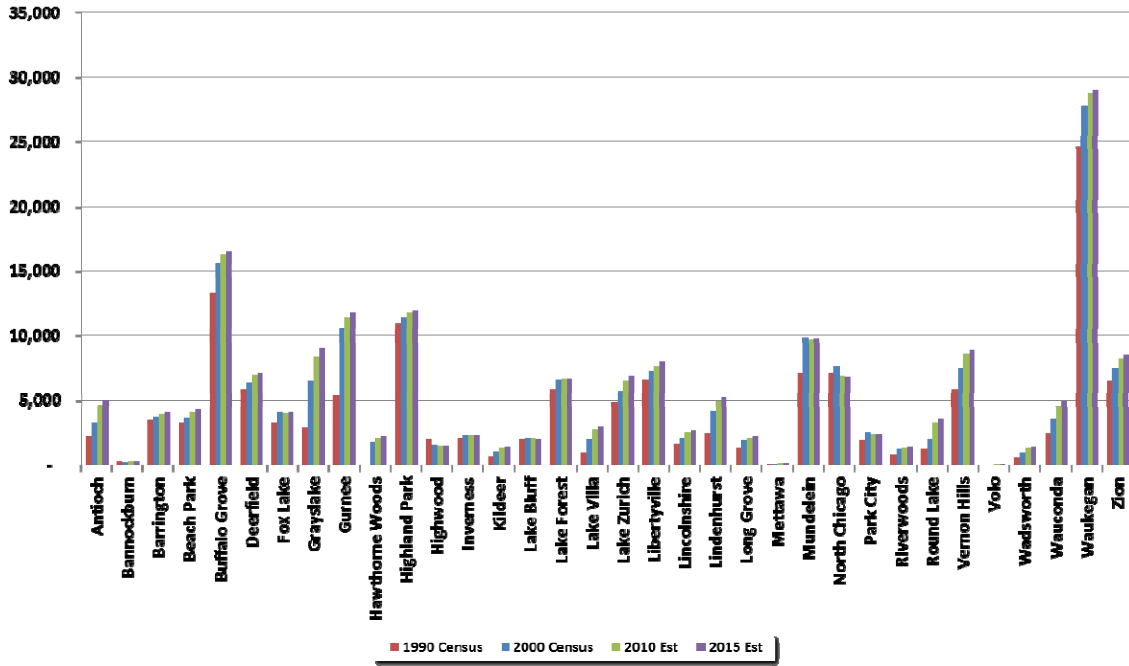


Lake County Population Trends

Community	1990	2000	2010	2015	2010-15
Antioch	6,395	8,788	12,462	13,684	10%
Bannockburn	1,388	1,429	1,378	1,367	-1%
Barrington	9,741	10,168	10,847	11,150	3%
Beach Park	9,540	10,072	11,565	12,211	6%
Buffalo Grove	37,883	42,909	45,724	46,665	2%
Deerfield	17,341	18,420	20,008	20,531	3%
Fox Lake	8,117	9,178	9,413	9,552	1%
Grayslake	8,307	18,506	25,008	27,657	11%
Gurnee	14,698	28,834	31,998	33,591	5%
Haw thorne Woods	NA	6,002	7,022	7,507	7%
Highland Park	30,761	31,365	32,665	33,023	1%
Highw ood	4,854	4,143	4,138	4,152	0%
Inverness	6,541	6,749	6,798	6,824	0%
Kildeer	2,748	3,460	4,209	4,467	6%
Lake Bluff	5,650	6,056	5,875	5,794	-1%
Lake Forest	17,966	20,059	20,293	20,363	0%
Lake Villa	3,273	5,864	7,779	8,378	8%
Lake Zurich	15,857	18,104	20,708	21,786	5%
Libertyville	20,114	20,742	22,026	22,824	4%
Lincolnshire	11,365	6,108	7,221	7,539	4%
Lindenhurst	8,799	12,539	14,673	15,617	6%
Long Grove	4,541	6,735	7,116	7,508	6%
Mettaw a	379	367	478	510	7%
Mundelein	22,023	30,935	30,865	31,322	1%
North Chicago	35,785	35,918	32,890	32,212	-2%
Park City	4,705	6,637	6,660	6,678	0%
Riverw oods	3,000	3,843	4,055	4,200	4%
Round Lake	3,764	5,842	9,608	10,558	10%
Vernon Hills	15,529	20,120	23,980	25,041	4%
Volo	NA	180	328	367	12%
Wadsw orth	2,570	3,083	3,833	4,103	7%
Wauconda	7,481	9,448	11,905	12,757	7%
Waukegan	70,309	87,901	92,155	94,001	2%
Zion	20,171	22,866	25,320	26,354	4%

