



VERIDIAN



# A NEW [SUB]URBAN EXPERIENCE

LOCATED IN THE VIBRANT CHICAGO SUBURB OF  
SCHAUMBURG, ILLINOIS, VERIDIAN IS THE MIXED-USE  
DOWNTOWN OF A 225-ACRE DEVELOPMENT CALLED  
VERIDIAN.

With this unprecedented development, Veridian will bring  
a truly cosmopolitan aesthetic and walkable experience:  
modern lofts, lively entertainment, worldly cuisine and  
enticing retail culminating in a robust community dedicated  
to togetherness and new adventures.





HARBOR CHASE  
FUTURE DEVELOPMENT

NORTH POND PARK

ALGONQUIN RD.



ELEMENT

ELEMENT AT  
VERIDIAN

ATRIUM  
BUILDING

THE ATRIUM  
BUILDING

NORTHGATE  
AT VERIDIAN  
TOWNHOMES

RETAIL &  
ENTERTAINMENT



MOTOROLA

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

VILLAGE  
PARK



BOLER



TOP GOLF

FUTURE DEVELOPMENT



MOTOROLA



ZURICH  
CENTER



I-90





# SITE OVERVIEW

VERIDIAN'S PRIME LOCATION AND DISTINCTIVE CHARACTERISTICS LEND THEMSELVES TO THE CREATION OF A COMMUNITY THAT IS DYNAMIC AND ROBUST.

Schaumburg is a northwestern suburb of Chicago, and is located roughly 28 miles northwest of the Chicago Loop and approximately 13 miles northwest of O'Hare International Airport.

