

# FOR LEASE

EMERALD HILLS SHOPPING CENTER  
3-75 S SUTTON ROAD  
STREAMWOOD, IL 60107



## PROPERTY FEATURES:

- 2,054 SF available for lease
- Population within 5 miles of shopping center exceeds 215,000
- Median household income = \$100,000 a year
- 43,000 cars pass by the strip center a day
- Strong visibility from South Sutton Road
- Asking \$15/SF NNN
- Three (3) minute walk from Streamwood High School



FOR MORE INFORMATION PLEASE CONTACT:

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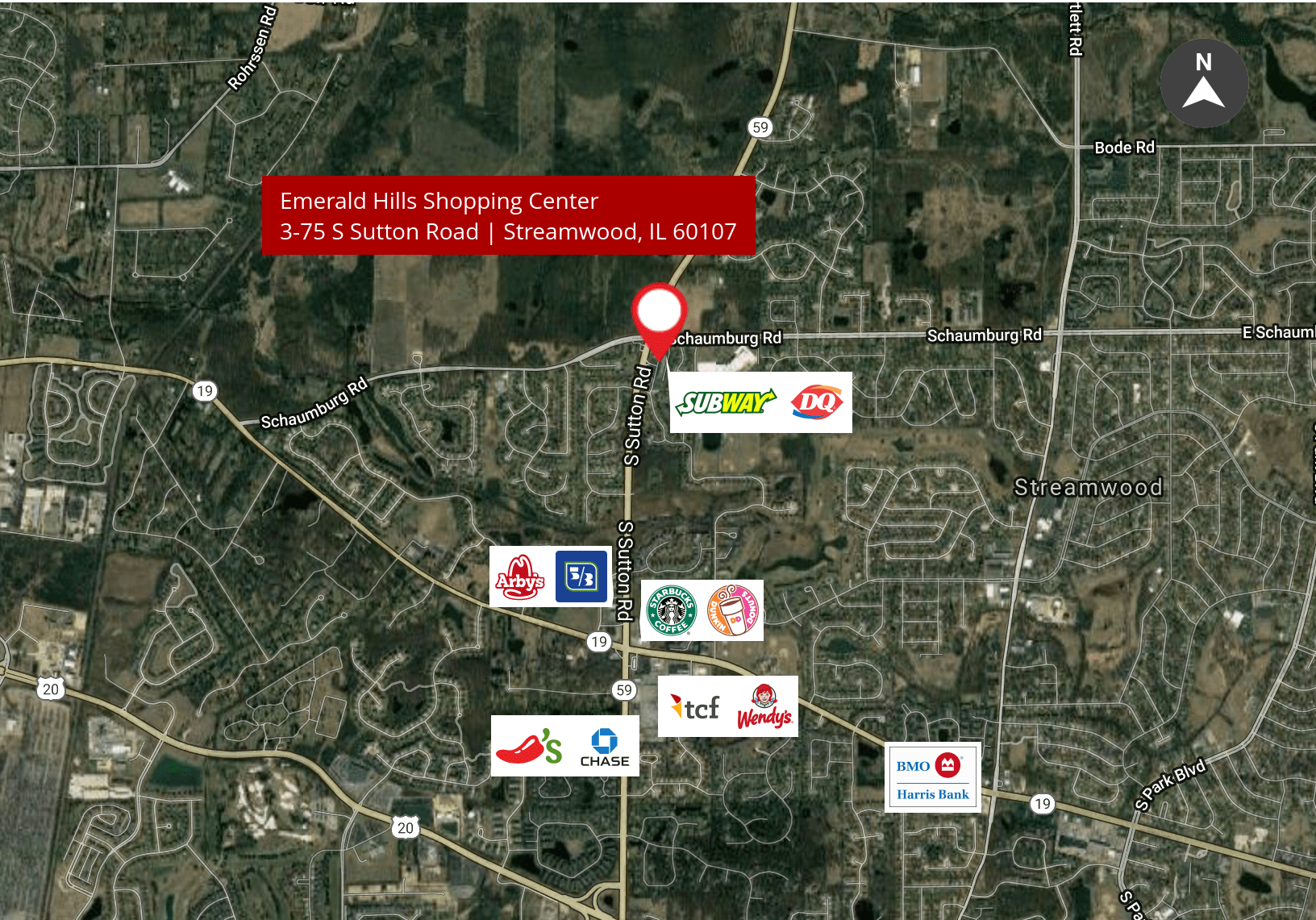
**312.728.1700**

**eCODE 372**

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## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
S Sutton Rd & Schaumburg Rd	43,600
Sutton Rd & Emerald Dr S	42,400
Sutton Rd & W Magnolia Dr S	43,548
W Schaumburg Rd & Augusta Dr W	14,000

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,298	25,574	69,045
Total Population	6,452	73,877	204,876
Average HH Income	\$95,548	\$84,331	\$82,696

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