Source: U.S. Census

Lake County Household Trends 1990-2015

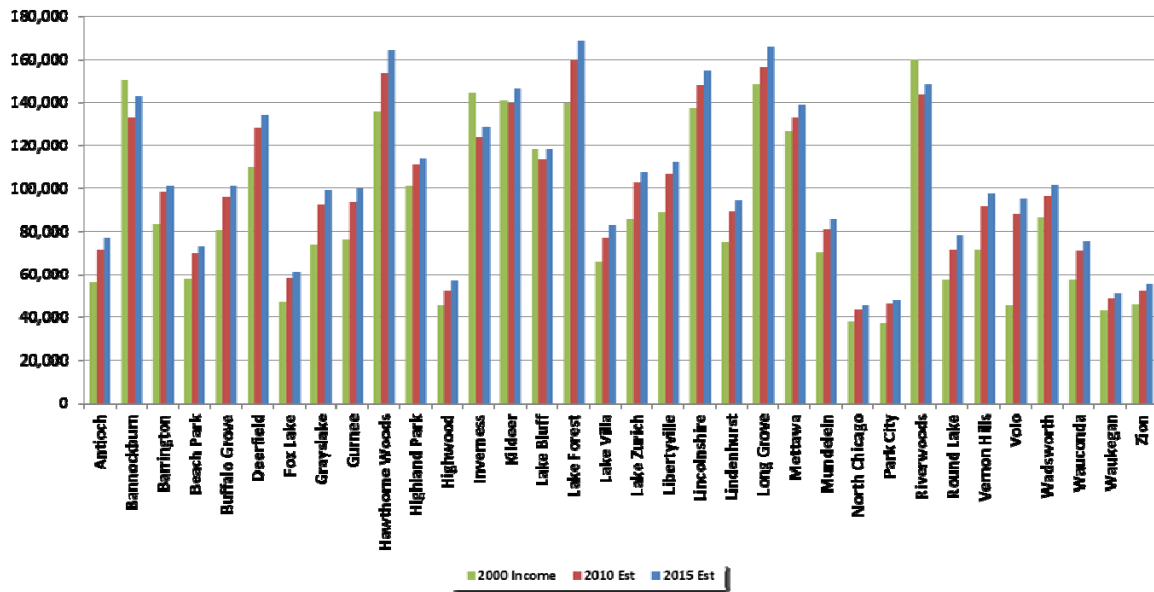


Lake County Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Antioch	2,234	2.86	3,235	2.72	4,588	2.72	5,036	2.72	10%
Bannockburn	301	3.06	250	2.96	310	3.00	315	3.01	2%
Barrington	3,508	2.78	3,767	2.70	3,952	2.74	4,056	2.75	3%
Beach Park	3,321	2.87	3,636	2.77	4,137	2.80	4,374	2.79	6%
Buffalo Grove	13,335	2.84	15,708	2.73	16,312	2.80	16,594	2.81	2%
Deerfield	5,892	2.94	6,420	2.87	6,970	2.87	7,163	2.87	3%
Fox Lake	3,242	2.50	4,046	2.27	3,993	2.36	4,047	2.36	1%
Grayslake	2,897	2.87	6,503	2.85	8,410	2.97	9,139	3.03	9%
Gurnee	5,360	2.74	10,629	2.71	11,398	2.81	11,825	2.84	4%
Hawthorne Woods	NA	NA	1,831	3.28	2,125	3.30	2,258	3.32	6%
Highland Park	11,023	2.79	11,521	2.72	11,832	2.76	11,941	2.77	1%
Highwood	2,015	2.41	1,555	2.66	1,516	2.73	1,499	2.77	-1%
Inverness	2,090	3.13	2,312	2.92	2,292	2.97	2,318	2.94	1%
Kildeer	698	3.94	1,077	3.21	1,333	3.16	1,412	3.16	6%
Lake Bluff	2,028	2.79	2,118	2.86	2,120	2.77	2,062	2.81	-3%
Lake Forest	5,882	3.05	6,687	3.00	6,727	3.02	6,757	3.01	0%
Lake Villa	1,026	3.19	2,052	2.86	2,753	2.83	2,957	2.83	7%
Lake Zurich	4,822	3.29	5,746	3.15	6,612	3.13	6,949	3.14	5%
Libertyville	6,650	3.02	7,298	2.84	7,694	2.86	7,991	2.86	4%
Lincolnshire	1,682	6.76	2,134	2.86	2,568	2.81	2,703	2.79	5%
Lindenhurst	2,499	3.52	4,235	2.96	4,935	2.97	5,255	2.97	6%
Long Grove	1,337	3.40	1,962	3.43	2,116	3.36	2,228	3.37	5%
Mettawa	120	3.16	135	2.72	171	2.80	185	2.76	8%
Mundelein	7,120	3.09	9,858	3.14	9,679	3.19	9,704	3.23	0%
North Chicago	7,142	5.01	7,661	4.69	6,967	4.72	6,859	4.70	-2%
Park City	1,956	2.41	2,600	2.55	2,394	2.78	2,370	2.82	-1%
Riverwoods	887	3.38	1,261	3.05	1,368	2.96	1,412	2.97	3%
Round Lake	1,301	2.89	2,029	2.88	3,310	2.90	3,602	2.93	9%
Vernon Hills	5,880	2.64	7,568	2.66	8,613	2.78	8,940	2.80	4%
Volo	NA	NA	52	3.46	115	2.85	129	2.84	12%
Wadsworth	582	4.42	1,036	2.98	1,324	2.90	1,420	2.89	7%
Wauconda	2,409	3.11	3,611	2.62	4,564	2.61	4,926	2.59	8%
Waukegan	24,545	2.86	27,787	3.16	28,697	3.21	28,965	3.25	1%
Zion	6,535	3.09	7,552	3.03	8,264	3.06	8,548	3.08	3%

