

# the grove on grand



**48-Home Luxury  
Community**

**100%  
2 Bed 2 Bath**

**River Grove,  
Illinois**





# THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to present The Grove on Grand, a newly constructed 48-unit mid-rise apartment community in the desirable River Grove, Illinois. Completed in 2021, the Property features spacious two-bedroom floor plans averaging 1,097 square feet, with modern finishes throughout. This stabilized asset boasts strong performance metrics, including a 95% physical occupancy rate.

The Grove on Grand's location along the Des Plaines River provides outstanding transportation access. Major highways I-90, I-290, and I-294 are easily accessible, and O'Hare International Airport is only three miles away. Commuters benefit from the walkable distance to the Metra Milwaukee District West Line, offering a convenient 33-minute ride to downtown Chicago's Union Station. For families, River Grove School (PreK-8th grade) is a short four-minute walk, with Elmwood Park High School and Triton College also nearby.

The Grove on Grand is available free and clear.



## PROPERTY SUMMARY

Address	8467 Grand Ave
City, State, Zip	River Grove, IL 60171
County	Cook
Year Built	2021
Number of Homes	48
Number of Buildings	4 Apartment Buildings
Number of Stories	3
Total SF	52,632
Avg Home Size	1,097
Occupancy	95%
Total Parking	48 Surface Spaces
Financing	Free & Clear

## UNIT MIX SUMMARY

Description	Count	% of Total	SF	Market Rent	PSF
2 Bed	48 homes	100%	±1,097	\$2,480	\$2.26
<b>Total/Avg</b>	<b>48 homes</b>	<b>100%</b>	<b>±1,097</b>	<b>\$2,480</b>	<b>\$2.26</b>



## EXCELLENT DESIGN & AMENITIES

Thoughtful Interior Design with High-End Finishes, 9-Foot Ceilings and Modern Features

Full Stainless-Steel Kitchen Appliance Suite

One of the Newest Multifamily Communities In A One Mile Radius with an Outstanding Amenities Package

Large Floor Plans Designed with Style and Functionality (1,097 SF)



## OUTSTANDING AREA AMENITIES

A- Overall Grade (Niche.com)

Top rated school district - A- per Niche.com

Minutes from Winston Plaza including Costco Wholesale, Jewel Osco, and Target

Leading healthcare options including High Performing Gottlieb Memorial Hospital



## TRANSIT-ORIENTED LOCATION

Easy Access to I-290, I-294, and O'Hare International Airport

Direct Access to River Grove Metra Station

Centrally positioned and convenient to the three largest employment centers in the metropolitan area - Chicago CBD, Rosemont/O'Hare, and Oakbrook/Downers Grove