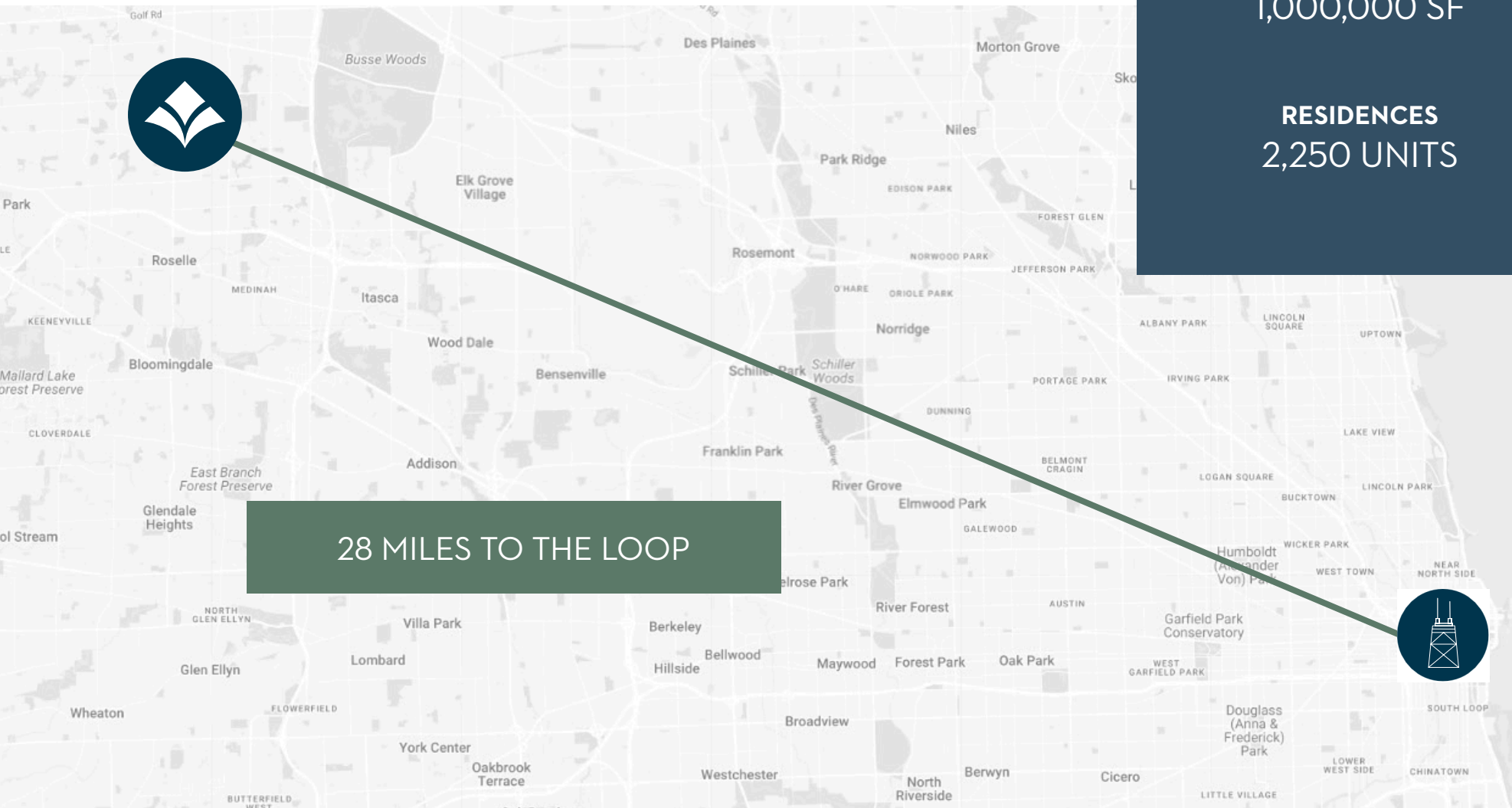
**TOTAL**  
225 ACRES

**RETAIL DISTRICT**  
30 ACRES

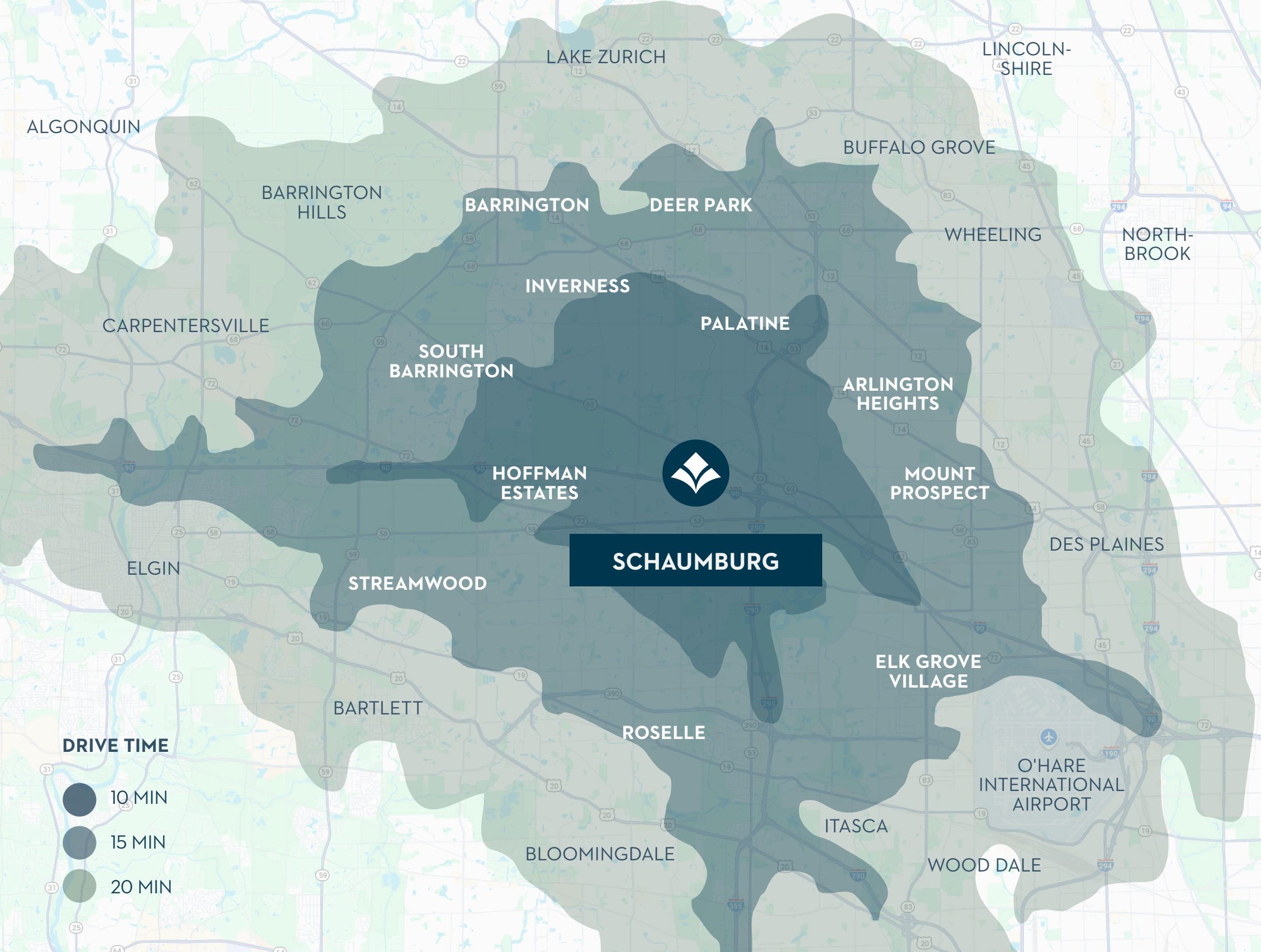
**RETAIL**  
210,000 SF

**OFFICE**  
1,000,000 SF

**RESIDENCES**  
2,250 UNITS



28 MILES TO THE LOOP



**476,064**

VERIDIAN TRADE AREA POPULATION

Population Within 15 Min of Veridian



# SCHAUMBURG, ILLINOIS

## TRADE AREA DEMOGRAPHICS

| 2024 ESTIMATES                     | 10 MINUTE      | 15 MINUTE       | 20 MINUTE       |
|------------------------------------|----------------|-----------------|-----------------|
| <b>POPULATION</b>                  | 99,367         | 476,064         | 1,200,000       |
| <b>HOUSEHOLDS</b>                  | 39,318         | 185,483         | 453,114         |
| <b>AVERAGE AGE</b>                 | 41.48          | 42.23           | 41.86           |
| <b>AVERAGE HOUSEHOLD INCOME</b>    | \$135,965      | \$130,018       | \$126,576       |
| <b>BACHELOR'S DEGREE OR HIGHER</b> | 37,622 (52.7%) | 162,318 (47.4%) | 369,967 (42.9%) |
| <b>DAYTIME POPULATION</b>          | 82,215         | 248,118         | 605,956         |



