

Lake County Suburban Market Area

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

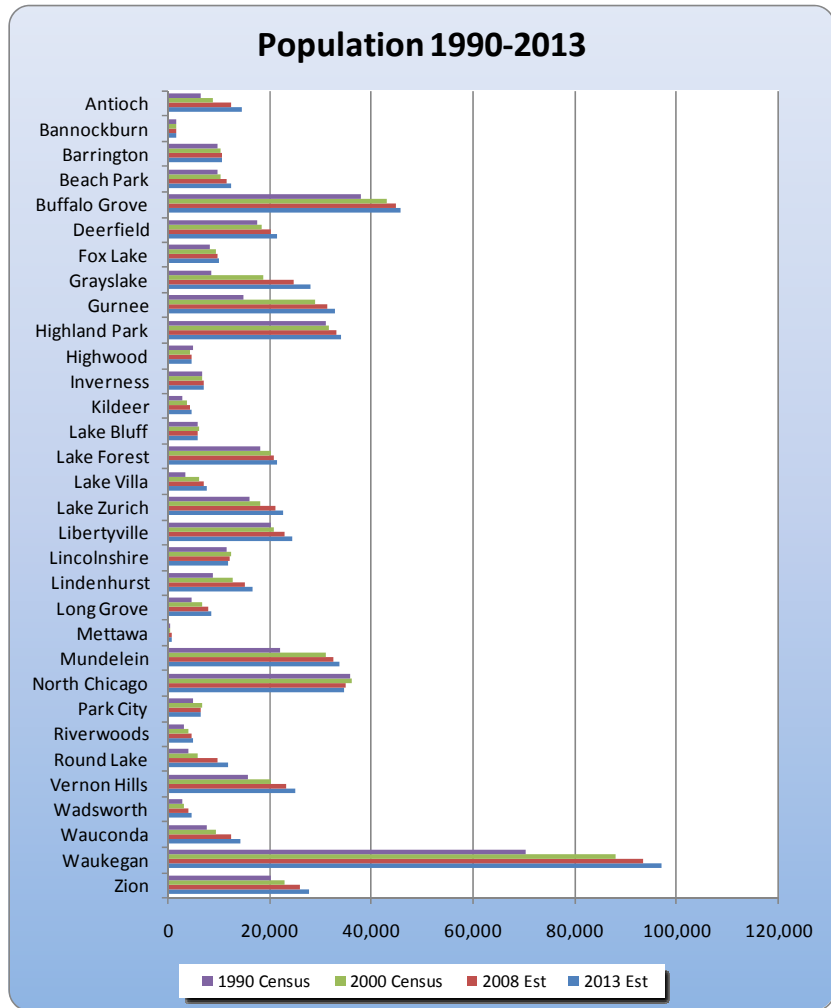
Antioch	Bannockburn	Barrington	Beach Park	Buffalo Grove	Deerfield
Fox Lake	Grayslake	Gurnee	Hawthorne Woods	Highland Park	Highwood
Ingleside	Inverness	Kildeer	Lake Bluff	Lake Forest	Lake Villa
Lake Zurich	Libertyville	Lincolnshire	Lindenhurst	Long Grove	Mettawa
Mundelein	North Chicago	Waukegan	Park City	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.