## STRONG SUBMARKET PERFORMANCE

3.4% Projected 3-Year Effective Rent Growth

4.6% Projected YoY Effective Rent Growth

96.5% 5-Year Projected Average Occupancy

ZERO Properties Under Construction within a 3-Mile Radius







# FANTASTIC COMMUNITY AMENITIES

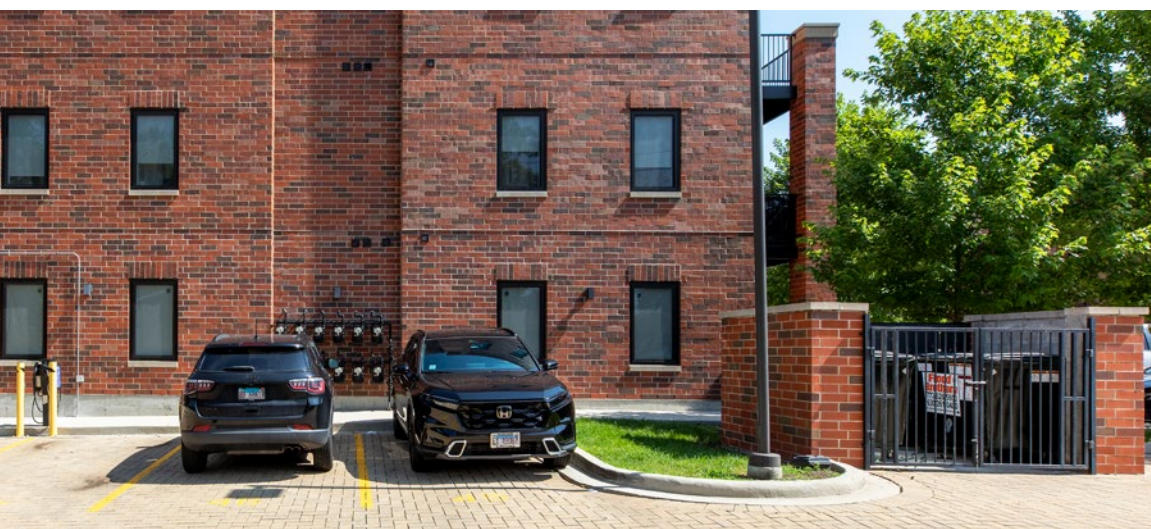
Walk-up, Private Entrance Buildings

All Brick Construction

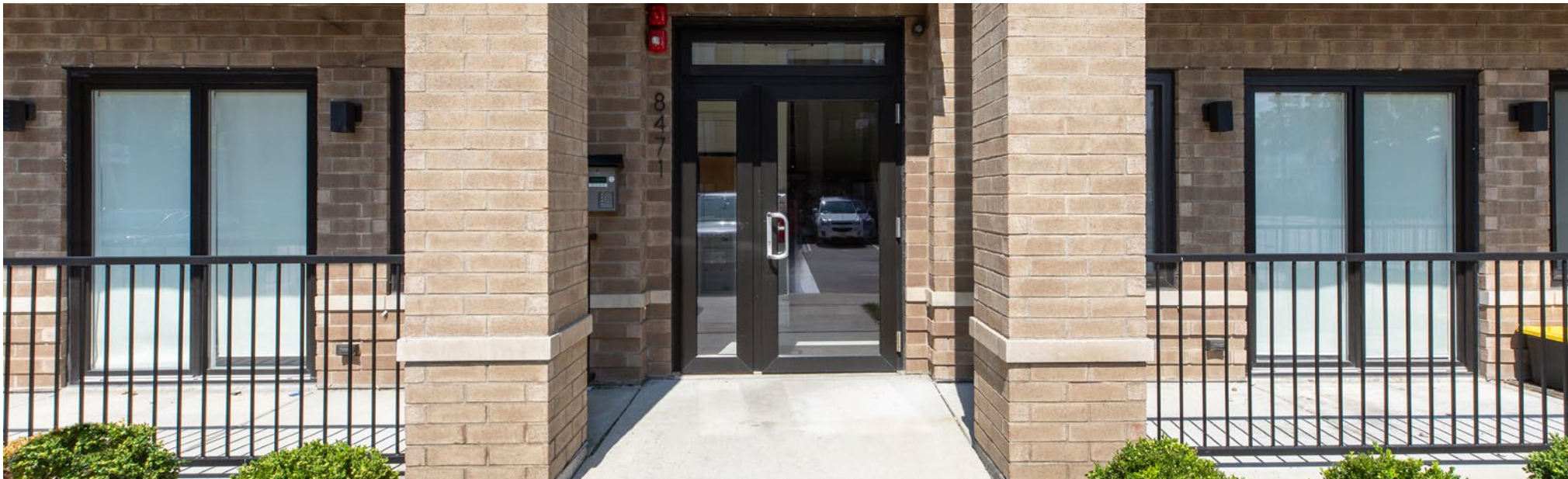
Front Facing Walk-out Balconies

EV Charging Stations

Private Off-Street Parking









# LUXURY MODERN HOME FEATURES

## IN-DEMAND UNIT INTERIORS

Full Stainless-steel Kitchen Appliance Package

Primary Bedroom with Private En-Suite

Central HVAC

In-unit Washer/Dryer

Floor to Ceiling Windows







# WELCOME TO RIVER GROVE

Located just 12 miles West of downtown Chicago, River Grove offers a blend of suburban tranquility and urban convenience. River Grove, IL is positioned along the Des Plaines River, features outstanding transportation access with proximity to major highways I-90, I-290, and I-294, and sits only 3 miles from O'Hare International Airport. Commuters appreciate the walkable distance to the Metra Milwaukee District West Line, providing a quick 35-minute trip to Union Station. Educational options thrive with River Grove School (PreK-8th grade) just a four-minute walk away, and both Elmwood Park High School and Triton College a short walk behind. With so many appealing features, River Grove presents an ideal setting for both families and professionals.