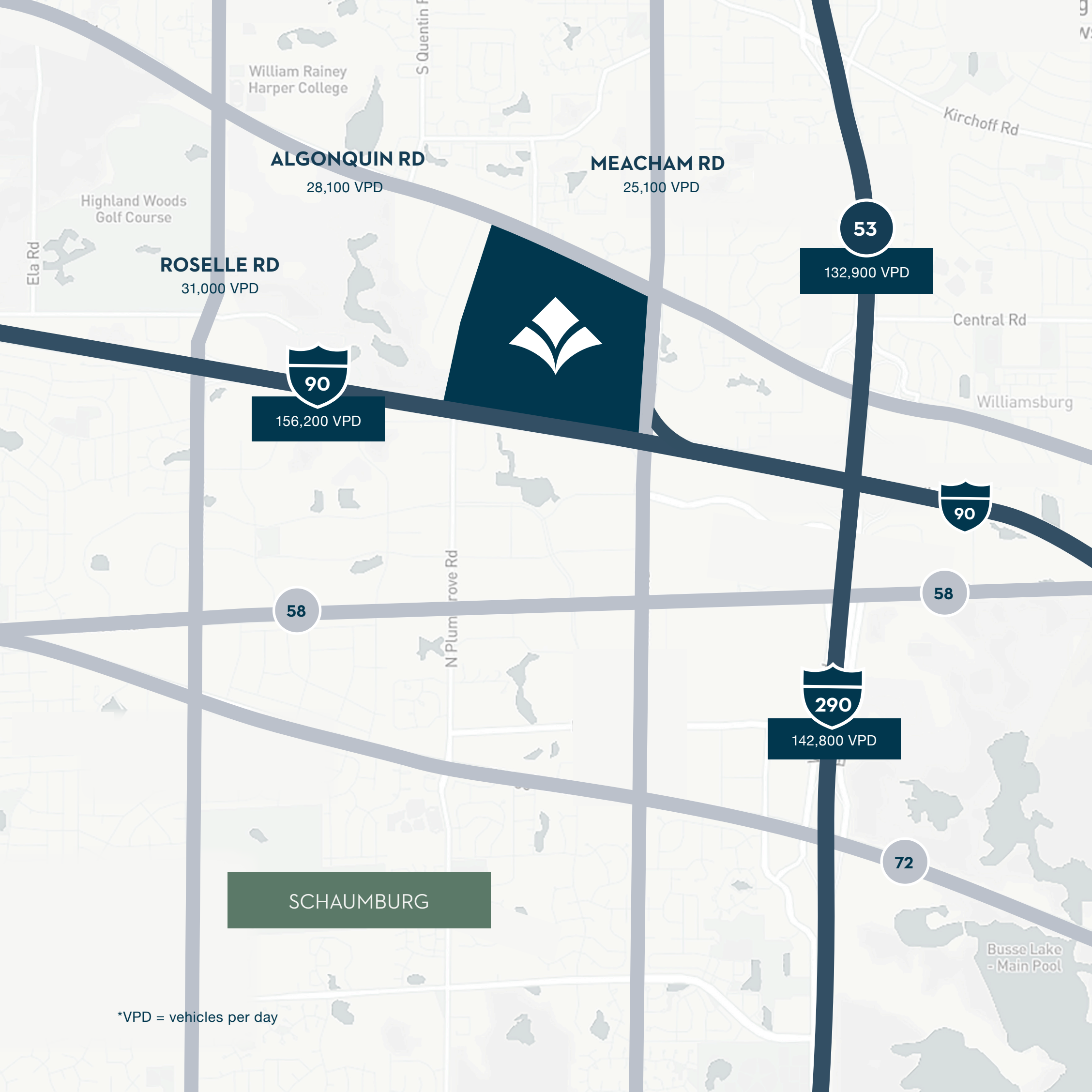


# HOUSEHOLD INCOME

TRADE AREA (15 MIN DRIVE TIME)

| INCOME          | HOUSEHOLDS     |
|-----------------|----------------|
| \$100K - \$150K | 39,244 (21.2%) |
| \$150K - \$200K | 15,709 (8.5%)  |
| \$175K - \$200K | 17,585 (9.5%)  |
| \$200K - \$250K | 12,329 (6.6%)  |
| \$250K - \$500K | 5,276 (2.8%)   |
| \$500K +        | 4,414 (2.4%)   |





William Rainey Harper College

Highland Woods Golf Course

Kirchoff Rd

**ALGONQUIN RD**

28,100 VPD

**MEACHAM RD**

25,100 VPD

53

132,900 VPD



90

156,200 VPD



90

58

N Plum Grove Rd

58



290

142,800 VPD

SCHAUMBURG

72

Busse Lake - Main Pool

\*VPD = vehicles per day

# ACCESS

Conveniently located, Veridian is nestled amidst Schaumburg's bustling transportation hubs and byways so that no matter where you are, you're only minutes away from your destination.