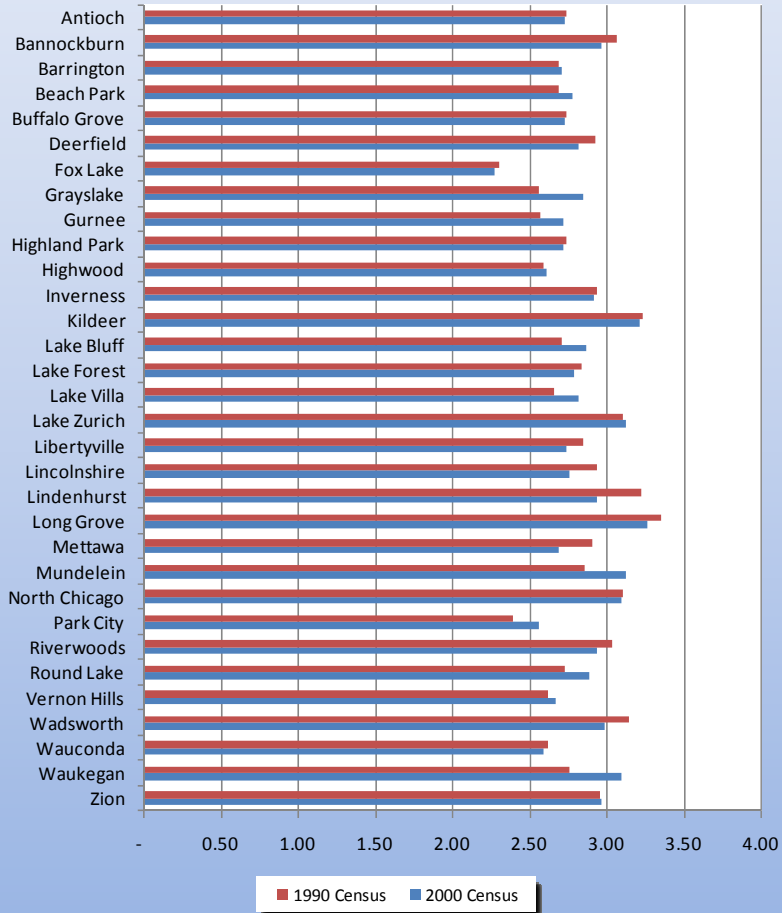


Market Area Map

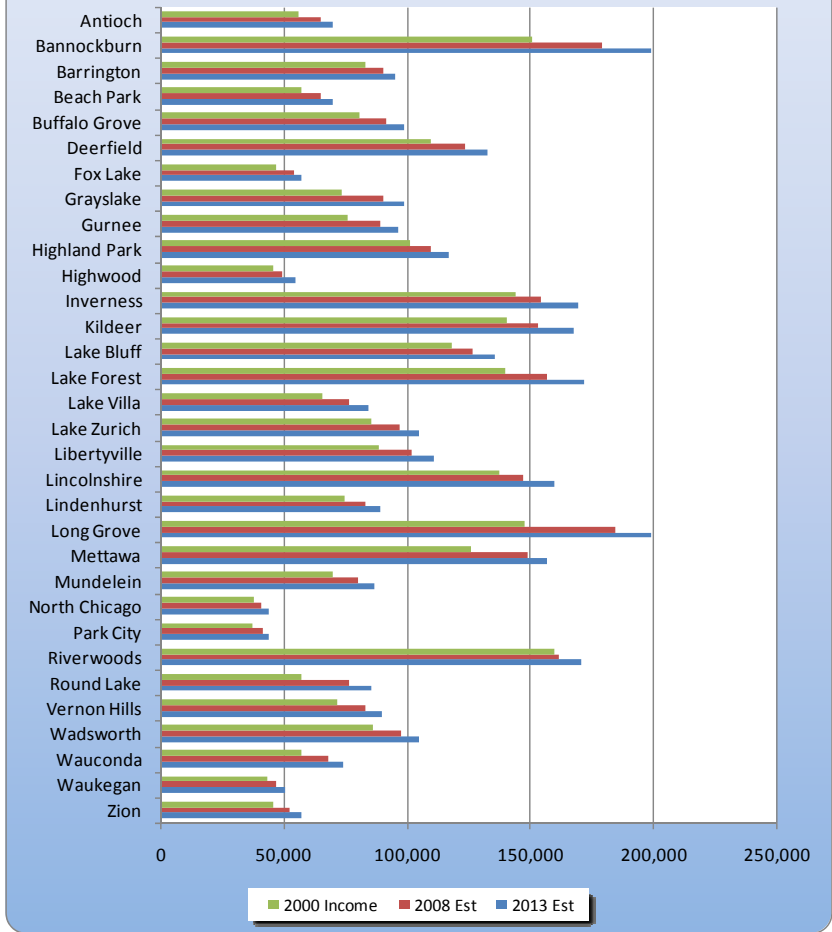
Demographics



Average Household Size 1990-2000



Median Household Income 2000-2013



Major Employers

Lake County Major Employers	
Employers	
Department of the Navy	
Abbot Laboratories	
Hewitt Associates LLC	
Motorola	
Kemper Financial	
Baxter Helathcare Corporation	
Six Flags Great America	
Allegiance Corp.	
Lake County	
Manpower, Inc	

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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