# A

Overall Nightlife Rating  
*Niche.com, 2025*

# A-

Public Schools  
*Niche.com, 2025*

# 350

Acres of  
Forest Preserve

# 8/10

Low Cost of Living  
*BestPlace.net, 2025*



# NEARBY ELMWOOD PARK

In Western Cook County, Elmwood Park offers a vibrant, walkable community bordering Chicago to the East. Elmwood Park's downtown district features an engaging mix of local businesses alongside familiar national retailers, all arranged for maximum convenience. Community life thrives around popular gathering spots like the state-of-the-art Elmwood Park Aquatic Center, the well-resourced Public Library, and local favorites such as Eggsperience Breakfast & Lunch and the welcoming Circle Tavern.

A-

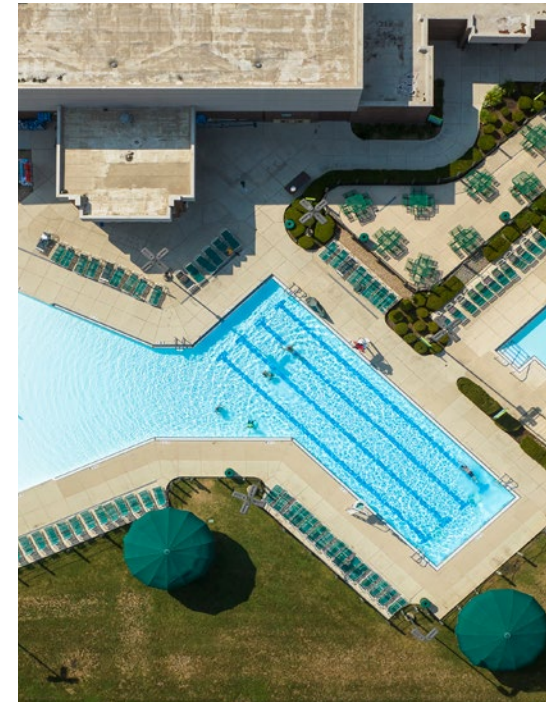
Outdoor Activities  
*Niche.com, 2025*

23,698

Outdoor Activities  
*U.S. Census*

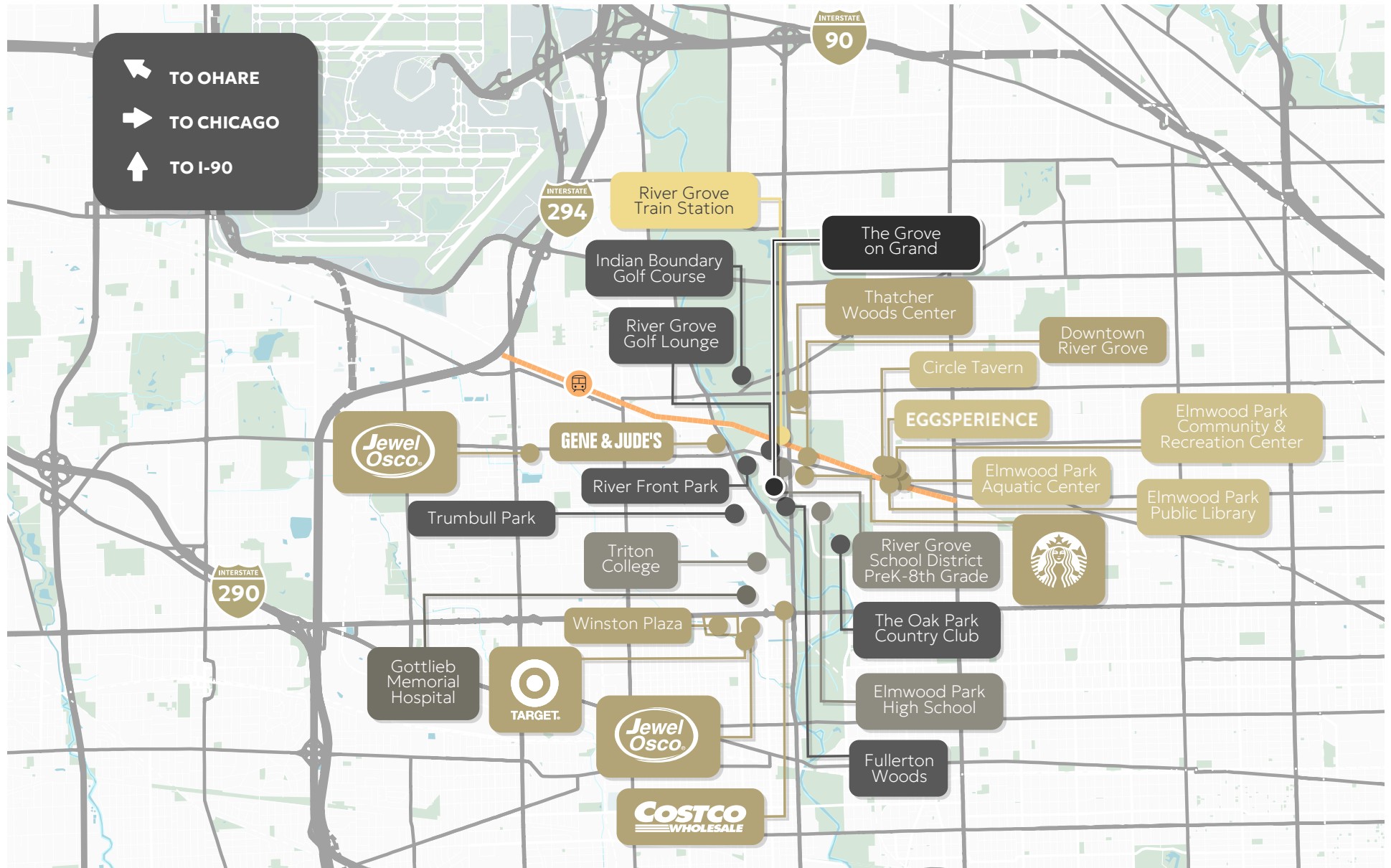
8/10

For Restaurants  
& Grocery Stores  
*BestPlaces.net, 2025*





# RIVER GROVE & BEYOND





# PROXIMITY TO MAJOR EMPLOYMENT CORRIDORS

The Grove on Grand is located near major employment corridors with easy access to several Fortune 500 company headquarters, offices, industrial parks, entertainment centers, medical facilities, hotels, and retailers.

## Major Employers in the Village

Employer	# Of Employees	Drive Time
Zurich North America	1,970	30-min drive
Arthur J Gallagher	2,000	30-min drive
Paylocity	1,250	35-min drive
Motorola Solutions	1,188	35-min drive
School District 54	2,254	35-min drive





# SUPERB EDUCATION

## EXCELLENT PUBLIC EDUCATION

The Grove on Grand residents benefit from access to River Grove School District 85.5 and High School District 401, featuring highly coveted schools all within one mile of the property. Families appreciate the district's commitment to academic excellence, with the College and Career Pathways initiative and specialized programs in arts and athletics that help students thrive. The convenient proximity allows for shorter commutes to school and opportunities for parents to actively participate in school events and activities. These educational institutions bring experienced faculty, modern facilities, and strong community support, all within walking distance of the property.

## PROXIMITY TO HIGHER EDUCATION

The educational landscape is further enhanced by proximity to Triton College, just 1.5 miles away. This respected institution offers over 120 degree and certificate programs across seven academic pathways, providing residents with convenient access to higher education and professional development opportunities.