## INTERSTATES & HIGHWAYS

Major access to transportation via:

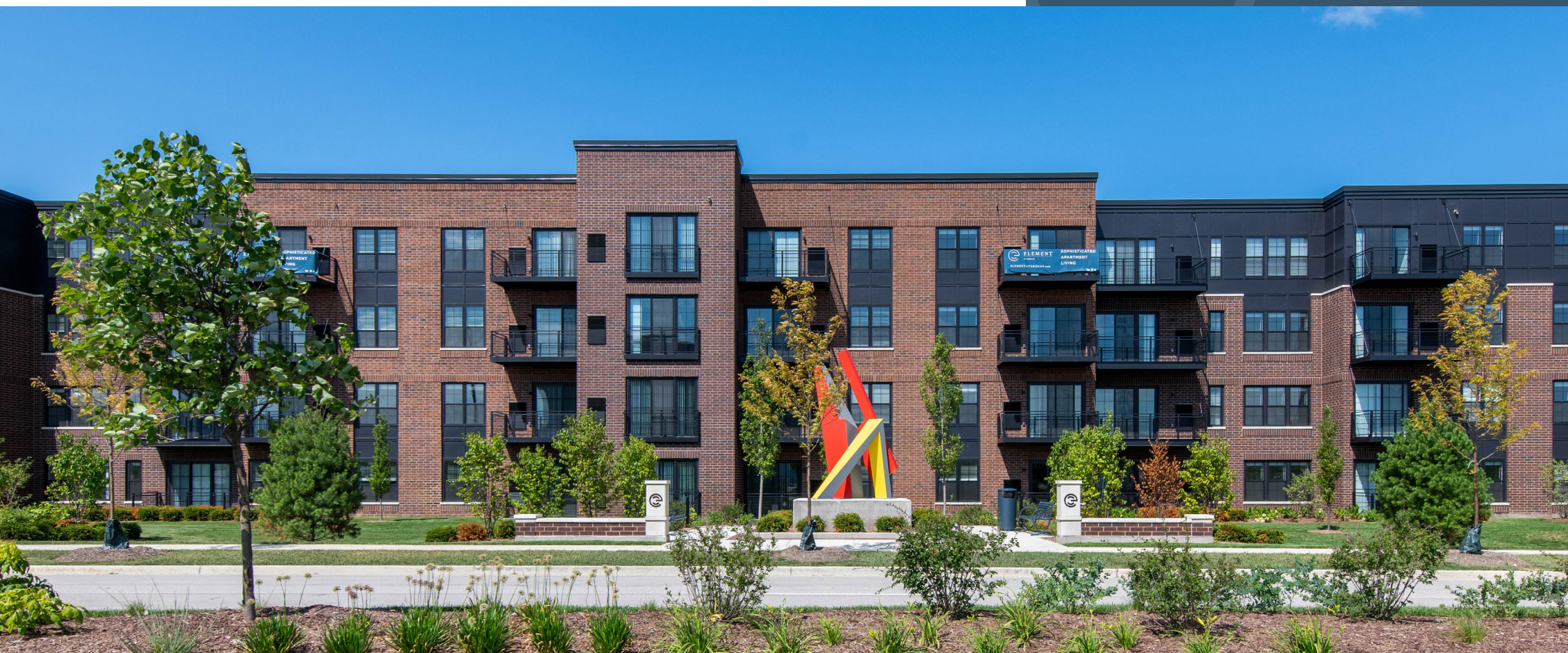
- New, two-way Meacham and I-90 interchange.
- Four-way interchange at Algonquin and 53.
- Four-way I-90 interchange at Roselle Road.

