

**Retail/Stores**

Status: **ACTV**
Area: **5**
Address: **1052 S Arlington Heights Rd , Arlington Heights, IL 60005**
Directions: **Just south of downtown Arlington**
Sold by:
Closed Date:
Off Mkt Date:
Township: **Elk Grove**

Zoning Type: **Commercial**
Actual Zoning: **B2**

Subtype: **Free Standing Store**

Lot Dimensions: **116x140**
Apx. Tot. Bldg SF: **16240**
Land Sq Ft:
Net Rentable Area:

MLS #: **12468281** List Price:
List Date: **09/10/2025** Orig List Price:
List Dt Rec: **09/11/2025** Sold Price:

Mkt. Time (Lst./Tot.): **99/99** Rented Price:
Contract: Lease Price SF/Y: **\$16.88**
Concessions: Mthly. Rnt. Price: **\$3,516**
Unincorporated: **No** CTGF:
Subdivision: County: **Cook**
Year Built: **2023** PIN #:
Relist: Multiple PINs:
List Price Per SF: **\$0** Min Rentbl. SF: **2500**
Sold Price Per SF: **\$0** Max Rentbl. SF: **2500**

Lot Size Source: **Other** # Units:
Stories: **1** Unit SF: **2500**
Gross Rentbl. Area: Lease Type: **Net**
Tenants: **2** Est Tax per SF/Y: **\$8.50**
Estimated Cam/Sf: **\$1**

Mobility Score: -

Remarks: *****Corner Location, Free Standing Shopping Center*** Open your business in this newly remodeled all brick building. A mile away from Downtown Arlington Heights. Parking Lot paved with new asphalt and freshly striped. Enjoy 2,500 square feet of space and the exposure with our 10 ft new windows aesthetically showcasing everything your business offers! Two ADA Bathrooms LED Ceiling lights. Corner oversized monument landscaped signage.**

Frontage Acc: **City Street**
Current Use: **Commercial**
Known Encumbrances:
Location: **Corner**
Drive in Doors: **0**
Trailer Docks: **0**
Ceiling Height: **11**

Construction: **Brick**
Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks:
Parking Spaces:
Indoor Parking:
Outdoor Parking: **19-30 Spaces**
Parking Ratio:
Extra Storage Space Available:
Misc. Inside:
Floor Finish:

Air Conditioning: **Central Air**
Electricity: **101-200 Amps**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **Hydrants On Site**
Water Drainage:
Utilities To Site:
Tenant Pays: **Air Conditioning, Electric, Heat**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:

Financial Information
Gross Rental Income:
Annual Net Operating Income: **\$0**
Real Estate Taxes: **\$0**
Tax Year: **2023**
Special Assessments: **Unknown**
Fuel Expense (\$/src): **/**
Trash Expense (\$/src): **/**

Individual Spaces (Y/N):
Total Income/Month:
Net Operating Income Year:
Total Annual Expenses:
Expense Source:
Frequency: **Not Applicable**
Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**

Total Building (Y/N): **Yes**
Total Income/Annual:
Cap Rate:
Expense Year:
Loss Factor:
Water Expense (\$/src): **/**
Other Expense (\$/src): **/**

Operating Expense Includes:

Broker Private Remarks:

Does seller agree to display on VOW?: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Lease**
Does seller agree to display online? : **Yes**

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **Yes**
Address on Internet: **Yes**

Broker Owned/Interest: **Yes**
Lock Box: **Sentrilock**

Information: **24-Hr Notice Required**
Showing Inst: **Front door Sentry lock box**
Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**
List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**
CoList Broker: **More Agent Contact Info:**

Call for Rent Roll Info:
Cont. to Show?:
Expiration Date: **07/08/2026**

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12468281

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/17/2025 11:54 AM