# A-

Public Schools  
*Niche.com, 2025*

## ASSIGNED SCHOOLS



River Grove Public School  
(Grades PreK-8th)



ELMWOOD PARK  
HIGH SCHOOL

Elmwood Park  
High School

## ADDITIONAL SCHOOLS



Triton College



# LEADING NEARBY HEALTHCARE

## GOTTLIEB MEMORIAL HOSPITAL

Located just 6 minutes from the property, Gottlieb Memorial Hospital is a vital component of Loyola University Health Systems. This extensive acute care facility serves as a designated Level II Trauma Center, providing 24/7 emergency services alongside advanced inpatient and outpatient care. The hospital has earned recognition for its exceptional short-term rehabilitation programs, which consistently achieve superior patient outcomes and recovery metrics.

## REGIONAL HEALTHCARE NETWORK

The subject property enjoys exceptional proximity to world-class medical facilities, including Loyola University Medical Center, a prestigious academic institution providing comprehensive specialty services with over 24,000 inpatient admissions annually. Nearby Rush Oak Park Hospital is part of Illinois' #1 ranked hospital system according to US News & World Report, while Endeavor Health Elmhurst Hospital belongs to the region's third-largest healthcare network, employing 27,000+ professionals and serving 1.3+ million patients across Chicagoland. This concentration of medical excellence ensures superior healthcare access for The Grove on Grand residents.

### TOP HOSPITALS WITHIN 20 MINUTES OF THE GROVE ON GRAND

Hospital Name	Location	Distance from Property
Loyola University Medical Center	Maywood, IL	4.9 miles
Rush Oak Park Hospital	Oak Park, IL	5.1 miles
Endeavor Health Hospital	Elmhurst, IL	10 miles



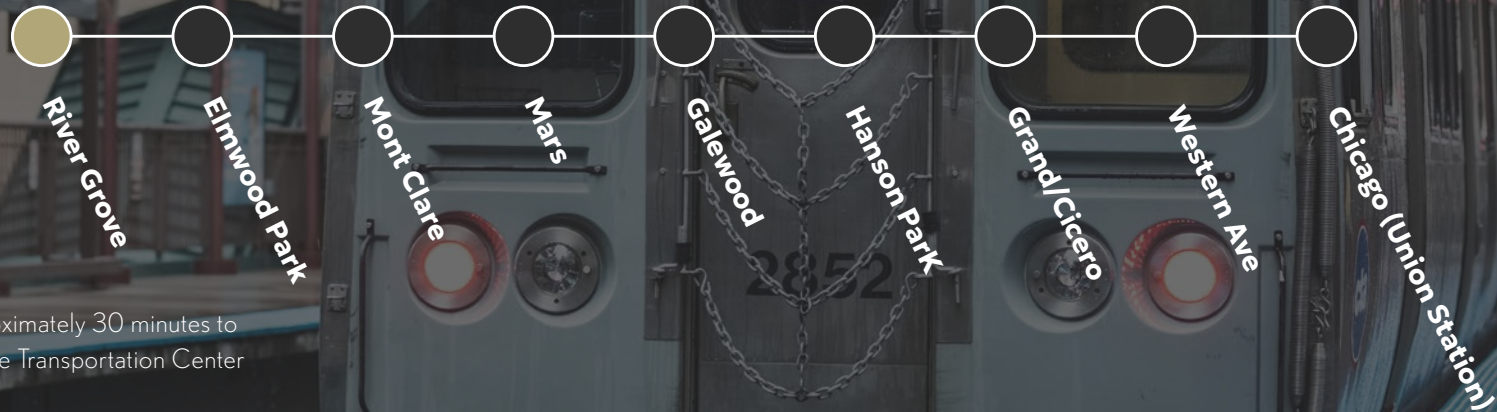


# TRANSIT OPTIONALITY

The Grove on Grand immediate access to Milwaukee District West Line (MD-W) Metra Station in River Grove. Residents enjoy a less than 5-minute commute to the River Grove Station. In just under a half hour via the daily express trains, residents can commute to Chicago for work or take advantage of the plethora of restaurants, entertainment, and cultural attractions that the city has to offer.



## MILWAUKEE DISTRICT WEST (MD-W), 8 STOPS



Approximately 30 minutes to  
Ogilvie Transportation Center



15 Minute Drive



25 Minute Drive



Direct Access from River  
Grove Station





# INVESTMENT SALES

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