NORTH  
PALATINE & BARRINGTON

SOUTH  
ITASCA & BLOOMINGDALE

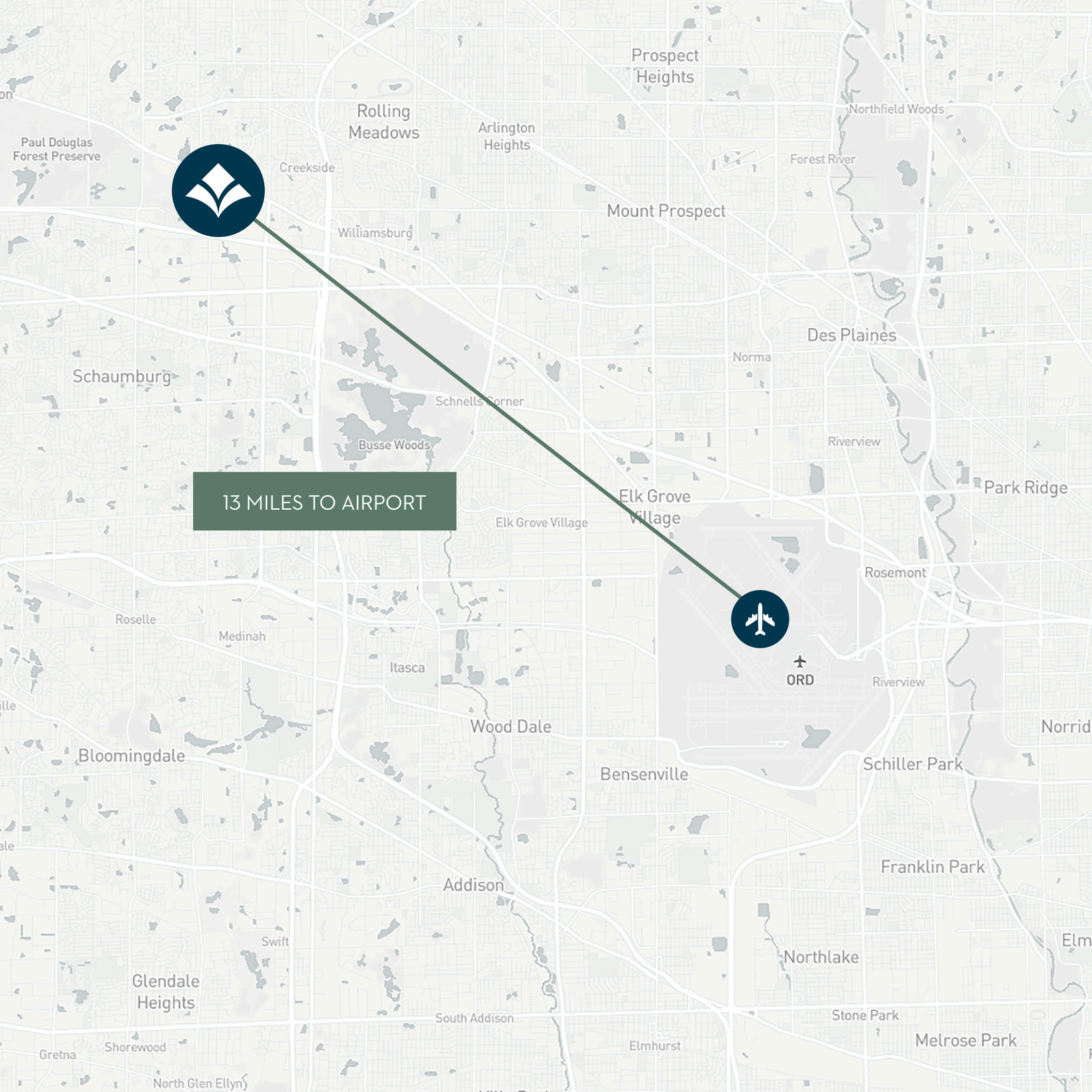
EAST  
ARLINGTON HEIGHTS  
& ELK GROVE VILLAGE

WEST  
HOFFMAN ESTATES  
& SOUTH BARRINGTON





13 MILES TO AIRPORT



# TRAVEL

Veridian is located only 13 miles away from O'Hare International Airport (ORD), the second-busiest airport in the world.

