

First Colonial Commons

RETAIL/OFFICE SPACES FOR
LEASE | 6 MONTHS FREE RENT!

820-860 S Wheeling Road
Wheeling, IL 60090

CHOP SUEY



Edward Jones

RAMMYS

WHEELING

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HIGHLIGHTS

- Versatile spaces with excellent visibility.
- Situated in mall with variety of tenants including US Bank, Edward Jones, restaurant tenants, and more.
- Great opportunity for retail or office user with vacant spaces ranging from 1,000 - 3,000 square feet



Suite	Square Feet		Lease Type	Notes
820	3,000	\$24	Modified Gross	Up to 6 Months Free - Former Coffee Shop/Wine Bar
830	1,006	\$24	Modified Gross	Up to 6 Months Free
840-844	2,000	\$20	Modified Gross	Up to 6 Months Free



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,529	107,222	278,714



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$109,555	\$114,367	\$135,170



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,615	42,393	108,817

PROPERTY FEATURES

TOTAL TENANTS	10
BUILDING SF	13,036
GLA (SF)	14,439
LAND ACRES	3.36
YEAR BUILT	1990
ZONING TYPE	B - 3
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	113 Spaces

TENANT INFORMATION

TENANT 848	Edward Jones & Co.
TENANT 850	Chicago Fade Lounge
TENANT 854	Sing Kee Chop Suey
TENANT 860	Jugaadu Slots and Video Poker
TENANT 834-838	Rammy's Subs
TENANT BANKCAM	US Bank
TENANT 858	Creative Solutions, Inc



Nearby Locations

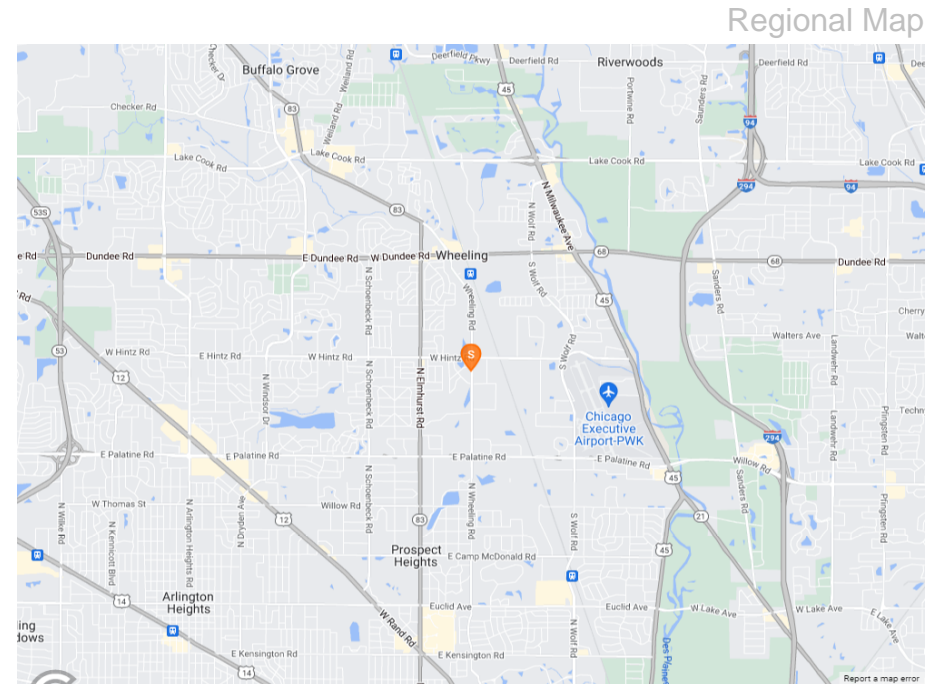
- Half a mile from Wheeling High School.

Transportation

- Metra Wheeling Station Commuter Rail - 2.3 miles - 5 min.
- Metra Prospect Heights Station Commuter Rail - 3.3 miles - 7 min.

Location Highlights

- Strategically positioned at intersection of W Hintz Road and Wheeling Road.
- Less than 15 minute drive from major highway I-294.
- Close access to major northern Chicago suburbs including Buffalo Grove, Deerfield, and Prospect Heights.





**FIRST COLONIAL COMMONS
820-860 S. WHEELING RD., WHEELING**

**SPACES AVAILABLE
UP TO 6 MTHS FREE RENT**

BUILDING AREAS

GROSS AREAS

SUITE 820	2,996 S.F.
SUITE 830	1,006 S.F.
SUITE 834	2,015 S.F.
SUITE 840	2,019 S.F.
SUITE 848	996 S.F.
SUITE 850	997 S.F.
SUITE 854	1,022 S.F.
SUITE 858	979 S.F.
SUITE 860	1,002 S.F.
COMMON/STGE. AREA	510 S.F.
GROSS TOTAL	13,542 S.F.



1 MAIN FLOOR PLAN
3/64"=1'-0"

GENERAL NOTES:

*As Built Drawings
Area Certification
Summit Investment Management
820 Wheeling Road
Wheeling, IL*

**Novamar
Building Documents
Area Certification
Architecture**

1321 Washington
Evanston, IL 60212
T 847.530.1294
www.buildingdocument.com

PROJECT NUMBER: _____
 PROJECT MANAGER: _____
 ARCHENG: _____
 SCALE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SKETCH NUMBER: _____



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Marketed By

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