Source: U.S. Census

Lake County Median Household Income 2000-2015



Lake County Median Income

Community	2000	2010	2015	2010-15
Antioch	56,038	71,328	76,627	7%
Bannockburn	150,877	133,333	143,229	7%
Barrington	83,225	98,490	100,980	3%
Beach Park	57,600	69,769	73,288	5%
Buffalo Grove	80,849	96,247	101,406	5%
Deerfield	109,676	128,043	134,335	5%
Fox Lake	47,121	58,175	61,375	6%
Grayslake	73,670	92,167	99,214	8%
Gurnee	75,985	93,325	99,913	7%
Hawthorne Woods	135,577	153,283	164,462	7%
Highland Park	101,429	111,102	113,940	3%
Highwood	45,718	52,404	56,840	8%
Inverness	144,330	123,962	128,685	4%
Kildeer	140,909	139,670	146,233	5%
Lake Bluff	118,149	113,780	117,914	4%
Lake Forest	139,822	159,647	168,816	6%
Lake Villa	65,833	76,855	82,454	7%
Lake Zurich	85,805	102,697	107,741	5%
Libertyville	88,722	106,587	112,169	5%
Lincolnshire	137,529	148,077	154,765	5%
Lindenhurst	74,850	89,064	94,395	6%
Long Grove	148,162	156,604	165,781	6%
Mettawa	126,471	133,088	138,971	4%
Mundelein	70,342	81,179	85,704	6%
North Chicago	38,192	43,587	45,648	5%
Park City	37,433	46,415	47,894	3%
Riverwoods	160,079	143,548	148,214	3%
Round Lake	57,324	71,368	78,199	10%
Vernon Hills	71,751	91,726	97,653	6%
Volo	45,500	88,125	94,886	8%
Wadsworth	86,404	96,801	101,633	5%
Wauconda	57,282	70,994	75,085	6%
Waukegan	43,387	48,669	51,090	5%
Zion	46,050	52,225	55,886	7%

Source: U.S. Census

Major Employers

Lake County Major Employers

Employers	City	Number of Employees
U.S. Department of the Navy	Great Lakes	23,000
Abbot Laboratories	Abbott Park	15,300
Aon/Hewitt	Lincolnshire	4,700
Baxter Healthcare Corporation	Deerfield	4,500
WW Grainger	Lake Forest	3,610
Discover Financial Services	Riverwoods	3,500
Motorola Inc	Libertyville	3,400
Vista Hospitals	Waukegan	2,850
LaCosta Facility Support Services	Wauconda	2,800
CDW Corp	Vernon Hills	2,500

Source: www.lakecountychamber.com 08/11

Institutional Uses

Several hospitals including Lake Forest Hospital, Highland Park Hospital, Provena Saint Therese Medical Center and the Condell Health Network serve the area. The College of Lake County, Trinity International University, and Lake Forest College are just a few schools that provide post-high school education opportunities for a number of area residents.

Recreation

There are several golf courses in the area including Pine Meadow and numerous private clubs.

Six Flags Great America is a popular amusement park in Gurnee. In addition, there are many lakes in the region including the Chain O' Lakes that include Fox Lake, Lake Marie, Grass Lake, and Nippersink Lake. The Fox River flows into the Chain O' Lakes.

Transportation

The dominant transportation features for Lake County is the 94 Tollway and Interstate 294. There are several US routes that run throughout the area. Airports are located in Waukegan and Grayslake. Metra has three different trains that serve the market.

Conclusions

Lake County consists of a broad range of housing options ranging from entry level housing to large estates. With much of the market still being open space, new development potential still exists. However, most residents in the area favor slow growth which is aided by the fairly limited major transportation routes. The strength of the retail & office markets vary by community with the medical industry providing a significant base of employment.

The long term outlook for the market area is good.

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