## ORD STATS

- In 2024, 776,036 flights passed through ORD.
- 80,043,050 travelers passed through its gates (65,525,396 domestic, 14,517,654 international).
- Every 40 seconds a flight arrives or departs.



# 80,043,050

PASSENGERS IN 2024





# BUSINESS

Schaumburg is home to nearly 5,000+ businesses that employ over 85,000 people.

## ONSITE AT VERIDIAN



2,600 employees



1,600 employees



750 employees



1,000 employees

## NEARBY IN SCHAUMBURG



2,030 employees



1,300 employees



900 employees



800 employees





VERIDIAN



# NEIGHBORS

Explore the businesses and entertainment that call Veridian home.

But this is just a glimpse—many more companies are part of our vibrant community.





|                        |                   |
|------------------------|-------------------|
| <b>PUBLIC PARKING:</b> |                   |
| Block 1 Garage:        | 496               |
| Block 1 Surface:       | 136               |
| Street Parking:        | 79                |
| <b>TOTAL:</b>          | <b>711 spaces</b> |

Master Site Plan

Scale = 1:50



Zurich Center



LAKEPOINTE DRIVE

LAKEPOINTE DRIVE

Block 3

Block 4

Residential (Liner) 14 Units

Residential (Above) 91 Units

Retail 48,380 SF

Entertainment Retail 21,000 SF

1,232 SF

1,425 SF

Retail 40,778 SF

Residential (Above) 148 Units

Retail 6,870 SF

The Fresh Market 26,579 SF

Surface Parking 68 spaces

Restaurant 7,026 SF

PRESTIGE PLACE

Block 2

Block 1

Residential (Liner) 13 Units

Office (Above) 51,070 SF

Retail 18,150 SF

Residential (Above) 321 Units

Retail 57,591 SF

Parking 920 spaces

496 Public/Retail  
424 Private/Residential

Restaurant 6,000 SF

Surface Parking 136 spaces

Restaurant 6,000 SF

Restaurant 5,473 SF

Retail 11,000 SF

Retail

VERIDIAN BLVD

MEACHAM ROAD



# SHOP

LIVE

NEW. THE PERFECT FIT. TWIRL. JUST RIGHT. YOUR SIZE.  
THANKS, IT'S NEW. WHERE DID YOU BUY THAT?  
THAT'S YOUR COLOR.

WORK

Veridian will offer over 200,000 square feet of vibrant retail, dining, and lifestyle experiences. From chef-driven restaurants and an artisanal grocer to entertainment venues, wellness studios, and essential services, it's a destination designed to inspire and elevate everyday living.

STAY

EAT

PLAY







LIVE

WORK

HOME. COZY. FAMILY. COMMUNITY. FRIENDS.  
SHARE. TOGETHER. WARM.

STAY

With 321 next-generation apartments rising above retail, Veridian becomes a true mixed-use destination—alive with energy day and night. Together with Element at Veridian, Northgate at Veridian by D.R. Horton, and our Senior Living community, Veridian will encompass 2,250 thoughtfully designed homes where residents can truly live, work, and play.

EAT

PLAY

SHOP







# PLAY

# SHOP

FUN. EXCITEMENT. CAREFREE. STORIES. FRIENDS.  
PLAYFUL. AMUSEMENT. WEEKEND.

# LIVE

Veridian will host a variety of entertainment opportunities from events and concerts to movies, ice skating and venues suited to amuse the entire community throughout the seasons. Topgolf and a new Village Park add to the fun.

# WORK

# STAY

# EAT





# UNPARALLELED IN ITS VISION,

Veridian will bring a truly unique experience to Chicago's northwest suburbs. As an authentic, upscale urban space, Veridian's retail environment will appeal to the sophisticated, dynamic sensibilities of the market's shoppers.

BE A PART OF THIS EVOLVING VISION

For Leasing Inquiries, Contact:

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